

### 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 - 16)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 – 7)

#### ORDER OF APPLICATIONS

#### PART 1

	<b>Application no.</b>	<b>Location</b>	<b>Page</b>
<b>Public Speaker items</b>			
<b>5</b>	41/2019/0089	<b>Nant Gwilym Farm, Tremeirchion, St Asaph</b>	17
<b>Other items</b>			
<b>6</b>	43/2019/0112	<b>83 Gronant Road, Prestatyn</b>	49
<b>7</b>	22/2019/0275	<b>Tirionfa, Hendrerwydd, Denbigh</b>	67

# **PUBLIC SPEAKER ITEMS**

**Item No.5**

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**Code No.** 41/2019/0089

**Location :** Nant Gwilym Farm, Tremeirchion, St Asaph

**Proposal :** Conversion of outbuildings to form 4 no. holiday let accommodation units, erection of bat loft, installation of a septic tank, alterations to existing vehicular access arrangements and associated works

LOCAL MEMBER : Councillor Christine Marston (c )

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: For – Mr Jamie Bradshaw (agent)

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## **ADDITIONAL PLAN**

Members are referred to the WHITE coloured sheet. This is a better definition copy of the site layout plan.

## **LATE REPRESENTATIONS**

From the applicant's agent

- In relation to the Community Council's highway concerns:
  - Whilst it is accepted that the level of visibility at the site access does not meet TAN18 standards for the speed limit on the highway serving the site, the proposed access provides an adequate level of visibility onto the highway bearing in mind the level of movements on this stretch of road;
  - The proposal would replace the extant agricultural use of the buildings. That use would generate a similar or higher level of movements which would include large and slow-moving vehicles. The removal of this traffic from the access would be beneficial and is a clear material improvement that the proposal would achieve;
  - The highway also has sufficient capacity to accommodate the vehicle movements generated by the proposal with no impact upon its safety or operation;
  - The proposed plans provide a considerable amount of parking which would comply with the standards set out in the Local Planning Authority's parking standards. The existing yard also provides adequate space to ensure that vehicles can enter and leave the site in forward gear.
- In relation to the AONB Committee's comments on light pollution:

Respectfully suggests that this can be easily tackled through a condition on any permission requiring that details of any external lighting be submitted and approved prior to any such lighting being installed.

## **ADDENDUM REPORT**

The application was subject to a Site Inspection Panel meeting at 9.00am on Friday 12<sup>th</sup> April 2019

In attendance were:

CHAIR – Councillor Joseph Welch

VICE CHAIR – Councillor Alan James  
LOCAL MEMBER – Councillor Christine Marston  
GROUP MEMBERS –  
Plaid Cymru Group – Councillor Meirick Ll. Davies

BODFARI COMMUNITY COUNCIL – Councillor Heather Griffiths

The Officers present were Ian Weaver and Joe Baker (Highways)

The reason for calling the site panel was 'to establish the geography of the access and appreciate the challenges of visibility entering the road from the farm yard'.

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

1. The detailing of the proposals
2. The access to the site and its relationship to the B5427.

In relation to the matters outlined:

1. Members viewed the submitted plans detailing the proposed conversion of the existing farm outbuildings to four holiday let units, with associated development including a bat loft and sewage treatment plant, and alterations to the existing vehicular access. They walked around the farmyard to appreciate the layout of the site, and the relationship between the buildings and the original farmhouse.
2. Members spent some time assessing the access and parking arrangements. It was observed that the access had served the farmyard and agricultural business for many years, and was to be widened in connection with the proposals, with provision of seven parking spaces for occupiers of the holiday units. Members stood at the point of access onto the B road and walked down the road to note the characteristics of the highway and extent of visibility splays available at the entrance, which were clarified by the Highway Officer, who explained how guidance in Technical Advice Note 18 had been interpreted.
3. There was detailed discussion on the acceptability of the access to serve the development. The Community Council representative and local member referred to local concerns over the visibility, additional use of the access, parking provision and the highway capacity. The Highway Officer explained the reasons for not opposing the scheme, having regard to the previous use of the access, the likely vehicle movements and the low traffic volumes on the B road. The Planning Officer drew attention to the need to weigh the concerns over the highway issues against the benefits of the development, which otherwise seemed to be in compliance with Development Plan policies.

## **OFFICER NOTES**

To assist Members' deliberations, in relation to matters discussed at the Site panel meeting:

Technical Advice Note 18 (TAN18) provides guidance from Welsh Government to Local Planning Authorities on highway considerations to be taken into account when assessing planning applications. Section 9.16 deals with Access to Roads and advises that whatever the access, good visibility is essential for drivers and non-drivers alike. It refers to 'technical advice' on visibility in Annex B, and that local highway authorities are free to adopt their own

policies in respect of proposals involving non-trunk roads. The Highway Officer drew members' attention to paragraph B11 in TAN 18 which states as below:

"Where planning applications are submitted within an existing development site and served by an existing substandard access, there should be scope for a limited redevelopment that incorporates a substantial access improvement, even though the improved access would still be below standard."

To reflect discussion at the site meeting, Officers are suggesting the deletion of condition 11, and its replacement with :

11. No site clearance works or development shall take place until the written approval of the Local Planning Authority has been obtained to a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
- (a) all existing trees (including spread and species), hedgerows and other vegetation on the whole of the application site, identifying those to be retained, and measures for their protection in the course of development;
  - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of implementing the planting;
  - (c) the materials to be used for the surfacing of the access and courtyard area, including the demarcation of the parking bays; and other hard surfaced areas;
  - (d) proposed earthworks, grading and mounding of land and changes in levels, retaining structures, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform, and any water features;
  - (e) proposed positions, design, materials and type of boundary treatment, including screen walls and fences ;
  - (f) any minor artefacts and structures, including furniture, play equipment, refuse bins and other storage equipment, signs,
  - (g) the detailing and demarcation of private amenity areas for each of the holiday let units

The development shall be carried out strictly in accordance with the details approved under this condition prior to the first occupation of any of the holiday let units.

Reason - In the interests of visual and residential amenity

12. Any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation. All screen walls and fences shall be maintained and retained as approved unless the Local Planning Authority gives written approval to any variation.

Reason: In the interests of visual and residential amenity

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## OTHER ITEMS

**Item No.6**

**Page 49**

**Code No. 43/2019/0112**

**Location :** 83 Gronant Road, Prestatyn

**Proposal :** Erection of a replacement dwelling and associated works

LOCAL MEMBERS : Councillors Anton Sampson and Julian Thompson-Hill (c)

OFFICER RECOMMENDATION IS TO GRANT

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### ADDITIONAL PLANS

Members are referred to the YELLOW coloured sheet .

The front sheet shows the detailing of the approved 2016 extensions and alterations, alongside the detailing of proposed replacement dwelling.

The rear of the sheet annotates the footprint of the extended dwelling as approved in 2016, and the footprint of the proposed replacement dwelling.

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**Item No.7**

**Page 67**

**Code No. 22/2019/0275**

**Location :** Tirionfa, Hendrerwydd, Denbigh

**Proposal :** Erection of extensions and alterations to dwelling

LOCAL MEMBER : Councillor Huw O. Williams

OFFICER RECOMMENDATION IS TO GRANT

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### OFFICER NOTES

Consultee responses:

#### NATURAL RESOURCES WALES

No objection. As this is a lower risk case for bats, consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided the avoidance measures described in the bat report are implemented.

#### DENBIGHSHIRE COUNTY COUNCIL ECOLOGIST

No objection. Having regard to the submitted reports, is happy that the proposals will not result in negative impacts on protected species or the nature conservation value of the site.

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## **SPECIAL REPORTS**

### **ITEM 8**

#### **REPORT ON CONSULTATION AND ADOPTION OF CHANGES TO RHYL CONSERVATION AREA (Pages 87 - 108)**

A report by the Strategic Planning & Housing Manager and the Principal Planning & Public Protection Officer, seeking agreement to changes to the extent of the Rhyl Conservation Area