

PLANNING COMMITTEE

Date – 9th February 2022

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 - 12)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Item numbers 5 – 8)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
5	02/2021/1179	LAND AT (PART GARDEN OF) LLYS GWYN, BRYN GOODMAN, RUTHIN	13
6	18/2021/0533	GLAN Y WERN FARM, WHITCHURCH ROAD, LLANDYRNOG, DENBIGH	49
8	41/2021/1199	BRYN FFYNNON, BODFARI, DENBIGH	121
Other items			
7	23/2021/0927	LAND ADJACENT TO DOLWAR, LLANRHAEADR, DENBIGH	87
Additional Item			
	NSIP proposal	AWEL Y MOR OFFSHORE WINDFARM – UPDATED PLANS CONSULTATION (REQUEST FOR DELEGATED POWERS TO RESPOND)	

PUBLIC SPEAKER ITEMS

Item No.5 - Page 13

Code No: 02/2021/1179/PF

Location: Land at (Part garden of) Llys Gwyn Bryn Goodman

Proposal: Erection of 2 no. detached dwellings and associated works

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

OFFICER RECOMMENDATION IS TO **GRANT**

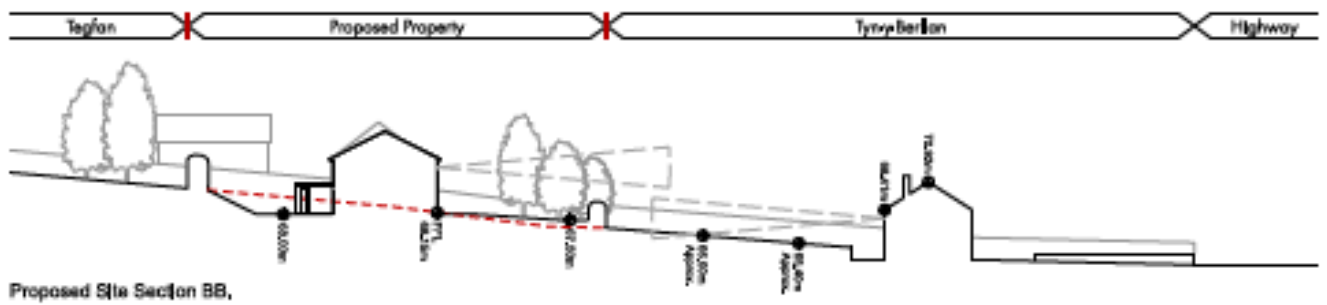
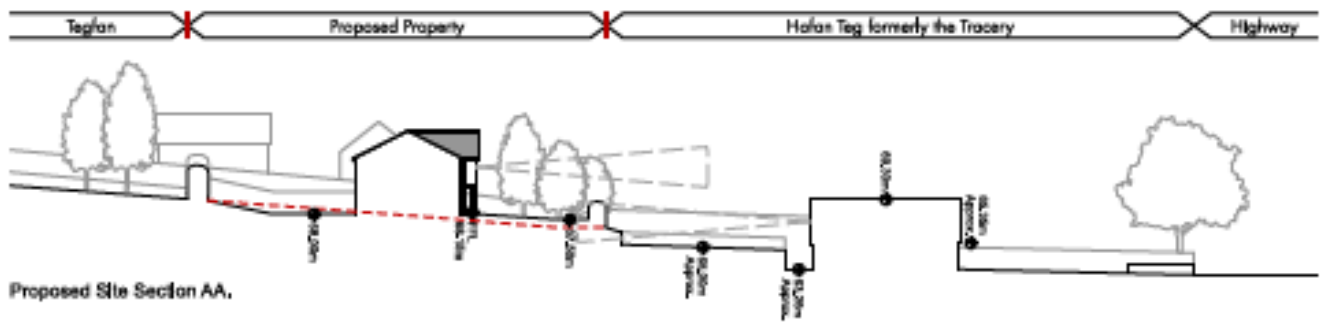
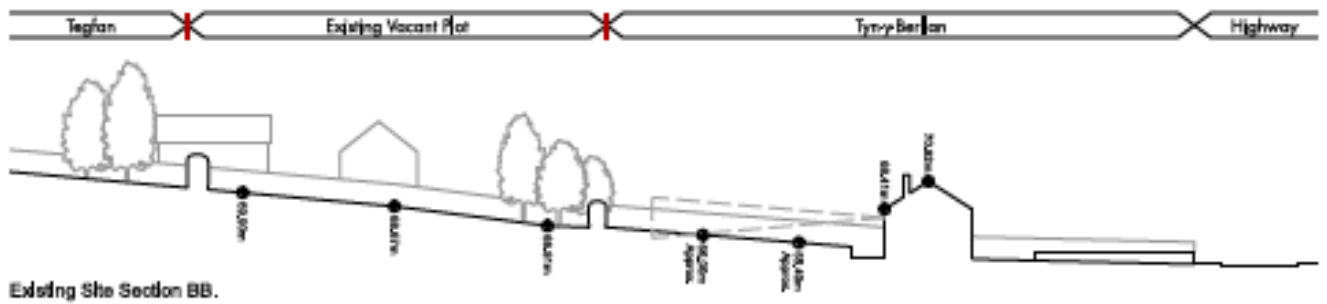
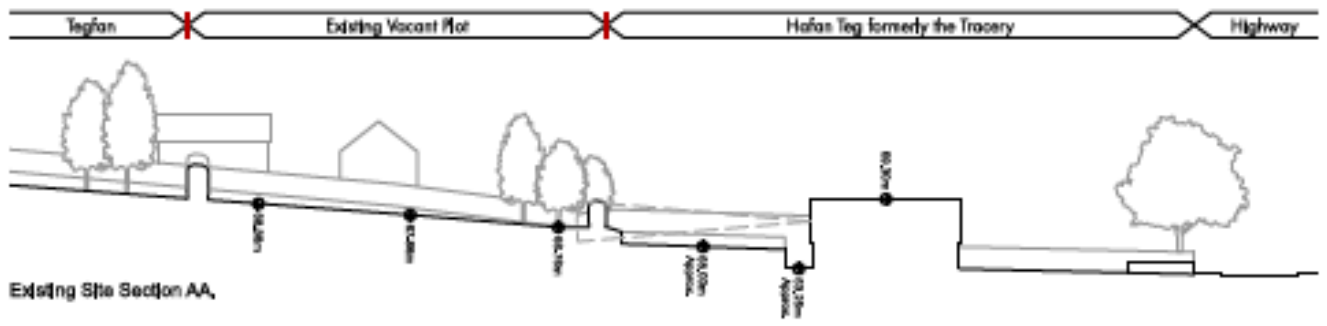
Public Speaker: Against - None

Public Speaker: For – Robert Jones (Agent)

Additional plan:

An additional plan has been submitted to the Local Planning Authority by the applicants. The plan shows sections through the site and can be viewed in detail on the Council website (along with all other relevant plans). For ease of reference the plan is included below.

The plan demonstrates the relationship between the proposed dwellings and the neighboring properties which are positioned at a lower level to the west of the site. Having regard to the details on the cross section plan, in terms of the potential impacts of the proposal on the residential amenity of the occupiers of these properties (including Hafan Deg and Ty'n y Berllan), Officers are of the opinion that the scheme is acceptable and would not result in an unacceptable overlooking or overbearing impacts on these properties. The proposed dwellings are considered to be situated a sufficient distance away from the neighboring properties to not result in an unacceptable impact on residential amenity.



Item No.6 - Page 49

Code No: 18/2021/0533/PF

Location: Glan Y Wern Farm Whitchurch Road Llandyrnog Denbigh

Proposal: Erection of 2 agricultural buildings for the housing of livestock. Installation of feed silo and underground effluent tank. Formation of hardstandings and surface water attenuation pond, landscaping and associated works

LOCAL MEMBER: Cllr Merfyn Parry (c)

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against - None

Public Speaker: For – David Haston (Agent)

No additional information

Item No.8 - Page 121

Code No: 41/2021/1199/PF

Location: Bryn Ffynnon, Bodfari, Denbigh

Proposal: Erection of a garden implement store (retrospective application)

LOCAL MEMBER: Cllr Christine Marston (c)

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against - None

Public Speaker: For – Peter Lloyd (Agent)

No additional information.

OTHER ITEMS

Item No.7 - Page 87

Code No: 23/2021/0927/PR

Location: Land adjacent to Dolwar Llanrhaeadr Denbigh

Proposal: Details of appearance, landscaping and scale of 33 no. dwellings submitted in accordance with condition no. 1 of outline planning permission code no. 23/2016/0557 (reserved matters application).

LOCAL MEMBERS: Cllr Joseph Welch (c)

OFFICER RECOMMENDATION IS TO **GRANT**

No Public Speakers

No additional information

ADDITIONAL ITEM:

Awel y Mor offshore windfarm – updated plans consultation

Members may recall that the Council were invited to comment on the Awel y Mor offshore windfarm pre-application consultation in Autumn 2021 and the Council's pre-application consultation response was discussed at the October 2021 Planning Committee.

The proposed scheme subject of the pre-application consultation included:

- An offshore windfarm comprising up to 91 wind turbines and associated foundations and other offshore infrastructure;
- Offshore cables to bring power to shore at Ffirth Breach;
- Underground onshore electricity cables from Ffrith beach to Bodelwyddan;
- Construction of a new substation on land to the west of St Asaph Business Park, Bodelwyddan, required to transform the power from the windfarm up to the required voltage to connect to the National Grid.

The Council received a letter at the end of January advising that, in light of the responses to the pre-application consultation, the developer has made minor revisions to the scheme and updated plans have been published.

Prior to submitting an application for development consent, the developer has invited the Council and other consultees to submit comments to them on the updated plans. Any comments the Council wish to make need to be submitted to the developer before the 2nd March.

The updated plans include the following new elements:

- A new site for the beach works Temporary Construction Compound and associated beach accesses, proposed to be located on land to the west and north-west of the North Wales Bowls Centre, with vehicular access off Ferguson Avenue, Prestatyn.
- A new construction vehicle access route across the beach.
- New areas of beach to be used for temporary placement of cable installation vessel anchors.
- Several minor new areas along the onshore cable route required for access and environmental mitigation works.

Owing to the short timescales, Officers are seeking delegated powers to submit comments on the updated plans on behalf of the Council. Should any members wish to raise any matter on these amendments they can do so by e-mailing Denise.shaw@denbighshire.gov.uk and

ensure the Chair of Planning Committee (CII. Joe Welch) and Lead Member (CII. Mark Young) are copied in. Officers will then seek agreement on a final response with the Chair and Lead Member before sending the response.