

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. 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
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 9 - 14)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 – 8)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
6	15/2018/1076	Erw Goed, Llanarmon Yn Ial,	31
Other items			
5	02/2018/1090	Pennant, Bryn Goodman, Ruthin	15
7	41/2018/0865	Hendre Farm, Bodfari, Denbigh	53
8	43/2018/0847	Pen Y Llan, Bishopswood Road, Prestatyn	65

PUBLIC SPEAKER ITEMS

Item No. 6

Page: 31

Code No. - 15/2018/1076/ PS

Location - Land at Erw Goed Llanarmon Yn Ial Mold

Proposal - Variation of condition no 4 of planning consent issued under code no.15/2016/0858 to allow for repositioning of access point along site frontage, in connection with outline permission for development of 0.60ha of land for residential purposes

LOCAL MEMBER : Councillor Martyn Holland

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: For – Mr. Peter Lloyd

LATE REPRESENTATIONS

Consultee comments on minor revisions to detailing of access:

Llanarmon yn Ial Community Council:

“Questions asked concerning application. Council has concerns site meeting requested.”

Denbighshire Highway Officer

No objection to the proposals and the revised details. Full details of the access are required by virtue of other conditions on the main permission.

ADDENDUM REPORT

The application was subject to a Site Inspection Panel meeting at .9.00am on Friday January 2019.

In attendance were:

CHAIR – Councillor Joseph Welch

VICE CHAIR – Councillor Alan James

LOCAL MEMBER – Councillor Martyn Holland

PLAID CYMRU GROUP – Councillor Huw Jones

COMMUNITY COUNCIL – Councillor Sue Jones

The Officers present were Mike Parker (Highways) and Ian Weaver (Development Management)

The reason for calling the site panel was to allow opportunity to consider the highway and visual impact of the proposed new location of the access to serve the Erw Goed site.

At the Site Inspection panel meeting, Members considered the following matters:

1. The details of the application seeking to vary the approved location of the main point of access into the allocated housing site.
2. Representations on the application
3. The relevant history at the site.
4. The characteristics of the highway at the entrance of the village.

In relation to the matters outlined :

1. The Officers explained the proposals, which involved the relocation of the position of the main access road into a site which had an extant planning permission for residential development. Members noted in sequence, the location of :
 - the accesses as previously approved in connection with the development of the site,

- an access subsequently approved to serve the dwelling Erw Goed.
 - the access as now proposed, and its visibility splays.
 - passing places along the B road.
2. The site panel was informed of the basis of comments received on the application, including from the AONB Committee and a private individual. The Local member and the Community Council representative outlined the Community Council's issues over aspects of the proposals.
 3. Officers advised on the planning history and the considerations to be given to an application to vary the access detailing of a site with an existing permission.
 4. In the course of the site panel meeting, Members spent some time assessing the location of the previously approved and proposed accesses, and the likely impacts arising from the construction of the accesses in terms of loss of hedgerow and trees. The Highway Officer explained the implications of the road widening and visibility splays required in association with the accesses. There was discussion on the routing of the footpath within the site and a range of factual questions were asked in relation to the proposals.

OTHER ITEMS

Item No.5

Page: 15

Code No. - 02/2018/1090/ PO

Location - Land at (Part garden of) Pennant, Bryn Goodman, Ruthin

Proposal - Development of 0.17 ha of land by the erection of 2 no. detached dwellings (outline application - all matters reserved)

LOCAL MEMBERS : Councillors Emrys Wynne (c), Bobby Feeley and Huw Hilditch- Roberts

OFFICER RECOMMENDATION IS TO GRANT

OFFICER NOTES

As a standard comment, Officers would draw attention to the positive contribution a 'windfall' development of two dwellings would make to the Council's housing supply figures.

Delete condition 5

The landscaping details are not submitted for consideration with this application and would need to be submitted at reserved matters stage.

Revise wording of condition 9:

Notwithstanding the submitted documents, the proposed site layout plan, elevations and floorplans has been treated for illustrative purposes only and do not convey the Local Planning Authority's approval to the landscaping, scale, layout, and appearance of the development.

Item No.7**Page: 53****Code No.** - 41/2018/0865/ PF**Location** - Hendre Farm Bodfari Denbigh**Proposal** - Retrospective application for the change of use of agricultural land to allow the formation of an access road, ancillary landscaped area and associated works

LOCAL MEMBER : Councillor Christine Marston (c)

OFFICER RECOMMENDATION IS TO GRANT

OFFICER NOTES

The Public Rights of Way Officer has requested the addition of standard notes to the applicant on any permission, and advises that no barriers (e.g. gates) should be placed across the Bridleway, of either a temporary or permanent nature. He is aware there are currently 2 unauthorised gates on the Public Bridleway and these structures are being dealt with under the Highways Act 1980.

Suggested new Note(s) to Applicant

You are advised that the grant of permission does not override any private legal rights of access or convey consent to interfere with Public Bridleway 33.

In relation to the Public Bridleway:

No building materials should be stored on the right of way, which may cause a nuisance, or obstruction to the user.

Any works which are carried out adjacent to or on the Public Bridleway must not obstruct or cause a nuisance to the users of the Bridleway.

If the Path needs to be temporarily closed to accommodate development works, a temporary closure order will have to be sought by the applicant to the Council. Please contact the Public Rights of Way Unit on 01824 706872 for further information.

If the surface of the Bridleway is to change, the applicant will need to apply for licence from the Council to do so and any new materials will have to be horse friendly. For clarification on this, please contact the Public Rights of way Unit on 01824 706872.

There is also to be no diminution in width of the Bridleway as a result of the development

Item No.8**Page: 65****Code No.** - 43/2018/0847/ TP**Location** - Pen Y Llan, Bishopswood Road, Prestatyn**Proposal** - Removal of seven ash trees and one sycamore tree subject to Tree Preservation Order 1/1981

LOCAL MEMBERS : Councillors Tina Jones (c) and Hugh Irving

OFFICER RECOMMENDATION IS TO GRANT

OFFICER NOTES

Suggested new Note to Applicant

You are advised that the grant of consent under the Tree Preservation Order Regulations does not convey the permission of the Council as landowner to undertake the proposed works on the trees. In this respect, you should contact David Shiel, The Council's Countryside Officer on 01352 712733 prior to progressing matters, to agree the procedures to be followed.