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To: Chair and Members of the Planning
Committee

Date: 9 December 2021

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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 DECEMBER 2021** in **VIA VIDEO CONFERENCE** and enclose the following report(s).

SUPPLEMENTARY INFORMATION (blue sheets)

Yours sincerely

G Williams
Head of Legal, HR and Democratic Services

MEMBERSHIP

Councillors

Joan Butterfield
Ellie Chard
Ann Davies
Peter Evans
Alan Hughes
Brian Jones
Tina Jones
Gwyneth Kensler
Christine Marston
Melvyn Mile

Bob Murray
Merfyn Parry
Paul Penlington
Pete Prendergast
Peter Scott
Tony Thomas
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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 9 - 18)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 - 11)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
5	01/2020/0761/ PC	PEN Y MAES, LLANRHAEADR, DENBIGH	19
6	01/2020/0762/PF	PEN Y MAES, LLANRHAEADR, DENBIGH	55
9	15/2020/1019/PS	PEN Y FFRITH, LLANARMON YN IAL, MOLD	141
12	47/2020/0593/PF	FORMER RHYL RUGBY CLUB, WAEN ROAD, RHUDDLAN	243
Items without Public Speakers			
7	03/2021/0656/PF	20 REGENT STREET, LLANGOLLEN	89
8	03/2021/0748/CA	20 REGENT STREET, LLANGOLLEN	119
10	17/2019/0698/PC	TYDDYN GRAIG, LLANDEGLA, WREXHAM	177

11	42/2021/0729/PF	THE POP IN SHOP AND AGRICULTURAL BUILDING, CWM ROAD, DYSERTH	207
Other Items			
13	22/2020/0735	LAND ADJACENT TO HENDRERWYDD FARM, HENDRERWYDD, DENBIGH	319

PUBLIC SPEAKER ITEMS

Item No.5 - Page 19

Code No. 01/2020/0761/ PC

Location: Land at Pen Y Maes Llanrhaeadr Denbigh

Proposal: Change of use of land for use as an extension to the existing milk tanker storage and distribution facility (retrospective application - Resubmission)

LOCAL MEMBERS: Cllr Mark Young (c), Cllr Rhys Thomas

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – None

Public Speaker: For – Mr Gari Jones (Applicant)

ADDITIONAL INFORMATION: None

OFFICER NOTES: None

Item No.6 - Page 55

Code No. 01/2020/0762/PF

Location: Land at Pen Y Maes Llanrhaeadr Denbigh

Proposal: Change of use of land for use as an extension to the existing milk tanker storage and distribution facility including siting of welfare unit

LOCAL MEMBERS: Cllr Mark Young (c), Cllr Rhys Thomas

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – None

Public Speaker: For – Mr Gari Jones (Applicant)

ADDITIONAL INFORMATION: None

OFFICER NOTES: None

Item No. 9 - Page 141

Code No. 15/2020/1019/PS

Location: Pen Y Ffrith Llanarmon Yn Ial Mold

Proposal: Retrospective application for the formation and alterations of existing fishing ponds including the removal of trees. Proposed erection of 7 ""Angler Shelters"" to provide welfare facilities and overnight accommodation for anglers, including connection to existing septic tank and associated works.

LOCAL MEMBERS: Cllr Martyn Holland

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – None

Public Speaker: For – Mr Brian Lewis (Agent)

LATE CONSULTATION RESPONSES: None.

ADDITIONAL INFORMATION:

OFFICER NOTES:

Officers suggest a revision to the wording of condition 4 to ensure the replanting is carried out in a timelier manner:

4. All planting comprised in the approved details of Tree Planting Plan - Received 13 May 2021 and Tree Planting & Management Plan (Dated 11/05/21) - Received 13 May 2021 shall be carried out no later than the first planting and seeding season following the date of this permission and shall be implemented in full prior to the use commencing. Any trees or plants which within a period of 10 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Reason: In the interests of the climate change and ecological strategy of the Council and in the interests of visual amenity.

For clarity the Angler Shelters are designed to be used (day or night) by those persons wishing to fish at the ponds. The location of the Shelters and the space provided in the Shelters allows for basic welfare and overnight accommodation. Officers consider it would be unreasonable and unenforceable to impose planning controls which would prevent people staying in the Shelters overnight if they are not fishing. The impacts created by those persons fishing or those persons not fishing are considered to be much the same in any case.

Item No. 12 - Page 243

Code No. 47/2020/0593/PF

Location: Former Rhyl Rugby Club, Waen Road, Rhuddlan.

Proposal: Development of land to form holiday park including the conversion of existing clubhouse to form reception building, erection of new clubhouse building, bunkhouse building,

7 holiday pod accommodation units, 23 two bedroom holiday lodges, 7 three bedroom lodges and 7 four bedroom lodges. Works to existing access, formation of internal pathways, 2 wildlife ponds, parking, landscaping and associated works.

LOCAL MEMBERS: Cllr Christine Marston (c)

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against – Sophie Edwards

Public Speaker: For – Mr Will Ward (Applicant)

Addendum report

The application was subject to a Site Inspection Panel meeting at 14:00 on Friday 10th December, 2021.

In attendance were:

CHAIR – Councillor Joseph Welch

VICE CHAIR and LOCAL MEMBER – Councillor Christine Marston

GROUP MEMBERS –

Conservative Group – Represented by the Vice Chair

Labour Group –

Independent Group – Councillor David Williams

Plaid Cymru Group – Councillor Arwel Roberts

COMMUNITY COUNCIL – Dewi Davies, Janice Baldwin-Evans

The Officer present was Paul Griffin (Development Management)

The reason for calling the site panel was to allow opportunity to view the site, and to appreciate issues relating to the context/geography/location of the site and the access.

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

1. The site boundaries and relationship to other development in the area.
2. The proposed access point/improvements.
3. The surrounding highway conditions.

In relation to the matters outlined :

1. Members viewed the site plan, and familiarised themselves with the extent of the site, the character of the area, and the proposed site layout, including the detailing of the proposed pods, lodges, and bunkhouse.

2. Members walked the access track, and observed the location of the access and the proposed alterations, including the setting back of the hedgerows, and the distance of the visibility splays.
3. Members considered the width of the highway, the visibility and potential speeds on the highway, and considered the existing use and its characteristics in terms of vehicle movements and quantity of traffic it created.

LATE CONSULTATION RESPONSES: None.

ADDITIONAL INFORMATION:

A letter of support has been received from Mr Richard Greenwood, Tynewydd Field Project Director in which the assistance of Planning Officers has been acknowledged.

OFFICER NOTES:

Officers would like to clarify that factually, various Officers of the Council were involved in informal discussions with Rhyl Rugby Club as part of the move to relocate the Club to a site within Rhyl. Discussions were also held regarding the potential reuse of the site (the subject of this application), which resulted in a formal pre-application enquiry being submitted to the Local Planning Authority. The enquiry was dealt with and the ensuing response focused on the constraints of the site, the relevant planning policies for the proposal and the potential impacts/material planning considerations relevant to the proposal.

Members should also note the covering report in the main agenda for this item which provides information on the previous April 2021 Planning Committee and the Welsh Government Call-In process.

ITEMS WITHOUT PUBLIC SPEAKERS

Item No.7 - Page 89

Code No. 03/2021/0656/PF

Location: Land to the rear of 20 Regent Street, Llangollen

Proposal: Creation of off road domestic parking, formation of access, landscaping and associated works

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

OFFICER RECOMMENDATION IS TO **GRANT**

LATE REPRESENTATIONS:

Welsh Government (Trunk Roads) – no direction imposed

Public re-consultation representations from:
Deb Jackson, 22 Regent Street, Llangollen

Summary of comments received in objection:

- The proposed access would have a detrimental impact upon highway safety
- The proposed development, if allowed, would set a precedent for similar proposals along Regent Street
- The proposed development would have a detrimental impact upon the character of the conservation area in this location by way of loss of the wall, and the creation of a parking area.

OFFICER NOTES: None

Item No.8 - Page 119

Code No. 03/2021/0748/CA

Location: Land to the rear of 20 Regent Street, Llangollen

Proposal: Creation of off road domestic parking, formation of access, landscaping and associated works

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

OFFICER RECOMMENDATION IS TO **GRANT**

LATE REPRESENTATIONS:

Public re-consultation representations from:
Deb Jackson, 22 Regent Street, Llangollen

Summary of comments received in objection:

- The proposed development, if allowed, would set a precedent for similar proposals along Regent Street
- The proposed development would have a detrimental impact upon the character of the conservation area in this location by way of loss of the wall, and the creation of a parking area.

OFFICER NOTES:
None.

Item No. 10 - Page 177

Code No. 17/2019/0698/PC

Location: Tyddyn Graig Llandegla Wrexham

Proposal: Continuation of use of land and retention of building in connection with dog kennel use (retrospective application)

LOCAL MEMBERS: Cllr Martyn Holland

OFFICER RECOMMENDATION IS TO **GRANT**

LATE REPRESENTATIONS:

OFFICER NOTES:

Officers would like to suggest an amendment to conditions 4 and 5 to ensure that, as the building already appears to be being used by dogs, that the acoustic fencing is erected in a timely manner:

Suggested amended conditions:

4. The acoustic fencing shown along the north-western boundary of the external exercise area on the approved site plan shall be completed in accordance with the approved details within 1 month of the date of this consent and shall be retained as approved at all times thereafter, unless otherwise agreed in writing with the Local Planning Authority. Reason: In the interests of residential amenity.

5. Notwithstanding the approved plans, 1.5 metre high acoustic fencing shall also be installed along the south-western boundary of the external exercise area and sited behind the approved native species tree planting shown on the approved site plan. The fencing shall be completed within 1 month of the date of this consent and shall be retained at all times thereafter unless otherwise agreed in writing with the Local Planning Authority. Reason: In the interests of residential amenity.

Item No. 11 - Page 207

Code No. 42/2021/0729/ PF

Location: The Pop In Shop and Agricultural Building, Cwm Road, Dyserth

Proposal: Demolition of existing pop-in shop and change of use of agricultural building to retail use, formation of new vehicular access, provision of car parking and associated works

LOCAL MEMBERS: Cllr David Williams

OFFICER RECOMMENDATION IS TO **GRANT**

LATE REPRESENTATIONS:

Public re-consultation representations from:

Elizabeth Baines, Coed Mor, 15 Cwm Road, Dyserth

Summary of comments received in objection:

- Maintains objection to the application.
- Difficult to decipher updated plan (orange box not clearly labelled)
- New plan shows the size of the car park has doubled meaning more green space will be destroyed for the sake of cars & risks of surface water flooding.
- Original objection to entrance near to a busy junction still stands as new location for entrance is near another busy junction and is still likely to cause problems and congestion.
- It has not been made clear what the proposed use of this building is and how it will benefit the village of Dyserth so does not feel the disadvantages of the development far outweigh any advantages to the community

OFFICER NOTES:

None

OTHER ITEMS

Item No.13 - Page 319

Code No. 22/2020/0735

Location: Land adjacent to Hendrerwydd Farm, Hendrerwydd, Denbigh

At the November 2021 Planning Committee Members resolved to grant planning permission for the proposed development contrary to Officer recommendation. Members also requested Officers present a set of planning conditions, designed to control the development, back to this Committee meeting. The conditions are contained within the main agenda.

LATE REPRESENTATIONS:

N/A

OFFICER NOTES:

None
