

To: Chair and Members of the Planning Committee

Date: 14 December 2022

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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, 14 DECEMBER 2022** in **COUNCIL CHAMBER, COUNTY HALL, RUTHIN AND BY VIDEO CONFERENCE** and enclose the following report(s).

**APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 7) – Late Reps**

Yours sincerely

G Williams  
Monitoring Officer

**MEMBERSHIP**

**Councillors**

Ellie Chard  
Karen Edwards  
Gwyneth Ellis  
James Elson  
Chris Evans  
Jon Harland  
Huw Hilditch-Roberts  
Alan James  
Delyth Jones  
Julie Matthews

Terry Mendies  
Raj Metri  
Win Mullen-James  
Merfyn Parry  
Pete Prendergast  
Gareth Sandilands  
Peter Scott  
Andrea Tomlin  
Elfed Williams  
Mark Young

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## PLANNING COMMITTEE

Date – 14<sup>TH</sup> DECEMBER 2022

## ADDENDUM REPORT BY HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE SERVICES

### 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 – 6)
6. ADDITIONAL ITEMS (Item numbers 7 - 8)

### ORDER OF APPLICATIONS

#### PART 1

	Application no.	Location	Page
<b>Public Speaker items</b>			
<b>6</b>	21/2021/1049	Heather Bank, Llanferres	55
<b>Other items</b>			
<b>5</b>	02/2022/0736	Land at (Part garden of) 149 Mwrog Street Ruthin	17
<b>General matters</b>			

7	N/A	Confirmation request of Tree Preservation Order No. 2 (2022) made by Denbighshire County Council	109
<b>Information report</b>			
8	N/A	Local Development Plan 2006 to 2021: Annual Monitoring Report 2022	133

## PUBLIC SPEAKER ITEMS

**Item No. 6 – Page 55**

**Code No:** 21/2021/1049

**Location:** Heather Bank, Llanferres

**Proposal:** Erection of a replacement dwelling and associated works

LOCAL MEMBERS: Cllr Huw Williams

OFFICER RECOMMENDATION IS TO **GRANT**

Public Speaker Against –

Public Speaker For – Mr Joe Salt (agent)

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**Late representations received –**

**Additional information received -**

**Officer Note –** The report states the site is in the Llanarmon Yn Ial / Llandegla ward, however this is incorrect. The site is within the Moel Famau ward.

**Additional/amended conditions -**

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## OTHER ITEMS

**Item No.5 – Page 17**

**Code No:** 02/2022/0736

**Location:** Land at (Part garden of) 149 Mwrog Street Ruthin

**Proposal:** Erection of 1 no. detached dwelling, provision of parking area for no.149 and associated works

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

OFFICER RECOMMENDATION IS TO **GRANT**

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**Late representations received –**

Highways Officer responded 30/11/2022

Raised no objections subject to the imposition of conditions.

**Response:**

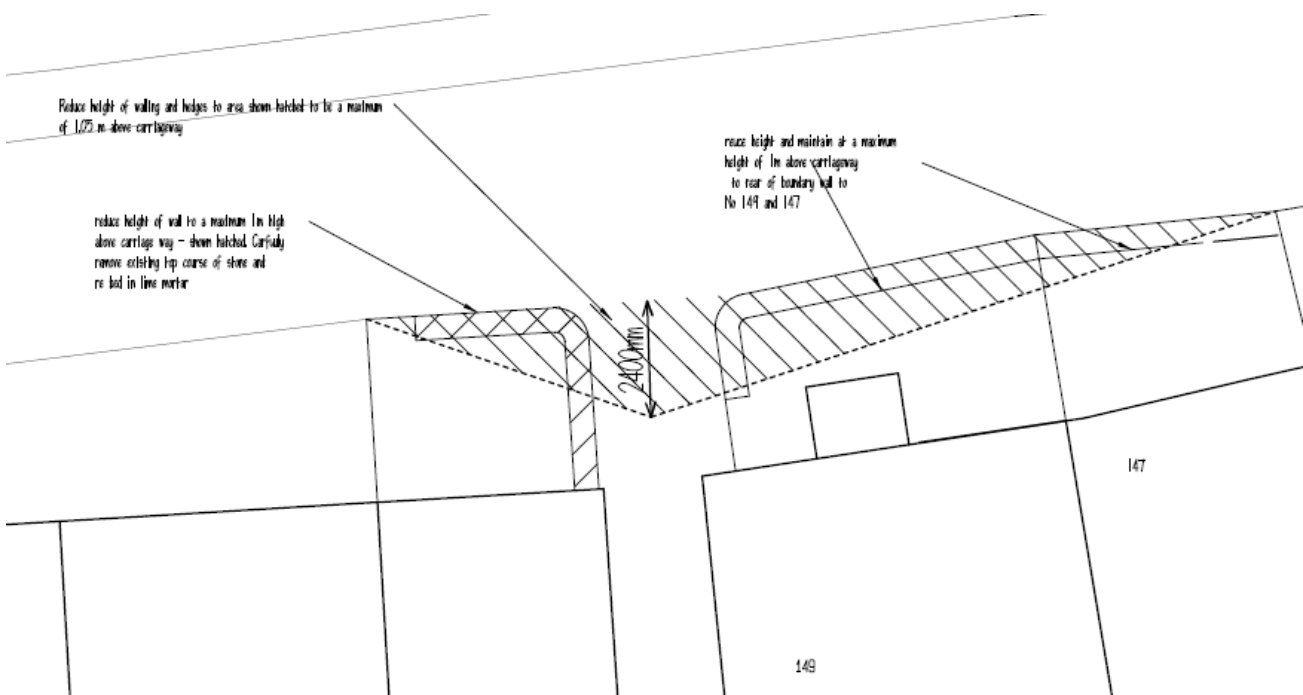
I refer to the above planning application and can understand the local concerns, however Tan 18 Technical Advice Note 18 states “where planning applications are submitted within an existing development site and served by an existing substandard access, there should be scope for a limited redevelopment that incorporated a substantial access improvement, even though the improved access would still be below standard”. The development site has an historic use for vehicles and an additional dwelling with suitable parking and turning with the access/visibility improvements as shown on the attached drawing, would be difficult to defend if planning permission was refused on highway grounds, therefore I would have no objection to the application subject to the following conditions:

**Conditions:**

1. The car parking and turning arrangements shall be completed in accordance with the approved plans before the use hereby permitted is bought into use.
2. The visibility splays shall be completed in accordance with the approved plans before construction of the permitted dwelling is commenced.

**Reasons.**

1. In the interests of highway safety.
2. To ensure that adequate visibility is provided at the proposed point of access onto the highway.



*Updated site access plan showing visibility splays*

**Additional Information –**

Updated site plan including access and visibility splays submitted by Agent.

The front boundary wall to Number 151 Mwrog Street to the west is to be retained at 1m high directly above the carriageway. The wall is to be finished with stone and re bed in lime mortar. Condition 14 is suggested to control the detailing and finish of the wall to the Conservation Officer’s approval.

The front boundary hedge above the dwarf wall at Numbers 149 and 147 Mwrog Street to the east is to be retained at 1m high above the carriageway to ensure visibility splays are maintained.

**Officer Note –**

The development is not considered to raise any unacceptable impacts on the highways network. The recommended highways conditions are already included on the Committee Report but Officers suggest a slight amendment to the wording of condition 7 to include reference to the visibility splays shown on the plan.

**Amended conditions –**

Suggested amendment to Condition 7:

7. The access including visibility splays shall be laid out and constructed in accordance with the approved plans before works commence on the construction of the new dwelling and shall be retained at all times thereafter.

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## ADDITIONAL ITEMS

**General Matters:**

**Item No.7 – Page 109**

**Code No:** N/a

**Location:** Land at 46 Bro Deg

**Proposal:** Confirmation request of Tree Preservation Order No. 2 (2022) made by Denbighshire County Council

Officers request that members confirm the Tree Preservation Order.

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**Late representations received – None**

**Additional Information – None**

**Officer Note – None**

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**Information report:**

**Item No.8 – Page 109**

**Code No:** N/a

**Location:** N/a

**Proposal:** Local Development Plan 2006 to 2021: Annual Monitoring Report 2022

Officers request that members note the report for information.

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**Late representations received – None**

**Additional Information – None**

**Officer Note – None**

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