

### 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 35 - 40 )
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT  
(Item numbers 5 - 9)

#### ORDER OF APPLICATIONS

#### PART 1

	Application no.	Location	Page
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## PUBLIC SPEAKER ITEMS

### Item No.6 - Page 111

**Code No.** 02/2021/0327/PF

**Location:** PENDORLAN, LLANFAIR ROAD, RUTHIN

**Proposal:** Erection of extensions and alterations to dwelling including construction of retaining walls, front block wall and excavation works to form level front parking area including removal of front hedge (partly retrospective)

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

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – Alun Jones

Public Speaker: For – Catrin Thomas

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### ADDENDUM REPORT:

The application was subject to a Site Inspection Panel meeting at 9.30am on Friday 3rd September, 2021.

In attendance were:

CHAIR – Apologies sent

VICE CHAIR – Councillor Christine Marston

LOCAL MEMBERS – Councillor Bobby Feeley, Councillor Huw Hilditch Roberts

GROUP MEMBERS –

Plaid Cymru Group –

Conservative Group – Councillor Peter Scott

Labour Group –

Independents -

COMMUNITY COUNCIL – Bob Ellis

The Officer present was Paul Griffin.

The reason for calling the site panel was to allow opportunity to view the site in relation to the neighbouring properties, and to consider the adequacy of the surrounding highway infrastructure, and the trees within the site.

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

1. The detailing of the proposal.
2. The relationship of the site to neighbouring properties.
3. The character of the area.

In relation to the matters outlined:

1. The Officer showed members the site, explaining the positioning of the proposed extensions indicating approximate dimensions, and the proposed landscaping.
2. The site panel considered the detailing of the proposed extensions, taking time to consider the height of the extensions in relation to the surrounding properties, the location of windows, and the separation distances to neighbouring dwellings.
3. The site panel observed the character of the area and other developments within the vicinity.

**LATE REPRESENTATIONS:** An additional letter has been received from Mr Alun Jones in relation to the details within the report, and some discrepancies in the stated dimensions.

**OFFICER NOTES:** Officers confirm that the approximate dimensions for the single storey extension are 2800mm (2.8m) to the eaves, 3750mm (3.75m) to the ridge and 4250mm (4.25m) to the top of the roof lights.

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## Item No.8 - Page 171

**Code No.** 45/2020/0844/PF

**Location:** SANDY LODGE, 83 DYSEARTH ROAD, RHYL

**Proposal:** Alteration and adaptation of existing nursing home to include extension of two additional bedrooms on the first floor, two fire escape stair enclosures and entrance canopy

LOCAL MEMBERS: Cllr Brian Blakeley, Cllr Brian Jones (c), Cllr Cheryl Williams

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – Tim Carty

Public Speaker: For – John Horden

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### **ADDITIONAL INFORMATION:**

Members will recall the determination of this application was deferred at the last planning committee (July 21) at the request of Cll Brian Jones. He requested a further site panel meeting be arranged specifically to assess the proposed development from a neighbouring dwelling at 9 Cae Gruffydd. Officers duly wrote to the residents of 9 Cae Gruffydd to request access to the property to enable the requested assessment of impacts to be made. This correspondence was also followed up by a call to the property by an Officer to clarify the site panel arrangements. The property owner was not aware of the site panel meeting and did not want it to go ahead as planned.

A previous site panel meeting had taken place, however, prior to the July 21 Planning Committee. For reference a copy of that addendum report is included here:

### **Addendum report**

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The application was subject to a Site Inspection Panel meeting at 3.30pm on Thursday 8th July 2021.

In attendance were:

CHAIR – Councillor Joseph Welch

VICE CHAIR – Councillor Christine Martston

LOCAL MEMBER – Councillor Brian Jones, Councillor Brian Blakeley, Councillor Cheryl Williams

GROUP MEMBERS –

Conservative group – Councillor Ann Davies

Independent group - Councillor

Labour group – Councillor Ellie Chard

Plaid Cymru Group – Councillor Paul Penlington

COMMUNITY COUNCIL – Rhyl Town Council – Councillor Win Mullen-James

The Officer present was Paul Mead.

The reason for calling the site panel was for Members to observe the elements of the proposed development and relationships between the development and neighbouring sites.

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 and site characteristics.
3. Representations received on the application.

In relation to the matters outlined:

1. Members were shown the submitted plans and observed the detailing thereon. The panel walked around the perimeter of the existing building. Members noted the location of the proposed 2no. enclosed stairwells, the proposed front timber canopy and the rear first floor extension. It was emphasised to the Members that the use of the building and any on-going internal refurbishments were not material factors to the planning application before them.
2. Members noted the access point into the site and all boundary treatments. Members noted the location of an existing Children's Day Nursery to the east, a large subdivided residential property and annex accommodation to the west and the gable wall (no windows) of a dwelling to the south. Members noted several mature and semi-mature trees within the site along with high boundary walls to perimeters.
3. The Planning Officer outlined the basis of representations received on the application.

**LATE REPRESENTATIONS:** None

**OFFICER NOTES:** None

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**Item No.10 - Page 269**

**Code No.** 45/2021/0265/PF

**Location:** FORMER SUN CENTRE SITE, EAST PARADE, RHYL

**Proposal:** Change of use of land to "SkyFlyer Balloon" tourist attraction including the installation of concrete platform, mounted winch and associated "Skyflyer Balloon" and basket, siting of toilet and reception buildings, landscaping and associated works

LOCAL MEMBERS: Cllr Barry Mellor, Cllr Tony Thomas (c)

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: For – Sean Taylor (Applicant)

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**LATE REPRESENTATIONS:** None

**ADDITIONAL INFORMATION:** None

**OFFICER NOTES:** None

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## **ITEMS WITHOUT PUBLIC SPEAKERS**

**Item No.5 - Page 17**

**Code No.** 01/2020/0315/PF

**Location:** FORMER NORTH WALES HOSPITAL, DENBIGH

**Proposal:** Conversion, restoration, part demolition and adaptation of main range listed buildings to residential use (34 dwellings); demolition of Nurses Home, Mortuary, Isolation ward, Aled ward and former gasworks buildings; and development of land within the hospital grounds for mixed use as enabling development, including up to 300 no. residential units and up to 1114 square metres of business units (comprising a mix of A1, A2, A3, B1, C1, C2, C3, D1 and D2 uses); siting of the Denbigh Cricket Club; and construction of access, drainage and associated works.

LOCAL MEMBERS: Cllr Geraint Lloyd-Williams, Cllr Glenn Swingler

OFFICER RECOMMENDATION IS TO **GRANT**

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**LATE REPRESENTATIONS:** None

**OFFICER NOTES:** Members will note that Officers arranged an informal Member Briefing on this planning application at 1.30pm on Wednesday 1<sup>st</sup> September. Given the level of detail

within the main report and the complexities of the scheme Officers felt a factual briefing was necessary to enable Members to fully understand the scheme and ask relevant questions of Officers.

Cllr Rhys Thomas subsequently wished for the following issues to be considered by Committee and apologised for not being able to attend the actual Planning Committee meeting.

*“Please bear in mind the points which I made then and would probably have made again at the Planning Committee.*

*Please take into account:-*

- 1. the housing needs assessment for Denbigh.*
- 2. the current house building at Cae Topyn and Cae Felin together with the proposed development of 115 houses at Lodge Farm next to Ysgol Pendref.*
- 3. the effect of the sudden population growth on Welsh language and culture over the next 10 years.*
- 4. the pressure on roads, education and medical services in Denbigh. There is therefore a need for some of the hoped for funding from the NW growth deal could be used to alleviate the pressures on the existing roads, schools and health and social services that this development will cause.*
- 5. the imbalance that this windfall site creates for the new LDP which estimated low growth for the lifetime of the new LDP once current development sites are taken into consideration. 300 new properties in Denbigh is close to the total number to all the new homes required in the whole county for 3 years if I remember correctly.*

*I fully realise that not all 300 will be built at the same time but it will still affect the county strategy and means that other smaller developments in other parts of Denbigh and the whole county will need to be refused on the grounds that this site is receiving precedence.”*

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## **Item No.7 - Page 143**

**Code No.** 43/2021/0469/PS

**Location:** 1 THE DELL AND LAND TO REAR OF THE DELL, PRESTATYN

**Proposal:** Variation of condition no. 2 of planning permission code no. 43/2018/0900 to permit amendments to the siting of the residential apartment block and raising of the finished floor level

LOCAL MEMBERS: Cllr Hugh Irving and Cllr Tina Jones (C)

OFFICER RECOMMENDATION IS TO **GRANT**

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**LATE REPRESENTATIONS:** Additional correspondence has been received from the Chair of Planning of Prestatyn Town Council (Linda Muraca).

The correspondence repeats concerns previously raised relating to impact on amenity of the area and adjoining properties, flood risk, loss of open land, loss of natural habitat, and conflicts with well-being policies. The town councillor stressed that the original decision to grant should not have been made and that the building should be located elsewhere. In addition any required changes to the design of the building were unacceptable.

**OFFICER NOTES:** It is considered that the main Officers report adequately addresses any relevant late representations to the application under consideration.

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## Item No.9 - Page 197

**Code No.** 45/2021/0040/PF

**Location:** QUEENS MARKET, SUSSEX STREET, RHYL

**Proposal:** Hybrid Planning application (Full details and outline) for the redevelopment of 0.93ha of land known as Queens Market, incorporating the following elements: Full Details:- Demolition of the Bright Spot building on the corner of West Parade and High Street- Demolition of 2-6 High Street- Erection of Food and Market Hall - Erection of multi- purpose events space- Erection of electrical substation- Retention and refurbishment of Queens Chambers Building fronting Sussex Street- Retention of the existing temporary car park on Queen Street- Provision of some temporary and permanent hard/soft landscaping. Outline: Development of Class C3 (residential apartments), Class A1 (retail), Class A2 (financial and professional), Class A3 (food and drink), Class B1 (Offices), Class D1 (non-residential), Class D2 (assembly and leisure) . All detailed matters for these elements are reserved for future applications

LOCAL MEMBERS: Cllr Pat Jones and Cllr Pete Prendergast (c)

OFFICER RECOMMENDATION IS TO **GRANT**

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### LATE REPRESENTATIONS:

NRW -

Response received to updated FCA (prepared by Mott Macdonald, dated August 2021, referenced 100103880|001|B).

NRW advise that that the correct data has been used to inform the FCA Addendum and the proposed finished floor levels are to be raised. The finished floor levels are to be set at 7.06mAOD for P01, P02 and P03 and 7.04mAOD for P04 and P05 and it has been demonstrated that there will be no impact to flood risk elsewhere.

NRW are satisfied that the proposed development complies with TAN15 and have removed their original concerns subject to the FCA Addendum being included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

### OFFICER NOTES:

Members will note condition no. 15 which requires the development to be carried out in accordance with the FCA and suggested floor levels within.

**Item No.11 - Page 297**

**Code No.** N/a - TPO Report

**Location:** LAND AT CILGOED, ST DAVIDS LANE, DENBIGH

**Proposal:** The confirmation of a TPO on trees at Cilgoed, St Davids Lane, Denbigh

LOCAL MEMBERS: Cllr Gwyneth Kensler (c)

OFFICER RECOMMENDATION IS TO **GRANT**

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**LATE REPRESENTATIONS:** None

**OFFICER NOTES:** None

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