

To: Chair and Members of the Planning Committee

Date: 16 March 2023

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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, 22 MARCH 2023** in **COUNCIL CHAMBER, COUNTY HALL, RUTHIN AND BY VIDEO CONFERENCE** and enclose the following report(s).

### **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  
Cheryl Williams  
Elfed Williams  
Mark Young

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## PLANNING COMMITTEE

Date – 22<sup>ND</sup> MARCH 2023

## 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 7 - 12)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Item numbers 5)
6. ADDITIONAL INFORMATION
7. PART 2 – FORMER NORTH WALES HOSPITAL UPDATE

### ORDER OF APPLICATIONS

#### PART 1

	Application no.	Location	Page
<b>Public Speaker items</b>		None	
<b>Other items</b>			
<b>5</b>	43/2022/0537/ PF	Station House, 1 Bridge Road, Prestatyn	13
<b>6</b>	N/A	Response to Welsh Government on the revised, January 2023 version of Technical Advice Note 15: Development, Flooding and Coastal Erosion.	33

7	45/2021/0516	Kynsal House, Vale Road, Rhyl UPDATE	N/A
<b>PART 2</b>			
8	01/2020/0315/ PF	Former North Wales Hospital, Denbigh UPDATE	N/A

## PUBLIC SPEAKER ITEMS

**NONE**

## OTHER ITEMS

**Item No.5 – Page 13**

**Code No:** 43/2022/0537/PF

**Location:** Station House, 1 Bridge Road, Prestatyn

**Proposal:** Change of use of former museum and tea rooms to form one dwelling

LOCAL MEMBER(S):        Cllr Kelly Clewett  
                                      Cllr Gill German  
                                      Cllr Jason Mclellan

OFFICER RECOMMENDATION IS TO **REFUSE**

**Addendum report –**

The application was subject to a Site Inspection Panel meeting at 09.45am on Friday 17<sup>th</sup> March 2023.

In attendance were:

CHAIR – Councillor Mark Young

VICE CHAIR – Councillor Peter Scott

LOCAL MEMBER – Councillor Kelly Clewett

GROUP MEMBERS –

Conservative Group – represented by Councillor Hugh Irving

Green Group – no representative, apologies sent

Independent Group – represented by Councillor Andrea Tomlin

Labour Group – Councillor Alan James

Plaid Cymru Group – Councillor Delyth Jones

COMMUNITY COUNCIL – no representative

The Officer present was Paul Griffin (Development Management).

The reason for calling the site panel was to allow opportunity to view the nature of the surrounding area and how the site relates to the surrounding area, and to observe the ground topography.

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

1. The basis of the application for the change of use of the building to a dwelling.
2. Representations on the applications
3. The site in relation to the surrounding area, the character of the conservation area and the ground topography.

In relation to the matters outlined:

1. The Officer outlined the proposals which involves the change of use of a museum/tearoom to a single dwelling. The planning history of the site was also outlined.
2. The Officer outlined the nature of the objection from NRW and detailed the policy context of the proposal regarding TAN 15 and the relevant flood maps.
3. Members observed the adjacent ground levels to the building and viewed the curtilage of the building. Members viewed the building in the context of its prominent position within the street scene, and the contribution that it makes to the character of the conservation area.

**Late representations received – None.**

**Additional Information – None.**

**Officer Note – None**

**Amended/additional recommendation/conditions – None**

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**Item No.6 – Page 33**

**Code No: N/A**

**Location: N/A**

**Proposal:** Response to Welsh Government on the revised, January 2023 version of Technical Advice Note 15: Development, Flooding and Coastal Erosion.

OFFICER RECOMMENDATION IS THAT MEMBERS RESOLVE TO SUBMIT THE LPA'S RESPONSE TO THE WELSH GOVERNMENT CONSULTATION ON THE REVISED TAN 15 AS DRAFTED.

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No additional information.

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**Item No.7 – Receipt of Planning Appeal Relating to Application:-**

**Code No:** 45/2021/0516

**Location:** Kynsal House, Vale Road, Rhyl

**Proposal:** Change of use of land and ancillary buildings to form residential Traveller site for 6 caravans, with the existing dwelling Kynsal House retained for owners / managers accommodation; including formation of internal pathways and parking, landscaping and associated works

LOCAL MEMBER(S): Cllr Peter Prendergast (c)  
Cllr Diane King

OFFICER RECOMMENDATION IS-

1. THAT PLANNING COMMITTEE FORMALLY APPOINTS THE TWO LOCAL MEMBERS COUNCILLOR PREDERGAST AND COUNCILLOR KING TO REPRESENT THE COUNCIL AT THE APPEAL HEARING AND,
2. THAT PLANNING COMMITTEE AGREES TO APPOINT A PLANNING CONSULTANT AND A HIGHWAY CONSULTANT TO ASSIST THE LOCAL MEMBERS IN DEFENDING THE PREVIOUS PLANNING COMMITTEE DECISION.

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**Background Information:**

In May 2021 an application was submitted for the:

*“Change of use of land and ancillary buildings to form residential Traveller site for 6 caravans, with the existing dwelling Kynsal House retained for owners / managers accommodation; including formation of internal pathways and parking, landscaping and associated works”.*

The site location was Kynsal House, Vale Road, Rhyl.

Officers presented a report to planning committee on 9th March 2022 which recommended permission be granted. A copy of that report has been circulated separately for your reference.

At committee, and following a sound and thorough debate, Members resolved to refuse planning permission, against officer recommendation. A copy of the decision notice has been circulated separately for your reference.

The LPA has received notification from PEDW that the applicants are now appealing that decision. The notification was received on 3rd March 2023, and the LPA must submit its written Statement of Case by 31st March 2023. The appeal will be dealt with as an Informal Hearing and PEDW have advised that it will be held 'in line with the procedure agreed for Gypsy and Traveller appeals in October 2022'. Officers understand this to mean that attendance at the appeal will be by invite by PEDW only – although we are seeking further clarification on this. The date of the hearing is still to be confirmed.

As LPA Officers recommended that planning permission be granted for the proposal, it is not possible for them to represent the Council at the appeal. However, Officers have discussed the approach to be taken with the Local Members, Cllr Pete Prendergast and Cllr Diane King. Both members have agreed to represent the LPA at the appeal. Officers are arranging for a Planning Consultant and a Highway Consultant to support them in this role.

Owing to the timescales involved Officers have already made some headway in securing the services of a Planning Consultant to assist the Councillors. Officers therefore request that Members formally approve the approach outlined above.

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## PART 2

### **Item No.7**

**Code No:** 01/2020/0315/PF

**Location:** Former North Wales Hospital, Denbigh

**Proposal:** Conversion, restoration, part demolition and adaptation of main range listed buildings to residential use (34 dwellings); demolition of Nurses Home, Mortuary, Isolation ward, Aled ward and former gasworks buildings; and development of land within the hospital grounds for mixed use as enabling development, including up to 300 no. residential units and up to 1114 square metres of business units (comprising a mix of A1, A2, A3, B1, C1, C2, C3, D1 and D2 uses); siting of the Denbigh Cricket Club; and construction of access, drainage and associated works

Officers will provide a verbal update on progress since the item was last considered at Planning Committee in September 2021 and will respond to questions from Members.

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