

Agenda Annex

PLANNING COMMITTEE

Date - 14th February 2018

ADDENDUM REPORT BY HEAD OF PLANNING AND PUBLIC PROTECTION

AGENDA ORDER, LATE INFORMATION AND AMENDMENTS TO PLANNING COMMITTEE REPORTS

The following sheets are an addendum to the main agenda for the Committee. They set out the order in which items will be taken, subject to the discretion of the Chair, and they provide a summary of information received since the completion of the reports, and matters of relevance to individual items which should be taken into account prior to their consideration.

Where requests for public speaking on individual planning applications have been made, those applications will normally be dealt with at the start of that part of the meeting.

AGENDA FOR THE MEETING

1. APOLOGIES
2. DECLARATIONS OF INTEREST (Pages 9 – 10)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 - 14)
 - Correction – final 2 lines of Page 11. Should read:
'RESOLVED that, subject to the above, the minutes of the meeting held on 13th December 2017 be approved as a correct record.'
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 – 11)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
5	01/2015/1240	Land between Old & New Ruthin Road, Denbigh	15
6	09/2017/1153	2 Ty Clwyd, Chapel Lane, Bodfari, Denbigh	47
8	19/2015/1228	Bryn Ysguboriau, Llanelidan, Ruthin	83

10	43/2017/1100	Land adjacent to Magistrates Court, Victoria Road, Prestatyn	117
Other items			
7	18/2017/1000	Sunnycroft, Llandyrnog, Denbigh - WITHDRAWN APPLICATION	61
9	40/2017/1133	Unit 2, Royal Welch Avenue, Bodelwyddan, Rhyl	101
11	45/2017/1087	90 High Street, Rhyl	141

PUBLIC SPEAKER ITEMS

ITEM No 5 Page 15	Code no. 01/2015/1240 Location Land between, Old & New Ruthin Road, Denbigh Proposal Development of 2.1 ha of land for residential purposes (outline application including details of access)
<p>LOCAL MEMBERS: Councillors Mark Young (c) and Rhys Thomas</p> <p>OFFICER RECOMMENDATION IS TO GRANT</p> <p>Public Speaker: For – Nick Davies (agent)</p> <p>-----</p> <p>ADDITIONAL PLAN Members are referred to the WHITE sheet. The plan shows the respective locations of the application site (edged red) and the Cae Topyn site which was granted permission on appeal (edged green).</p> <p>OFFICER NOTES Page 32 Section 2 – Details of planning history For clarification, the application referred to relates to the Cae Topyn site and not to the application site. There is no recorded planning history on the application site itself.</p> <p>In response to points raised in relation to flooding on the Brookhouse Chapel bend, Officers have sought further clarification as to the cause of the flooding and whether there are implications for the proposal now being considered.</p> <p>Officers' understanding is that the highway flooding is unrelated to the land which is the subject of the application, and is a result of a failed highway drain. Highways Officers are now aware of the issue and are considering ways</p>	

to address and resolve the matter. In Officers opinion the issue does not have a direct bearing upon the proposal currently being considered.

Longer term concern regarding the development of the site adding to the existing highway drainage problem, are considered to be unfounded as to discharge water from the development site into the highway drainage system could only be done with the consent of the Highway Authority.

Members are further reminded that the application is for outline permission, and that it is standard practice to reserve the detailed drainage design and future maintenance proposals for consideration at detailed plan stage. Suggested planning condition 14 provides the mechanism for securing these details.

ITEM No 6
Page 47

Code no.
09/2017/1153

Location
2 Ty Clwyd, Chapel Lane, Bodfari, Denbigh

Proposal
Variation of Condition 5 of planning permission code no. 09/2017/0887 to allow vehicles to reverse into the parking space and associated signage

LOCAL MEMBER: Councillor Merfyn Parry (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: For – Stephen Emery

No late information

ITEM No 8
Page 83

Code no.
19/2015/1228

Location
Bryn Ysguboriau, Llanelidan, Ruthin

Proposal
Erection of agricultural dwelling

LOCAL MEMBER: Councillor Hugh Evans

OFFICER RECOMMENDATION IS TO REFUSE

Public Speaker: For – Huw Evans (agent)

LATE REPRESENTATIONS

From the applicant’s agent:

“The family’s accountants, who have been their professional advisers for over 20 years, confirmed their hard working ethic and commitment to making their business a success. They confirm that the financial history has, on the whole, been consistently profitable and their bank also considers that the business is good for the development proposed”.

ITEM No 10
Page 117

Code no.
43/2017/1100/PR

Location:
Land adjacent to Magistrates Court, Victoria Road, Prestatyn

Proposal:
Details of access, appearance, landscaping, layout and scale of 20 no. residential units submitted in accordance with Condition 1 on outline planning permission ref 43/2015/1241/PO (Phase 1 reserved matters application);
Details of the range of house sizes and types submitted in accordance with condition 10 and
Details of finished floor levels of 20 no. dwellings submitted partly in accordance with condition 11.

LOCAL MEMBERS: Councillors Tony Flynn, Rachel Flynn and Paul Penlington

OFFICER RECOMMENDATION IS TO APPROVE

Public Speaker: For – William Gill

CORRECTION TO REPORT
Page 138

The section headed ‘Recommendation A’ at the top of page 138 of the main report (with 3 conditions) repeats what is below (with 5 conditions) on that same page and should be deleted.

LATE REPRESENTATIONS
PRESTATYN TOWN COUNCIL

“OBJECTION

Committee referred to its previous objections but recognised the associated retail development was no longer part of current applications. Some residents feel apartments are out of keeping with surrounding residential property. Lack of open space or provision for children’s play area. Overintensification of buildings. Insufficient car parking. (Local Development Plan zone 1 refers to parking requirements per bedroom space). Service provision for refuse and recycling needs clarifying and improvement.”

NATURAL RESOURCES WALES

In relation to Condition 11, are satisfied that the latest plans meet the minimum requirement for the finished floor levels as set out in the original condition, and have no objection to the discharge of the condition. Also refer to the separate requirements of condition 12 of the outline permission in relation to provision for flood voids and compensatory storage and the need for further details from the applicants in connection with that application.

DENBIGHSHIRE HOUSING STRATEGY OFFICER

The South West ward where this site is located has the highest number of single person households in the Prestatyn area according to the most up to date census information. Prestatyn has the highest social need

waiting list for accommodation in Denbighshire and has lost 172 former council houses to the open market since 1981 due to the 'Right to Buy' legislation. This development will significantly help to increase the social stock in the area. As the proposed development will be social housing and will be supported by Welsh Government funding the properties will have to meet Design Quality Standards, which are more generous than those of standard market house building.

Information from the applicant's agent

In response to the NRW comments, the agent has confirmed that detailing of flood voids and compensatory storage which are the subject of condition 12 of the outline permission are under consideration in connection with a separate application lodged with the Council (application 43/2017/1163). The agent has advised that the matters raised relate to additional information only and justification of the technical solutions already implemented within the scheme, and would not have any impact on the design or details submitted as part of the current reserved matters application.

Revised note to applicant:

Delete Highway Advisory Note in report and insert the following:

Please advise the applicant that a suitable legal agreement under Section 278 of the Highways Act will be required and to contact Gail McEvoy on 01824 706882, at an early stage, to discuss the requirement

OTHER ITEMS

<p>ITEM No 7 Page 61</p>	<p>Code no. 18/2017/1000</p> <p>Location Sunnycroft, Llandyrnog, Denbigh</p> <p>Proposal Change of use of land and the erection of a building for the purpose of facilitating the construction of vehicular trailers (retrospective application)</p>
<p>The application has been withdrawn by the applicant's agent (email dated 8th February 2018)</p>	

<p>ITEM No 9 Page 101</p>	<p>Code no. 40/2017/1133</p> <p>Location Unit 2, Royal Welch Avenue, Bodelwyddan, Rhyl</p> <p>Proposal Erection of extension to existing factory to provide additional office accommodation</p>
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LOCAL MEMBER: Councillor Richard Mainon

OFFICER RECOMMENDATION IS TO GRANT

LATE REPRESENTATIONS

From the applicant's agent

The agent advises that . " work on our planning application for Odour Mitigation Measures is now virtually complete. We can assure you that a Planning Application for this work will be lodged during week commencing 19th February 2018. Along with the drawings etc., this application will contain the Odour Impact Report and a Visual Impact Report.

I hope this information will assist you in a positive determination of our current office application."

ITEM No 11
Page 141

Code no.
45/2017/1087

Location
90 High Street, Rhyl

Proposal
Change of use of existing retail shop to coffee lounge with ancillary takeaway facility

LOCAL MEMBERS: Councillors Alan James (c) and Joan Butterfield

OFFICER RECOMMENDATION IS TO GRANT

No late information

SPECIAL REPORT

ITEM 12

INFORMATION REPORT : PLANNING APPEAL DECISION – PANT Y MAEN WINDFARM, BYLCHAU, DENBIGH (Page 159)

An information report on the planning appeal decision received from Welsh Government on a proposed windfarm development on land south west of Nantglyn.