

## PLANNING COMMITTEE

Date – 20<sup>TH</sup> APRIL 2022

## 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 - 22)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Item numbers 5 – 11)
6. ADDITIONAL ITEMS (Items 12 -13)

### ORDER OF APPLICATIONS

#### PART 1

	Application no.	Location	Page
<b>Public Speaker items</b>			
<b>6</b>	15/2020/0988	Ffynnon y Berth, Llanarmon Road, Llanferres, Mold	63
<b>Other items</b>			
<b>5</b>	07/2021/0684	Land at Mynydd Mynyllod, Llandrillo, Corwen	23
<b>7</b>	45/2021/0738	7 Llys Walsh, Rhyl	93
<b>8</b>	45/2021/0739	1 Lon Taylor, Rhyl	109
<b>9</b>	45/2021/0740	3 Lon Taylor, Rhyl	125
<b>10</b>	47/2021/0432	Travellers Inn, Caerwys, Mold	141

Additional Items			
11	02/2021/1230	73a Erw Goch, Ruthin (TPO confirmation request)	181
12	N/a	Awel y Mor Offshore Windfarm (seeking Members approval to make representations on the DCO application and submit a Local Impact Report under delegated powers)	185

## PUBLIC SPEAKER ITEMS

### Item No.6 - Page 63

**Code No:** 15/2020/0988/ PF

**Location:** Ffynnon y Berth, Llanarmon Road, Llanferres, Mold

**Proposal:** Siting of a replacement static caravan for holiday accommodation use, formation of access track and associated works

LOCAL MEMBER: Cllr Martyn Holland

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker For - Mr Neil Blackburn (applicant)

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**No additional information**

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## OTHER ITEMS

### Item No.5 - Page 23

**Code No:** 07/2021/0684

**Location:** Land at Mynydd Mynyllod, Llandrillo, Corwen

**Proposal:** Erection of a 90m meteorological mast for a temporary period of three years

LOCAL MEMBER: Cllr Gwyneth Ellis (c)

OFFICER RECOMMENDATION IS TO **GRANT**

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**Late representations received:**

Natural Resources Wales (NRW) final re-consultation response:

NRW did not raise concerns with regards to Landscape matters in relation to this development, therefore previous response (dated 22/12/2021) remains valid. NRW have no further comments at this stage.

**Officer Notes: None**

**Suggested Revised/additional conditions: None**

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**Item No.7 - Page 93**

**Code No:** 45/2021/0738/ PC

**Location:** 7 Llys Walsh Rhyl LL18 4FR

**Proposal:** Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people

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

OFFICER RECOMMENDATION IS TO **GRANT**

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**No additional information**

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**Item No.8 - Page 109**

**Code No:** 45/2021/0739/ PC

**Location:** 1 Lon Taylor Rhyl LL18 4FT

**Proposal:** Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people

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

OFFICER RECOMMENDATION IS TO **GRANT**

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**No additional information**

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**Item No. 9 - Page 125**

**Code No:** 45/2021/0740/ PC

**Location:** 3 Lon Taylor Rhyl LL18 4FT

**Proposal:** Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people

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

OFFICER RECOMMENDATION IS TO **GRANT**

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**No additional information**

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**Item No.10 - Page 141**

**Code No:** 47/2021/0432/ PC

**Location:** Travellers Inn Caerwys Mold CH7 5BL

**Proposal:** Retrospective application for the change of use of ground floor from a public house (Use Class A3) to offices (Use Class B1)

LOCAL MEMBERS: Cllr Christine Marston (c)

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker: Against –

Public Speaker: For –

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**Late representations received:**

Flintshire County Council has confirmed that as a neighbouring Planning Authority, it would not raise an objection to the proposal.

**Officer Notes:** None

**Suggested Revised/additional conditions:** None

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**ADDITIONAL ITEMS:**

**Item No.11 - Page 181**

**Code No:** 02/2021/1230

**Location:** Land adjacent to 73a Erw Goch, Ruthin

**Proposal:** TPO confirmation request

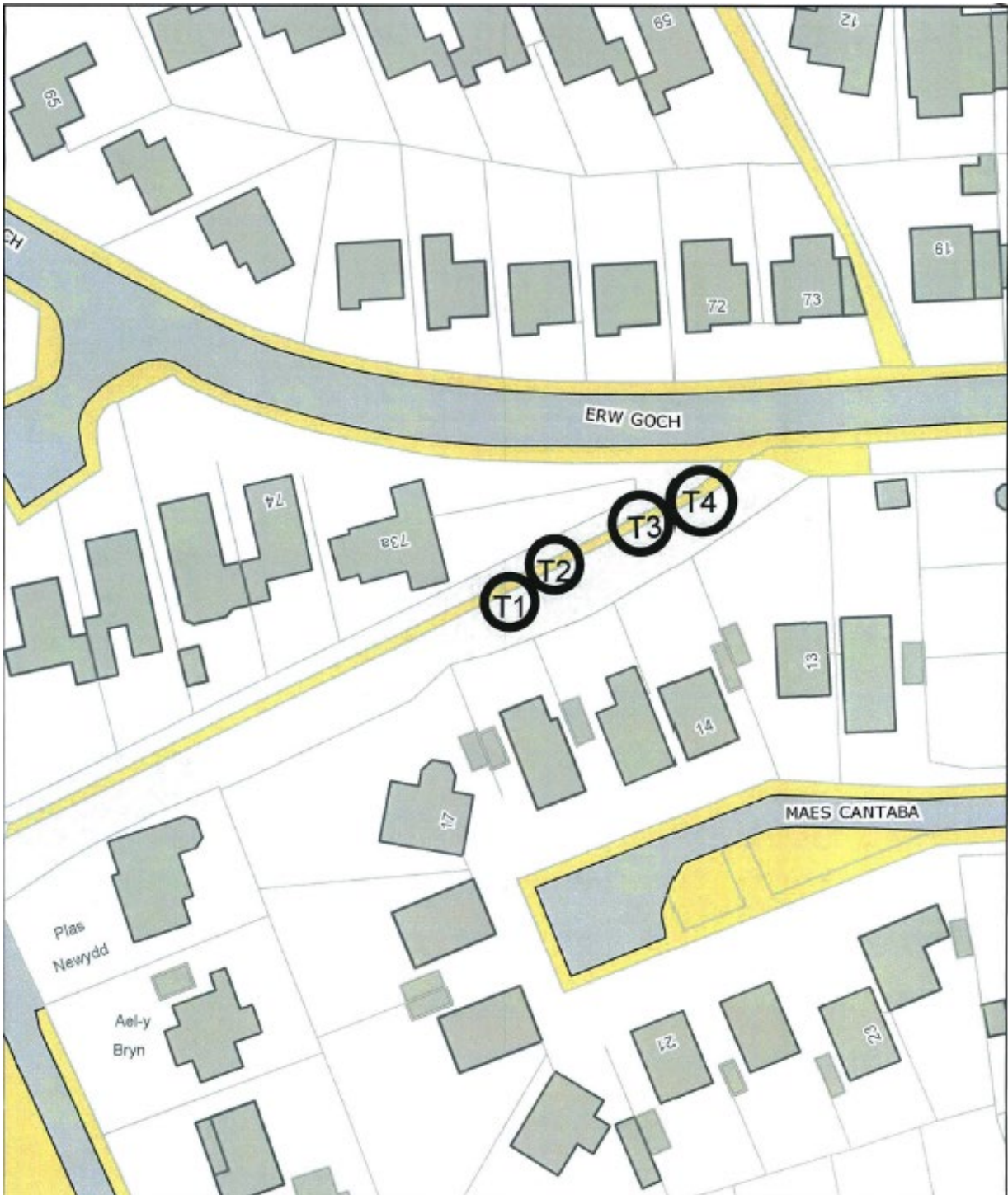
LOCAL MEMBERS: Cllr Bobby Feeley  
Cllr Huw Hilditch-Roberts  
Cllr Emrys Wynne (c)

**Late representations/member comments:**

Email received from Councillor Bobby Feeley stating that she was of the opinion that some of the trees are in urgent need of pollarding as in their present state they could be a danger to the public and should be done more urgently than the TPO. Councillors Huw Hilditch-Roberts and Emrys Wynne also supported this statement.

The Council's Tree Inspector has been made aware of this statement and will be looking into this matter in due course.

Email received from Councillor Meirick Lloyd-Davies regarding clarification of the location of the trees. Please see the plan below taken from the provisional Tree Preservation Order No.7 (2021):



Location of 4 trees proposed for TPO.

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## **Item No.12 - Page**

**Code No:** N/a

**Location:** Awel y Mor Offshore Windfarm

**Proposal:** Officers seeking Members approval to make representations on the DCO application and submit a Local Impact Report under delegated powers.

The Council has received a letter from the Planning Inspectorate which gives notice that an **application by Awel y Môr Offshore Wind Farm Limited for an Order Granting Development Consent for the Awel y Môr Offshore Wind Farm project** is likely to be submitted to them on the 20<sup>th</sup> April.

The letter outlines the process to be followed once an application is submitted, and is summarised as follows:

### **Adequacy of consultation**

On receipt of an application, the Planning Inspectorate has 28 days to decide whether or not to accept the application.

A Consultation Report should be included with the application, setting out the Applicant's Pre-application consultation processes, a summary of the relevant responses to its consultation and how it has taken account of responses received in developing the application.

As soon as an application is received, the Planning Inspectorate will invite host and neighbouring local authorities, to submit an 'Adequacy of Consultation Representation' which the Planning Inspectorate must have regard to in deciding whether or not to accept an application. This invitation will include the Consultation Report in order to inform the local authority's representation about the adequacy of the Applicant's Pre-application consultation.

This Adequacy of Consultation Representation means a representation about whether the Applicant has complied with the legal requirements relating to consultation and publicity as set out in the Planning Act 2008.

Local authorities will have 14 calendar days to submit an Adequacy of Consultation Representation.

### **Local impact reports (LIRs)**

The Planning Inspectorate will not consider the merits of an application unless it is accepted for examination.

The Adequacy of Consultation Representation is not therefore a representation on the impacts of the scheme or the merits of the case, and the submission of any such representations prior to an acceptance would be premature.

Should the application be accepted, host authorities will automatically be registered to participate in the examination. Neighbouring authorities are encouraged to register on the Planning Inspectorate website at the appropriate time.

If the application is accepted for examination, the Examining Authority will invite local authorities to submit a LIR which should give details of the likely impact of the Proposed

Development upon the Authority's area. The deadline for the submission of the LIR will be set by the Examining Authority following the Preliminary Meeting, which is likely to take place a few months after the acceptance of an application.

Local authorities are therefore encouraged to begin preparation of their LIR now, and put in place internal approval procedures.

Further details regarding the process for applications for orders granting development consent including relevant legislation, guidance and advice notes can be found on our website and accessed by following this link: <https://infrastructure.planninginspectorate.gov.uk/>