

PLANNING COMMITTEE

Date – 12th February 2025

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 7 - 8)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 9 – 14)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 5 - 9)

PART 2 – CONFIDENTIAL ITEM(S)

6. PLANNING APPEAL UPDATE

ORDER OF APPLICATIONS

PART 1

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PUBLIC SPEAKER ITEMS

Item No.5 – Page 15

Code No. 47/2023/0708/PF

Location: Former Rhyl Rugby Club, Waen Road, Rhuddlan, Rhyl

Proposal: Change of use of land and existing club building to form glamping site including the siting of 9 glamping pods, relocation of existing access, formation of internal roads and pathways, installation of 2 No. package treatment plants and associated works

LOCAL MEMBER: Cllr Chris Evans (c)

OFFICER RECOMMENDATION: TO REFUSE

PUBLIC SPEAKER FOR – Gethin Jones (Agent)

PUBLIC SPEAKER AGAINST – Deirdre Williams (resident)

Addendum Report –

The application was subject to a Site Inspection Panel meeting at 10:00 on Friday 7th February 2025.

In attendance were:

CHAIR – Councillor Mark Young

VICE CHAIR – Apologies sent

LOCAL MEMBER – Councillor Chris Evans

GROUP MEMBERS –

Conservative Group – represented by Councillor James Elson, and Councillor Peter Scott

Green Group – represented by Councillor Martyn Hogg

Independent Group – represented by Councillor Merfyn Parry

Labour Group – represented by Councillor Ellie Chard

Plaid Cymru Group – represented by Councillor Delyth Jones

COMMUNITY COUNCIL – represented by Deirdre Williams

The Officer present was Paul Griffin (Development Management).

The reason for calling the site panel was to allow opportunity for Members to view the site, its existing use and how the site relates to the surrounding area.

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

1. The basis of the application for the change of use of land and siting of 9 pods.
2. The planning history of the site, the location of Best and Most Versatile (BMV) Agricultural land, and the sites extant use as a sports pitch.
3. The site in relation to the public rights of way network.
4. The proposed parking arrangements and alterations to the site access.

In relation to the matters outlined:

1. The Officer outlined the proposals which include the siting of 9 pods and basic repair works to the existing clubhouse. Members observed the extent of the site boundaries
2. The Officer outlined the nature of the previous planning application, and how this proposal differs from the previously refused scheme. Members observed the difference in site boundaries between the previous application and the current proposal. Members asked and were advised as to which parts of the wider site were classed as BMV land. The officer advised that the red line boundary of the application site excluded BMV land. Members asked for clarification whether the site would be classed as previously developed land, and were advised that much of it would be. Members were also advised that in Officers opinion the use of the site for sports purposes was still extant and had not been abandoned.
3. Members observed the location of the public right of way to the south of the site and considered whether there was a suitable network of Public Rights of Way to connect the site to settlements. Members were advised that the only real option for walking to either Rhuddlan, St Asaph or Rhuallt would be along the highway as there were no obvious Public Right of Way routes connecting the site to those settlements.
4. Members noted the location of the parking area and the proposed alteration to the access. They looked at the nature of the connecting highway and considered the visibility splays.

Late representations – A letter from Deirdre Williams has been received and circulated to all members of the Planning Committee. The letter reinforces the objection of the Tremierchion Cwm and Waen Community council, as well as the views of Deirdre Williams as a local resident. The letter covers:

Principle – the pods are classed as static caravans and therefore are not supported by Planning Policy. The site is in the open countryside and surrounded by BMV agricultural land.

Sustainability - the site is not in a sustainable location in that it is not readily accessible other than by motor car. The pedestrian links to settlements are not suitable and would discourage people from walking due to the nature of the highway conditions.

Previous planning refusal – Welsh Minister have previously refused permission for a larger lodge development (40 units), but the principles of this decision still apply to this smaller scheme.

Highway Safety – the proposal would result in more cars using the roads around the site and that visitors may not drive according to road conditions.

Existing holiday let uses – there are existing holiday uses in the local vicinity and there is no evidence of need for the proposed lodges.

Additional Information – The applicants have submitted a further statement which advises that a St Asaph based football team (Clwb Pel Droed Y Glannau) are looking to relocate to the existing pitches along side the 'pod' proposal. The applicants consider that the two uses would be mutually beneficial to the economy of the area and highlight the following:

“ 1. Community Benefits – Strengthening Local Engagement

The proposed development at Waen Road offers significant community benefits, particularly through a partnership with a local football team eager to lease the former rugby pitches for long-term use. By revitalising this space for community sport, the proposal aligns with Policy PSE 5.

1. **Increased Community Participation** – Matches and training sessions will encourage local engagement and social cohesion.
2. **Health & Well-being** – Access to sports facilities enhances physical activity, improving public health.
3. **Boost for Local Businesses** – Indirect benefits for food outlets, cafés, and pubs as players and visitors support the local economy.

2. Local Economic Benefits – Supporting Rural Growth

The development supports the **rural economy** by increasing visitor numbers, generating spending, and fostering new economic opportunities.

1. **Increased Revenue for Local Businesses** – Shops, cafés, pubs, etc benefiting from provided marketing literature. (*The White House Restaurant & Blue Lion Inn*)
2. **Job Creation & Retention** – The development ensures sustainable employment, both directly and indirectly, in hospitality, maintenance, and local services.
3. **Sustaining Rural Communities** – The site provides economic resilience, reducing reliance on seasonal tourism.

3. Evidence of Support & Policy Compliance (Policy PSE 5 – The Rural Economy)

Letters of Support from Local Businesses

- Businesses confirm that the 9-pod glamping site will boost trade and visitor spending.
- Demonstrates compliance with Policy PSE 5, which encourages economic development in rural areas.

Conclusion: A Balanced Development for People & Prosperity

The Waen Road proposal is not just about development; it is about enhancing community well-being and sustaining the rural economy.

- Tangible local benefits
- Economic resilience
- Community engagement
- Policy compliance

By supporting this initiative, we create a stronger, more vibrant local economy that benefits residents, businesses, and visitors alike.”

Officer Note –

Officers note the intention of a local football team to relocate to the sports pitches adjacent to the site, but do not consider this has a bearing on the application currently be considered. The relocation of the football club to this site would not be dependent on the outcome of this application, and members are advised that the club could relocate to the site without the need for planning permission.

The additional commentary on the potential benefits to the rural economy is also noted, but Officers consider that a robust business case which clearly demonstrates what benefits would be derived from the proposal has still not been made. On the information submitted, it is not possible to quantify whether the ‘economic benefits’ from the proposal would be sufficient to offset the harm identified in the principled objection to the proposal - which is that the proposal would establish a static caravan park in the open countryside contrary to Policy PSE 12, in a location which is in conflict with the overarching requirements for new development to be in sustainable locations.

Item No.6 – Page 59

Code No. 47/2024/1288/PF

Location: Land Between, Rhualt Hall Barn And Mill Cottage, Rhualt, St Asaph, Denbighshire

Proposal: Erection of a temporary agricultural workers dwelling and associated works

LOCAL MEMBER: Cllr Chris Evans (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Mr Sion Roberts, Cadnant Planning (Agent)

PUBLIC SPEAKER AGAINST – None

Addendum Report – none

Late representations – none

Additional Information – none

Officer Note – none

Item No.7 – Page 89

Code No. 47/2024/1557/MD

Location: Change of use of land and construction of an Integrated Constructed Treatment Wetland (ICTW) including the installation of 2 no. underground septic tanks, creation of 3 no. wetland cells with planting, welfare facility, new internal access roads, fencing, landscaping and associated works

Proposal: Sewage Disposal Works, Tremeirchion, St Asaph, Denbighshire

LOCAL MEMBER: Cllr Chris Evans (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Jenny Coxon (Agent)

PUBLIC SPEAKER AGAINST – none

Addendum Report –

Late representations – Natural Resources Wales' final response

Natural Resources Wales have some concerns with the application, however, concerns can be overcome by attaching an additional condition to any planning permission requiring a further Construction Environmental Management Plan to be submitted prior to any development works taking place, providing additional information relating to:

- Site specific management measures to be put in place to safeguard and minimise the risk of pollution impacting the watercourse adjacent to the site.
- Construction methods: details of materials, how waste generated will be managed.
- General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.
- Soil Management: details of topsoil strip, storage and amelioration for re-use. Should substantial storage of soils etc. be required, management of these areas may require silt fencing etc. to minimise the risk of runoff.
- Appropriate reference to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites, which are available on the NetRegs website.
- Further details regarding dewatering, settlement of the water etc. to ensure water entering the watercourse does not contain sediments

Natural Resources Wales confirmed that they are satisfied with the updated reports and plans regarding Groundwater Risk which have overcome their initial concerns.

Natural Resources Wales also raise no concerns regarding protected species.

Additional Information –

Amended versions of plans:

PROPOSED SITE LAYOUT PLANNING BOUNDARY (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5042 Rev 2.0) and PROPOSED ACCESS GATE TO FARMERS FIELD LAYOUT. (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5012 Rev 3.1) were received 28-01-2025. These were submitted to correct a minor drafting error on the plans where the gate on site is actually further set back within the site.

An amended version of Landscaping Plan (Ref: V3, The Wye and Usk Foundation Dated 03/02/2025) was also received 04-02-2025 which has added a minor note *“A brush cutter/grass trimmer and/or scythe bar mower n the flatter ground is advised for grass cutting of the riparian/grassland habitat. It is also advised to cut grass in blocks leaving areas of taller grass for wildlife and biodiversity to utilize”*

This was at the recommendation of the County Ecologist.

Officer Note –

Two plans have been amended to address a drafting error of where the gate is, which was actually further into the site and the landscaping plan was amended to incorporate a management recommendation from the County Ecologist.

Natural Resources Wales have provided comments since the report was drafted, and do not object to the application subject to an additional condition, therefore Officers recommend Grant subject to an amended condition 2 to incorporate the amended plans and an additional condition 16 to require a further Construction Environmental Management Plan.

Amended / additional conditions -

Condition 2 varied to amend the list of plans to be approved (amended plans underlined):
“The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:

Tree Protection Plan (Drawing No. EE_TICW_AIA) Received 05-12-2024

LONG SECTION (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5051 Rev 1.0) Received 05-12-2024

Tremeirchion CTW cross section (v3.1) Received 05-12-2024

Proposed Fence Detail (Drawing No. SDC2010/004 Rev I02) Received 05-12-2024

DRAINAGE PLAN (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5046 Rev 2.0) Received 05-12-2024

Portable Offices (2 Drawings No. PRT_2009CXN01A) Received 05-12-2024

SITE LOCATION (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5000 Rev 1.1) Received 16-01-2025

PLANNING APPLICATION BOUNDARY (Drawing No. B17505-00DM13-03-AB-DR-CA-PN1009 Rev 2.1) Received 16-01-2025

PROPOSED SITE LAYOUT PLANNING BOUNDARY (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5042 Rev 2.0) Received 28-01-2025

PROPOSED ACCESS GATE TO FARMERS FIELD LAYOUT. (Drawing No. B17505-00DM13-03-AB-DR-CA-CI5012 Rev 3.1) Received 28-01-2025

PAC Report (Ref: 5924.CAU.XX.XX.RP.T.9100.A0.C1) Received 05-12-2024

Arboricultural Impact Assessment (Ref: EE_TICW_AIA v1, Enfys Ecology Dated 5/10/24) Received 05-12-2024

Preliminary Ecological Appraisal (Ref: EE.4346.24.RC v3, Enfys Ecology Dated 10/10/24) Received 05-12-2024

Design and Access Statement (Ref: 5924-CAU-XX-XX-RP-T-0302.A0.C3 Caulmert Dated Dec 2024).pdf Received 05-12-2024

Green Infrastructure Statement (Ref: EE.4346b.24.RC v3, Enfys Ecology Dated 10/10/24) Received 05-12-2024

Landscape and Visual Statement (Ref: v4, Tirlun Barr Associates Dated 16/10/24) Received 05-12-2024

Tremeirchion Wetland Planting Methodology Ref: v2, The Wye and Usk Foundation Dated 5/12/24) Received 05-12-2024

Construction Environmental Management Plan (Ref: v2, Wye and Usk Foundation Dated 14/10/24) Received 05-12-2024

Construction Traffic Management Plan (Rev P02, Eric Wright Water Dated 15/10/24) Received 05-12-2024

Groundwater Risk Assessment (Ref: v2, The Wye and Usk Foundation Dated 22/10/24) Received 05-12-2024

Groundwater Risk Assessment - Appendices - Final Analytical Test Report Received 18-12-2024

Groundwater Risk Assessment - Appendices - Test Report Received 18-12-2024

Archaeological Desk Based Assessment (Heneb: Clwyd-Powys Archaeology Project PD24-123, Report 2075, dated 10 January 2025) Received 13-01-2025

Tremeirchion Quantitative Groundwater Risk Assessment (v3, The Wye and Usk Foundation Dated 17/12/24) Received 18-12-2024

Landscaping Plan (Ref: V3, The Wye and Usk Foundation Dated 03/02/2025) Received 04-02-2025

Condition 16 added to require submission of a Construction Environmental Management Plan:

“Prior to the commencement of development, or any site clearance, a site-wide Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the

Local Planning Authority. The development shall proceed strictly in accordance with those details as approved.

The CEMP shall include:

Site specific management measures to be put in place to safeguard and minimise the risk of pollution impacting the watercourse adjacent to the site.

Construction methods: details of materials, how waste generated will be managed.

General Site Management details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.

Soil Management - details of topsoil strip, storage and amelioration for re-use. Should substantial storage of soils be required, management of these areas and measures to minimise the risk of runoff.

Appropriate reference to Guidance for Pollution Prevention (GPP) 5: Works and maintenance in or near water, and GPP 6: Working on construction and demolition sites.

Details of dewatering and settlement of the water to ensure water entering the watercourse does not contain sediments”.

Reason 16: To agree suitable measures to prevent and minimise risks of pollution, safeguard the watercourse, contaminate management and soil management.

Item No.8 – Page 123

Code No. 40/2024/1079/PF

Location: Land Adjacent To Maes Owen Abergele Road, Bodelwyddan, Rhyl, Denbighshire

Proposal: Erection of 49 no. affordable dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new pumping station.

LOCAL MEMBER: Councillor Raj Metri (C)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Mr Steve Grimster, Grimster Planning Ltd (Agent)

PUBLIC SPEAKER AGAINST – None

Late representations – none

Additional Information – none

Officer Note – none

Item No.9 – Page 173

Code No. 40/2024/1141/PF

Location: Ysbyty Glan Clwyd Rhuddlan Road, Bodelwyddan, Rhyl

Proposal: Erection of a new sub station, new incoming electrical supply plant room, external compound for generators, new

LOCAL MEMBER: Councillor Raj Metri (C)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Ruth Stiles, Betsi Cadwaladr University Health Board (Applicant)

PUBLIC SPEAKER AGAINST – None

Addendum Report –

Late representations –

Christopher Sheridan, 76 Ffordd Parc Castell, Bodelwyddan

Victoria Evans, Ffordd Parc Castell, Bodelwyddan

Mr Llwyd, Ffordd Parc Castell, Bodelwyddan

Summary of planning based representations: -

- Continue to have residential amenity and wildlife based concerns
- Concerns about health risks associated with Electromagnetic Fields from the substation and its equipment.
- Could more trees/hedges be planted between the back of residential properties and the hospital site to block out the future works and the new development?

Additional Information – none

Officer Note –

In relation to the health risk concern raised, information published by the UK Electricity Industry's Electric and Magnetic Field Unit (EMF) clearly states that the Industry is tightly regulated and have strict compliance policies that apply to all developments in the electricity networks, in the interests of preserving public health.

Any new electrical installations will not produce electromagnetic fields higher than exposure limits because they are specifically designed not to.

The proposed substation would be located away from any residential properties on the north eastern boundary of the Hospital with Y Faenol Fawr.

The proposed new incoming electric mains building is the part of the development closest to the dwellings on Ffordd Parc Castell. Measured at its closest point to the Hospital boundary

with the rear garden boundary of dwellings on Ffordd Parc Castell, the proposed building would be located in excess of 40m away from the boundary with the dwellings.

In conclusion it is Officers view that there would not be any health related causes for concern, the development would be strictly regulated by the UK Electricity Industry standards.

In relation to additional landscaping along the boundary with the dwellings on Ffordd Parc Castell, a landscaping condition is suggested in Condition 13. Officers suggest an extra note to applicant is included to advise that additional landscaping is also required along the boundary with these properties to provide additional screening.

Additional Note to Applicant

In relation to Condition 13, additional landscaping is also required along the Hospital boundary with the dwellings on Ffordd Parc Castell to provide additional screening for these properties.

PART 2 – CONFIDENTIAL ITEM(S)

Item No.6 – Page 211

Code No. 01/2022/0523/MA

PLANNING APPEAL AT: Graig Quarry, Graig Road, Denbigh

LOCAL MEMBERS: Councillor Pauline Edwards
Councillor Delyth Jones (c)
Councillor Geraint Lloyd-Williams

OFFICER RECOMMENDATION: That members vote to accept the recommendations set out in the Confidential Officer Report.

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