

To: Chair and Members of the Planning Committee

Date: 9 July 2020

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Dear Councillor

I refer to this agenda for the meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 15 JULY 2020** in **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN** and enclose the following report(s).

**Agenda Item  
No**

**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 8) -  
Late representations (Blue Sheet)**

Yours sincerely

G Williams  
Head of Legal and Democratic Services

**MEMBERSHIP**

**Councillors**

Mabon ap Gwynfor  
Ellie Chard  
Ann Davies  
Peter Evans  
Alan James  
Brian Jones  
Tina Jones  
Gwyneth Kensler  
Christine Marston  
Melvyn Mile

Bob Murray  
Merfyn Parry  
Pete Prendergast  
Peter Scott  
Tony Thomas  
Julian Thompson-Hill  
Joe Welch  
Emrys Wynne  
Mark Young

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### ADDENDUM REPORT BY HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE SERVICE

#### 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 7-20)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 – 8)

#### ORDER OF APPLICATIONS

##### PART 1

	Application no.	Location	Page
<b>Public Speaker items</b>		None	
<b>6</b>	25/2020/0257	Land East of Llyn Brenig, Nantglyn	59
<b>8</b>	47/2020/0216	Brynlithrig Bach Cottage, Rhualt, St. Asaph	103
<b>Other items</b>			
<b>5</b>	02/2020/0251	Former Wynnstay Stores, Park Road, Ruthin	39
<b>7</b>	45/2020/0131	Oaktree Centre, Christchurch School, Ffordd Las, Rhyl	83

## **PUBLIC SPEAKER ITEMS**

### **Item No. 6**

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**Code No.** 25/2020/0257

**Location:** Land East of Llyn Brenig, Nantglyn

**Proposal:** 'Variation of Conditions 32 and 37 of planning permission 25/2007/0565/WF for development of Brenig wind farm, seeking clarity of use of the word 'dwelling' in the context of assessment of impacts from shadow flicker and noise emissions from turbines, to reflect the legal status of dwellings lawfully in existence or which have been granted planning permission prior to the date of consent for the variations hereby sought. '

LOCAL MEMBERS: Councillor Joseph Welch (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – Mr Dean Turner

Public Speaker: For – Mr David Heelan

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**THIS APPLICATION HAS BEEN FORMALLY WITHDRAWN BY THE APPLICANT 14/07/20**

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### **Item No. 8**

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**Code No.** 47/2020/0216

**Location:** Brynllithrig Bach Cottage, Rhualt, St. Asaph

**Proposal:** Siting of a glamping pod for holiday accommodation use

LOCAL MEMBERS: Councillor Christine Marston (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – None

Public Speaker: For – Mr Alistair Edwards

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No additional information

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# OTHER ITEMS

**Item No. 5**

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**Code No.** 02/2020/0251

**Location:** Former Wynnstay Stores, Park Road, Ruthin

**Proposal:** Change of use of buildings and land from A1 Retail to a Builder's Yard/B8 Warehouse/Storage Use (retrospective application)

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

OFFICER RECOMMENDATION IS TO GRANT

No public speakers.

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## LATE REPRESENTATIONS

Late representations made in objection were received on 23<sup>rd</sup> June and 3<sup>rd</sup> July 2020 by Mrs G Banks, 21 Canol y Dre, Ruthin.

### Summary of responses:

- Erection of external racking to side of building which is higher than the fence causing negative visual impacts
- Build up of waste materials adjacent to skip and near to Mill Childcare
- The net over the skip is not effective at containing dust
- Noise issues by vans loading materials before 0800
- Concerns over noise issues starting up again once pandemic is over
- Concerns over safety of storage and refilling of gas bottles on site
- The amenity of the area has been gradually eroded with each approved planning application on this site due to a lack of compliance with the conditions attached.
- It is important for the conditions to be enforced to control the development
- The planning process has failed in the past to provide a safeguard for the community and environment against unsuitable development and is in danger of doing so again.

## OFFICER NOTES

Amendment to the wording of conditions 4 and 6:

4. There shall be no external storage or siting of uncovered or loose building waste material within the site, and all waste shall be kept within the skip as shown on the approved site plan.

Reason: In the interests of residential and visual amenity.

6. No materials, plant or equipment exceeding the height of the fence to the western boundary shall be Sited or stored leaning up against the western boundary at any time.

Reason: In the interests of residential amenity.

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Code No. 45/2020/0131

Location: Oaktree Centre, Christchurch School, Ffordd Las, Rhyl

Proposal: Erection of single storey extension to existing Oaktree Centre to provide additional nursery facilities

LOCAL MEMBER: Councillor Barry Mellor, Councillor Tony Thomas (c)

OFFICER RECOMMENDATION IS TO GRANT

No public speakers

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The applicants have provided a copy of the flood evacuation plan for the site which has been updated to take into account the proposed nursery. This has been approved by NRW.

The applicants have also provided a further supporting statement which details the existing use of the site and reiterates how many additional children will be in the nursery at any one time:

#### **“Current Provision at the Oaktree Centre**

The Oaktree Centre provides integrated support and early intervention services for children, families and young people and offers a range of community services in addition to the Little Acorns Nursery provision.

The Little Acorns Nursery Provision is currently registered with CIW (Care Inspectorate Wales) for up to 77 children at any one time aged from 0 to 12 years.

Childcare is organised into morning and afternoon sessions and parents choose to use the provision from one day a week to 5 days a week. There are currently 184 children registered with the setting.

The setting offers:

- Flying Start provision providing children of 12.5 hours free childcare per week
- Foundation Phase Curriculum for eligible 3 year olds for 10 hours per week.
- There are a number of sessions offered throughout the day including:
  - Full day care,
  - Half day care,
  - Sessional care
  - Playgroup,
  - Wrap around care and after school session.

Little Acorns has been full to capacity every year for the last 3 years. It has operated a waiting list and over the last 12 months, this has risen from the usual 20 to around 30 children. Whilst the waiting list demonstrates latent demand, this does not demonstrate the number of parents who require immediate childcare and the setting can refuse up to 3 families per day the offer of childcare places. Extending the childcare provision within the Oaktree Centre will alleviate pressures which will be raised through introduction of the free 30 hour childcare offer and any further increase in demand for provision.

#### **Proposed Extension**

The two room extension to the building would increase the overall registered capacity of the Oaktree Centre by 49 from 77 to 126.

The additional capacity of 49 would be split as follows:-

33 places in English medium (overall 66 ½ day sessions, 33 in morning and 33 in afternoon)

16 places in Welsh medium (overall 32 ½ day sessions, 16 in morning and 16 in afternoon)

The proposed new Welsh medium provision at the Oaktree Centre would increase the availability of Welsh medium childcare in Rhyl. A separate Welsh medium provision will remain on the Ysgol Dewi Sant site following the relocation of Cylch Aber Clwyd to the school site.

The additional wrap around and after school space will also be used in the school holidays to expand the number of children accessing inclusive holiday clubs and allow us to provide more supported activities for children with additional needs.”