

## PLANNING COMMITTEE

Date - 13<sup>th</sup> March 2019

### 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 11- 20)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 – 8)

#### ORDER OF APPLICATIONS

#### PART 1

	<b>Application no.</b>	<b>Location</b>	<b>Page</b>
<b>Public Speaker items</b>			
<b>5</b>	01/2018/0705	<b>Lleweni Parc, Mold Road, Denbigh</b>	21
<b>8</b>	44/2018/0855	<b>Tirionfa, Rhuddlan, Rhyl</b>	91
<b>Other items</b>			
<b>6</b>	15/2018/1130	<b>Parc Farm Caravan Park, Llanarmon Yn Ial, Mold</b>	61
<b>7</b>	18/2019/0124	<b>11 Parc Tyn Llan, Llandyrnog, Denbigh</b>	77

## **PUBLIC SPEAKER ITEMS**

**Item No. 5**  
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**Code No. 01/2018/0705**

**Location : Lleweni Parc, Mold Road, Denbigh**

**Proposal : Development of 1.3 ha of land by the siting of 24 accommodation lodges and associated works**

LOCAL MEMBERS: Councillor Rhys Thomas and Councillor Mark Young (c)

OFFICER RECOMMENDATION IS TO REFUSE

Public Speaker: Against – Nerys Edwards

Public Speaker: For – Rodney Witter

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No late information

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**Item No. 8**  
**Page 91**

**Code No. 44/2018/0855**

**Location : Tirionfa, Rhuddlan, Rhyl**

**Proposal : Details of access, appearance, landscaping, layout and scale of 99 dwellings submitted in accordance with condition number 1 of outline permission code 44/2015/1075 (reserved matters application)**

LOCAL MEMBERS: Councillor Ann Davies (c) and Councillor Arwel Roberts

OFFICER RECOMMENDATION IS TO APPROVE

Public Speaker: Against – Pauline Evans

Public Speaker: For – Stuart Andrew

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### **ADDENDUM REPORT**

The application was subject to a Site Inspection Panel meeting at 8.30 am on Friday 8<sup>th</sup> March 2019

In attendance were:

CHAIR – Councillor Joseph Welch

VICE CHAIR – Councillor Alan James

LOCAL MEMBERS-

Councillor Ann Davies

Councillor Arwel Davies

## GROUP MEMBERS –

Plaid Cymru Group – Councillor Gwyneth Kensler

Conservative Group – Councillor Christine Marston

## RHUDDLAN TOWN COUNCIL – Cllr Gareth Rowlands

The Officers present were: Emer O'Connor, Paul Mead (Planning) and Mike Parker and Joe Baker (Highways)

The reason for calling the site panel was to inspect the application site and surroundings having regard to the location of the development proposed.

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

1. The detailing of the proposals and the background to the application.
2. The relationship with neighbouring properties, roads and site characteristics.

In relation to the matters outlined:

1. Members were shown the submitted site plan. Members understood the nature the application, i.e. that it is a reserved matters planning application which includes access, appearance, landscaping, layout and scale for 99 dwellings.
2. Members initially viewed the application site from the existing Tirionfa access road and the A road. Highways Officers had marked out the new access point on to the A road, they advised of the acceptability of the visibility splays and where the new 30 mph speed limit and street lighting would be installed.
3. The Local Member requested the group enter to the site to consider the relationship between the neighbouring dwellings on Pentre Lane and the proposal. Members looked at the existing boundary treatments and separation distances between the proposed dwellings. The groups attention was drawn to the drainage arrangements from these dwellings and the Case Officer produced the plans to demonstrate the developers awareness of the drainage issue and proposal to include a 6 metre drainage easement for the neighbours and Welsh Water who ultimately would responsible for the shared foul drain.
4. The Town Council representative outlined the concerns relating to access, drainage, and boundary treatments.

## OFFICER NOTES FOR CLARITY:

### Recent works on site

Some landscaping works have been undertaken on the site (hedgerow reduction and tree removal). Officers were advised that the works would be undertaken by the Developer in anticipation of the bird nesting season. The works did not require consent of the Council and Officers confirm the tree was not subject to a TPO.

### Drainage

It should be noted that Dwr Cymru/Welsh Water, the body responsible for capacity, connection, management and maintenance of drainage infrastructure has not raised any concerns or objections at either site allocation stage, outline planning permission stage or as part of this detailed reserved matters proposal. In relation to whether acceptable drainage arrangements can be provided to serve the proposed development (the fundamental issue upon which members must determine this application) Officers are clear in the main report (as verified by Dwr Cymru/Welsh Water) that they can. As with all such schemes further precise details will be confirmed within approval of condition details linked to the original outline application. What has been shown in the application in terms of an easement is accepted by Welsh Water and agreements outside of the planning process will deal with

the management of that. Officers are clear that there are no grounds to defer this application on drainage concerns and also, having regard to the representations received from the recognised specialist drainage body, no grounds to refuse this housing scheme on drainage grounds.

#### Education Contribution/ School

The Local Member queried whether the school could be extended should a commuted sum for education be received from the Developer. This point was also made by the Town Council who claimed the school was on CADW land. Officers of the Education Authority have advised that they carried out a feasibility study on the school recently and it demonstrated that an extension to the school would be possible without impacting on the adjacent scheduled ancient monument.

#### Land Ownership

Queries were raised at the site panel over the right of neighbours on Pentre Lane to access the rear of their properties from the application site as some of the dwellings have installed pedestrian gates along their rear boundaries. Officers understanding is that there are no legal rights of access from these properties onto the private land. If neighbours are seeking to formalise the access to these properties or require access to maintain site boundaries it would have to be agreed with the landowner. This is a civil matter and not related to the planning application.

#### Request for Deferral

Officers have received a written request from Cllr A Davies for Officers to defer the application due to her concerns over the proposed drainage/easement arrangements at the site. Officers do not propose to defer on such grounds given the information above but have suggested Cllr A Davies can make such a request formally at Planning Committee if she wishes.

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### OTHER ITEMS

**Item No. 6**

**Page 61**

**Code No. 15/2018/1130**

**Location: Parc Farm Caravan Park, Llanarmon Yn Ial, Mold**

**Proposal : Erection of stone wall with inset hoarding sign as an extension to an existing stone wall**

LOCAL MEMBER: Councillor Martyn Holland

OFFICER RECOMMENDATION IS TO GRANT

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### OFFICER NOTES

LLANARMON YN IAL COMMUNITY COUNCIL were due to respond to the consultation by 31<sup>st</sup> December, 2018.

The Community Council has not responded.

**Item No. 7**  
**Page 77**

**Code No. 18/2019/0124**  
**Location : 11 Parc Tyn Llan, Llandyrnog, Denbigh**  
**Proposal : Works to elm tree and sycamore trees subject to a Tree Preservation Order**

LOCAL MEMBER: Councillor Merfyn Parry

OFFICER RECOMMENDATION IS TO GRANT

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**No late information**

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## **SPECIAL REPORTS**

**ITEM 9**  
**PLANNING APPEALS UPDATE**  
Information item  
**Summary of planning appeal decisions issued from September 2018**

**ITEM 10**  
**NORTH WALES CONNECTION PROJECT**  
Information item  
**Update on information received from the Planning Inspectorate**

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