

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 7 - 16)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 – 8)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
5	03/2020/0909	Land at (Part garden of) 15 Maes Bache, Llangollen	17
7	22/2020/1022	Land Adj to Bryn Teg, Gellifor, Ruthin	67
8	28/2020/1024	Mount View, Bryn Y Garn Road, Henllan, Denbigh	97
No Public speaker items			
6	18/2020/1050	Land opposite Bryntirion Cottage, Bodfari, Denbigh	45

PUBLIC SPEAKER ITEMS

Item No.5 - Page 17

Code No. 03/2020/0909

Location: Land at (Part of garden) 15 Maes Bache, Llangollen

Proposal: Erection of 1 no. dwelling, construction of a new vehicular access and associated works

LOCAL MEMBERS: Cllr Graham Timms
Cllr T Melvyn Mile (c)

OFFICER RECOMMENDATION IS TO **REFUSE**

Public Speaker: Against – None

Public Speaker: For – Bob Dewey (Agent)

OFFICER NOTES:

The application was deferred at Planning Committee on the 10th February 2021 due to late representations from Natural Resources Wales regarding the potential impact on the River Dee Special Area of Conservation (SAC). Natural Resources Wales released an evidence package outlining phosphate levels for all river SACs across Wales on the 21st January 2021. The application is within the catchment of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid Special Area of Conservation (SAC). Natural Resources Wales advised that any proposed development that might increase the amount of phosphate within the catchment could lead to damaging effects to the SAC. Therefore, such proposals should be screened through a Habitat Regulation Assessment (HRA) to determine whether they are likely to have a significant effect on the site's qualifying features.

Officers obtained additional drainage details from the applicant and consulted Dwr Cymru Welsh Water and Natural Resources Wales in order to establish whether the application would likely cause an increase in the level of phosphate entering the SAC.

The proposed development shows a point of connection to the mains sewer. Dwr Cymru Welsh Water confirmed that there is capacity for the development on the mains sewer and that Llangollen Waste Water Treatment Works has a phosphate permit (which would treat the phosphate before entering the watercourse). On this basis, Natural Resources Wales consider that the proposed development is not likely to have a significant effect on the SAC, and have no objection to the proposal.

Officers consider that the proposed development can therefore be screened out as not likely to have any significant effect on the SAC as a development connecting to a public wastewater treatment works where the permit has phosphate conditions in place and the sewerage undertaker has confirmed that there is capacity to treat the additional wastewater and the additional phosphate from the proposed development.

In addition, Natural Resources Wales (who had not been consulted previously), also raised concerns regarding the effect of the proposed development and they advised that;

“We note the AONB joint committee’s comments (dated 13/01/2021) and their concerns - that a new house in this elevated hillside site has the potential to be intrusive with negative effect upon views and the character of the AONB.

We share the AONB committee’s concerns in regard to development here being only feasible if it can have minimal effect upon the AONB. Whilst the settlement boundary as drawn on the adopted Local Development Plan has logic in its relationship to garden boundaries, the appearance of scattered houses in large gardens, with frequent hedgerows and trees gives the locality a very strong rural character. Views across the Dee Valley from Grange Road are also possible without being blocked by development. These are positive characteristics of the AONB, and we recommend they remain conserved here.”

Natural Resources Wales advised that they would require additional information to demonstrate a dwelling could be integrated appropriately on site including the submission of a cross section plan and revised site layout plan.

The officer recommendation to refuse for the reasons stated in the main report remain unaltered.

Item No.7 – Page 67

Code No. 22/2020/1022

Location: Land Adj to Bryn Teg Gellifor Ruthin

Proposal: Erection of 2 No. dwellings, construction of a new vehicular access and associated works (Resubmission)

LOCAL MEMBERS: Cllr Huw O Williams

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – None.

Public Speaker: For- Robert Jones (agent)

ADDITIONAL CONDITION:

10. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- 1) The parking of vehicles of site operatives and visitors;
- 2) Loading and unloading of plant and materials;
- 3) Storage of plant and materials used in constructing the development;
- 4) Measures to control the emission of dust and dirt during construction
- 5) Hours of operation/construction/deliveries

Reason: in the interest of residential amenity.

Item No.8 - Page 97

Code No. 28/2020/1024

Location: Mount View Bryn Y Garn Road Henllan Denbigh

Proposal: Demolition of existing dwelling and erection of a replacement dwelling, detached garage, amendments to existing access, landscaping and associated works

LOCAL MEMBERS: Cllr Geraint Lloyd-Williams
Cllr Glen Swingler

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – Mrs Pritchard

Public Speaker: For- Mr Arwyn Jones

ADDITIONAL CONDITION(S):

6. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- 1) The parking of vehicles of site operatives and visitors;
- 2) Loading and unloading of plant and materials;
- 3) Storage of plant and materials used in constructing the development;
- 4) Measures to control the emission of dust and dirt during construction
- 5) Hours of operation/construction/deliveries

Reason: in the interest of residential amenity.

7. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme of remediation shall be implemented in full accordance with the approved scheme.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

NO PUBLIC SPEAKER ITEMS

Item No.6 - Page 45

Code No. 18/2020/1050

Location: Land opposite Bryntirion Cottage Bodfari Denbigh LL16 4HU

Proposal: Construction of a new vehicular access and erection of a replacement shed

LOCAL MEMBERS: Cllr Merfyn Parry (c)

OFFICER RECOMMENDATION IS TO GRANT

Public Speaker: Against – None

Public Speaker: For- None

No additional information.

Mae tudalen hwn yn fwriadol wag