

PLANNING COMMITTEE

Date – 6th NOVEMBER 2024

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 (pages 5 - 6)
3. URGENT MATTERS AS AGREED BY THE CHAIR
 - Request for confirmation of provisional Tree Preservation Order (TPO) No. 4 (2024)
4. MINUTES (Pages 7 – 12)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 5 - 7)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public speaker items			
7	47/2023/0838/PF	EGLWYS MC, TREMEIRCHION	65
Non-Speaker Items			
5	45/2024/1019/PF	1 WELLINGTON ROAD, RHYL	13
6	24/2023/0566/PF	LAND AT BRO FAIR, STATION ROAD, RHEWL	35

3	TPO	Land between The Rectory and Brackendene, Llanbedr Dyffryn Clwyd	

PUBLIC SPEAKER ITEMS

Item No.7 – Page 65

Code No. 47/2023/0838/PF

Location: EGLWYS MC, TREMEIRCHION

Proposal: Conversion of chapel to form dwelling including the demolition and rebuilding of vestry building and erection of single storey extension, formation of vehicular access, parking area and associated works

LOCAL MEMBER: Councillor Chris Evans (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Nigel Heckman (applicant)

PUBLIC SPEAKER AGAINST – Bethan Owens

Addendum Report –

The application was subject to a Site Inspection Panel meeting at 10:30 Friday 1st November 2024.

In attendance were:

CHAIR – Councillor Mark Young

VICE CHAIR – Councillor Alan James

LOCAL MEMBER – Councillor Chris Evans

GROUP MEMBERS –

Conservative Group – Councillor Peter Scott

Green Group – Apologies sent

Independent Group – represented by Councillor Mark Young

Labour Group – represented by Councillor Alan James

Plaid Cymru Group – Councillor Arwel Roberts

COMMUNITY COUNCIL – Andrew Jones

The Officer present was Paul Griffin (Development Management).

The reason for calling the site panel was to allow opportunity to view the details of the proposal, the highway, the proposed parking area, and the relationship to surrounding properties.

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

1. The details of the proposal, including the proposed site layout.
2. The highway and proposed parking area.
3. The site in relation to the surrounding area and the neighbouring dwelling.

In relation to the matters outlined:

1. The Officer described the proposal and outlined the extent of the works to the building, the location of the proposed extension, and the layout of the parking area.
2. Members considered the character of the existing building, the character of that vestry (which is to be demolished) and considered the details of the proposed works and the impacts that would have on the character of the building. Members also considered the setting of the building within the AONB.
3. Members asked for clarity on the precise location and size of the proposed parking area, and the works required to create the access. Members also asked about what uses the building could be put to without the need for planning permission. The Officer advised that the building could be used for any use within a 'D1 use class' (health centres, crèches, day nurseries, day centres, schools, art galleries etc.) and considered what highway impacts this 'fall back position' might result in. Members asked about highway safety during the demolition of the vestry should permission be granted.
4. Members observed the rear of the site and the layout of the garden area. The relationship of the proposed extension to the neighbouring dwelling and the location windows was also observed.

Late representations –

John Evans, Tan Y Graig Cottage, Tremeirchion

Helen Williams, Henblas Farm, Tremeirchion

Bethan Owens, Y Caban, Penlanfach, Ponthirwaun, Aberteifi

Mary Owens and Rhian Wynne, Ty Capel, Tremeirchion

Phil Adey, Tan Y Graig, Tremeirchion

Summary of planning based comments:

- The proposal would result in a loss of local historical features and the proposed design does not respect the character of the original building.
- The elevational changes are excessive and not in line with adopted guidance on the conversion of buildings.
- The plans do not show the impact on Ty Capel. Concern is raised locally regarding a loss of privacy and overshadowing of Ty Capel.
- Detrimental impact on road safety – lack of visibility available for cars leaving the proposed parking area.
- Lack of clarity regarding the drainage proposals
- Concern is raised regarding the safety of the highway during the works.
- Insufficient parking arrangements
- Lack of marketing

Additional Information – None

Officer Note –

In relation to the questions raised about foul drainage, officers can confirm that the submitted site layout plan, when read in conjunction with the drainage plan show the existing connection to the existing septic tank to remain, but the septic tank to be replaced with a private treatment plant. Officers understand this is exempt from the need for a permit from NRW, but would be controlled by Building Regulations.

In relation to questions regarding highway safety during construction (should permission be granted) Officers consider these can be addressed through the imposition of a Construction Management Plan condition. This is now detailed below as an additional condition.

All other late representation issues raised are considered to have been covered in the main Officer Report and/or were considered/observed at the Site Panel meeting.

Amended/ additional conditions –

No site clearance or construction works shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:

- a) the arrangements for the parking of vehicles of site operatives and visitors;
- b) the location of any construction compound and measures to reinstate the land following completion of the works;
- c) the hours of site works and deliveries;
- d) the proposed method for demolition of the vestry to ensure no obstruction to the safe and free flow of traffic on the adjacent highway
- e) the location of areas designated for the loading, unloading, and storage of plant and materials;
- f) the piling methods, in the event that this form of foundation construction is proposed

The development shall be carried out strictly in accordance with the approved elements of the Construction Method Statement throughout the construction period.

Non-Speaker Items

Item No.5 – Page 13

Code No. 45/2024/1019/PF

Location: Office 2 Home, 1 Wellington Road, Rhyl, Denbighshire

Proposal: Change of use from shop (use class A1) to a hot food takeaway/restaurant (use class A3) and installation of new shop front

LOCAL MEMBERS: Councillor Joan Butterfield
Councillor Alan James (c)

OFFICER RECOMMENDATION: TO GRANT

Late representations – None

Additional Information – None

Officer Note – None

Amended/ additional conditions – None.

Item No.6 – Page 35

Code No. 24/2023/0566/PF

Location: Land at Bro Fair, Ffordd Yr Orsafm Rhewl, Ruthin

Proposal: Erection of stable, formation of hardstanding and access road, landscaping and associated works

LOCAL MEMBERS: Councillor Merfyn Parry (c)

OFFICER RECOMMENDATION: TO GRANT

Late representations - None

Additional Information – None

Officer Note – None

Amended/ additional conditions – None.

URGENT MATTER:

Code No. N/a

Location: Land between The Rectory and Brackendene, Llanbedr Dyffryn Clwyd

Proposal: Confirmation of provisional Tree Preservation Order (TPO) No. 4 (2024)

LOCAL MEMBERS: Councillor Huw Williams

OFFICER RECOMMENDATION: That Members agree to confirm the TPO in accordance with the Officers report.

Late representations – None

Additional Information – None

Officer Note – None

Amended/ additional conditions – None.
