

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 9 - 16)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 - 8)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
6	22/2020/0735/PF	LAND ADJACENT TO HENDRERWYDD FARM, HENDRERWYDD, DENBIGH	63
7	45/2021/0187/PF	LLANDRILLO COLLEGE, CEFNDY ROAD, RHYL	101
Items without Public Speakers			
5	14/2019/1009/PR	LAND ADJACENT TO LLYS HEULOG, CYFFYLLIOG, RUTHIN	17
8	46/2021/0727/PF	LAND AT (PART GARDEN OF) THE CROFT, UPPER DENBIGH ROAD, ST. ASAPH	149
Other Items			

9	40/2021/0309	PLOT C7, ST. ASAPH BUSINESS PARK, ST. ASAPH	181
10	N/A	'PLANNING FOR DARK NIGHT SKIES' - SUPPLEMENTARY PLANNING GUIDANCE FOR LIGHTING IN THE CLWYDIAN RANGE AND DEE VALLEY AONB - REPORT ON PUBLIC CONSULTATIONS	187
Late item	*Update* 43/2020/0521	LAND ADJACENT TO ALEXANDRA DRIVE, PRESTATYN	N/A

PUBLIC SPEAKER ITEMS

Item No.6 - Page 63

Code No. 22/2020/0735/PF

Location: Land adjacent to Hendrerwydd Farm, Hendrerwydd, Denbigh

Proposal: Erection of a rural enterprise dwelling, installation of a private treatment plant and associated works

LOCAL MEMBERS: Cllr Huw O Williams

OFFICER RECOMMENDATION IS TO **REFUSE**

Public Speaker: Against – None

Public Speaker: For – Mr Ian Jones (Applicant)

ADDITIONAL INFORMATION: None

OFFICER NOTES: None

Item No.7 - Page 101

Code No. 45/2021/0187/PF

Location: Llandrillo College, Cefndy Road, Rhyl

Proposal: Change of use of land and erection of a Further Education Engineering Centre building, formation of a new vehicular access, construction of an internal site access road and car park, together with landscaping and associated works

LOCAL MEMBERS: Councillors Ellie Chard (C) and Jeanette Chamberlain Jones

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – None

Public Speaker: For – Mr Lawrence Wood (Applicant)

ADDITIONAL INFORMATION:

Email from Applicants agent to briefly outline the potential consequences of a flood event for the College Site as a whole:

The whole of the College Site is set at a broadly similar level and any flooding of the proposed Engineering Centre building would also be likely to affect the remainder of the Site to a similar degree. In addition, the proposed Engineering Centre building will be dependent upon management, catering and other facilities and services that are provided elsewhere on the College Site. Under these circumstances, not only the proposed Engineering Centre building but also the remainder of the College Site would be closed in the event of a significant flood incident.

Furthermore, if the College Site was to be affected by a significant flood incident, the Manweb sub-station located at the rear of the Site is likely to be inundated, resulting in a loss of electricity to the entire Site. This too would require the closure of the entire College Site until the electrical supply is restored.

Thus, whilst the potential flooding of the proposed Engineering Centre building is, in itself, a cause for major concern, this is a risk that already affects the entire College Site. The College's Emergency Flood Plan responds to these existing risks in an appropriate manner, in order to ensure that all persons present on the Site can be evacuated safely in the event of a potential flooding incident.

LATE CONSULTATION RESPONSES:

NRW final response:

Our previous response remains valid. As it is for your Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15, we recommend you consider consulting other professional advisors on matters such as emergency plans, procedures and measures to address structural damage that may result from flooding. Please note, we do not normally comment on or grant the adequacy of flood emergency response plans and procedures accompanying development proposals, as we do not carry out these roles during a flood. Our involvement during a flood emergency would be limited to delivering flood warnings to occupants/users.

Emergency Planning

Thank you for the opportunity to comment on the above document. The North Wales Councils Regional Emergency Planning Service (NWC-REPS) would like to make a number of 'Generic' Observations (applicable to all sites) regarding access and evacuation at sites considered to be at risk of flood.

Information on the registration process for Natural Resources Wales Flood Warnings and the completion of Community and Personal Flood Plans is also listed.

Please note that, whilst the North Wales Councils Regional Emergency Planning Service (together with other professional partners including Natural Resources Wales and the Emergency Services) are always willing to provide advice and guidance on Site or Property Flood Plans (i.e. Community Flood Management Plans) they will not 'Rubber Stamp' or 'Sanction' these plans as this is the legal responsibility of the Site / Property Owner and not the Local Authority.

The following Observations are made:

Working with partners in the North Wales Local Resilience Forum, NWC-REPS has very robust contingency plans in place including Severe Weather, Evacuation & Shelter, and Humanitarian Assistance.

Whilst NWC-REPS acts on behalf of the 6 North Wales Local Authorities who are a Category 1 (Main) Responder (Civil Contingencies Act 2004 refers) the Authority acts in support of the Emergency Services and responds to their requests NWC-REPS has no legal authority to instruct or advise people to evacuate.

The Police coordinate the emergency response and not the Local Authority. During a severe weather incident (including flooding) NWC-REPS and the Local Authorities will concentrate their efforts in supporting those individuals who are unable to protect their properties (i.e. vulnerable clients, the elderly and infirm). Able bodied house / building owners are expected to make prior arrangements to protect their properties, including the purchase of commercially available flood defence products.

Property holders who believe that their properties are likely to flood should register for free Natural Resources Wales (NRW) 'Flood Warning Service' messages. Further information on this and registration details can be found on the NRW website at the following link: Any Community or private individual that believes they are at risk of flood is encouraged to complete a 'Community Flood Plan' or 'Personal Flood Plan' and templates and guidance instructions can be found on the NRW website at the following link: <https://cdn.naturalresources.wales/media/1899/personal-flood-plan.pdf>.

OFFICER NOTES: None

ITEMS WITHOUT PUBLIC SPEAKERS

Item No.5 - Page 17

Code No. 14/2019/1009/PR

Location: Land adjacent to Llys Heulog, Cyffylliog, Ruthin

Proposal: Details of the appearance, landscaping, layout and scale of 7 no. dwellings submitted in accordance with condition no. 1 of outline permission code no.14/2019/0233 (Reserved Matters application)

LOCAL MEMBERS: Cllr Joseph Welch (c)

OFFICER RECOMMENDATION IS TO **GRANT**

LATE REPRESENTATIONS: None

OFFICER NOTES: None

Item No.8 - Page 149

Code No. 46/2021/0727/PF

Location: Land at (part garden of) The Croft, Upper Denbigh Road, St, Asaph

Proposal: Erection of 1 no. detached dwelling and associated works

LOCAL MEMBERS: Cllr Andrew Thomas

OFFICER RECOMMENDATION IS TO **GRANT**

LATE REPRESENTATIONS: None

OFFICER NOTES: Correction – condition 4 should read:

“4. No first floor windows additional to those shown on the approved plans shall be inserted at any time in the dwelling hereby approved, unless otherwise agreed in writing by the Local Planning Authority.”

OTHER ITEMS

Item No.9 - Page 181

Code No. 40/2021/0309

Location: Plot C7, St Asaph Business Park, St Asaph

Proposal: Erection of a 198 bed Registered Care Home (Use Class C2), landscaping, parking facilities and associated works on the St Asaph Business Park.

Proposed planning conditions, following the resolution of Members to grant planning permission for the above, subject to approval of planning conditions.

LATE REPRESENTATIONS:

N/A

OFFICER NOTES: Correction – condition 1 should read:

“1. The development to which this permission relates shall be begun no later than 10th November 2026”

Item No. 10 - Page 187

LATE REPRESENTATIONS:

N/A

OFFICER NOTES: None

Late Item

Member Update on application 43/2020/0521

Proposal: Erection of 102 affordable dwellings, associated roads, open space, landscaping and infrastructure (re-submission of planning application 44/2019/0629)

Location: Land Adjacent To, Alexandra Drive, Prestatyn

LATE REPRESENTATIONS:

N/A

OFFICER NOTES:

Members will recall that at the June Planning Committee it was resolved to grant planning permission for the above proposal. Following that resolution, the Welsh Government put a 'Holding Direction' in place to prevent the Council from issuing the decision until such time as it had considered whether the application should be called in for a decision by Ministers.

This is an informative to notify members of Welsh Government's decision to **not** call-in the planning application above for determination by Welsh Ministers. The Local Planning Authority can now continue to process the application with a view to issuing the planning decision once a Section 106 legal agreement has been signed.

Members are further advised that in regard to the terms of the S106, a previous requirement for monies towards highway improvements is no longer required as the works have already been carried out. The other terms of the agreement are still required.

Upon completion of the section 106 agreement, the Certificate of Decision will be released.

Eitem Agenda 7 / Agenda Item 7





**Eitem Agenda 7
/ Agenda Item 7**



Eitem Agenda 7 / Agenda Item 7



Eitem Agenda 7 / Agenda Item 7

