

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 17 June 2015 at 9.30 am.

PRESENT

Councillors Raymond Bartley (Chair), Joan Butterfield, Jeanette Chamberlain-Jones, Bill Cowie, Richard Davies, Stuart Davies, Huw Hilditch-Roberts, Rhys Hughes, Alice Jones, Pat Jones, Barry Mellor, Win Mullen-James (Vice-Chair), Bob Murray, Peter Owen, Merfyn Parry, Paul Penlington, Pete Prendergast, David Simmons, Bill Tasker, Julian Thompson-Hill, Joe Welch, Cefyn Williams and Huw Williams

ALSO PRESENT

Head of Planning and Public Protection (GB); Principal Solicitor – Planning and Highways (SC); Principal Planning Officer (IW); Planning Officer (DAR) and Committee Administrator (SLW)

1 APOLOGIES

Apologies for absence were received from Councillors Ian Armstrong, Meirick Davies, Peter Evans, Dewi Owens, Arwel Roberts and Cheryl Williams

2 DECLARATIONS OF INTEREST

Councillor Alice Jones declared a personal and prejudicial interest in Item No. 8, Application No 40/2015/0319 – Pengwern Farm, Nant y Faenol Road, Bodelwyddan.

Councillor Merfyn Parry declared a personal interest in Item No. 8.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters.

4 MINUTES

The minutes of the Planning Committee meeting held on 13 May 2015 were submitted.

RESOLVED that the minutes of the Planning Committee meeting held on 13 May 2015 be approved as a correct record.

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 11)

Applications received requiring determination by the Committee were submitted together with associated documentation. Reference was also made to late supplementary information (blue sheets) received since publication of the Agenda which related to

particular applications. In order to accommodate public speaking requests, it was agreed to vary the agenda order of applications accordingly.

5 APPLICATION NO. 08/2014/1110 - LAND ADJACENT GWERCLAS, CORWEN

An application was submitted for the erection of a dwelling, creation of new access & parking area, installation of treatment plant & soakaway & associated works at land adjacent to Gwerclas, Corwen.

Public Speakers –

Miss Gill Naylor on behalf of Mr B Wallace (**Against**) – explained the reasons why Mr and Mrs Wallace were against the erection of the dwelling. The reasons being as follows:

- The dwelling would be prominent and intrusive to the landscape
- The application omitted or confused critical details in the plan
- The application did not protect the existing ancient tree or roadside hedgerow, and
- An alternative site adjoining the farm had not been thoroughly investigated.

Mrs J. Tudor (**For**) – explained her reasons for the erection of the new dwelling. Mr and Mrs Tudor's family had worked the farm for many years. Mr S Tudor and his father worked the farm together which meant working extremely long hours. Therefore, there would be a clear benefit for the dwelling to be close to the farm. Mrs Tudor confirmed both her and her husband were amenable to work with the Planning Officers to ensure there would be no negative impact on the local area.

General Debate – The Local Member, Councillor Cefyn Williams expressed his support for the application as it would enable and encourage young people to remain within the local community. Concern had been raised regarding the AONB partnership response which would be queried by Councillors who were members of the Partnership. During discussion it had been a consensus of opinion that diversification of farms was the way forward.

Proposal – Councillor Cefyn Williams proposed the officer recommendation to grant the application, seconded by Councillor Rhys Hughes.

VOTE:

FOR – 21

AGAINST – 1

ABSTAIN – 0

RESOLVED that permission be **GRANTED** in accordance with the officer recommendations as detailed within the report.

6 APPLICATION NO. 16/2015/0271 - LLANBEDR HALL, LLANBEDR DC, RUTHIN

An application was submitted for the deletion of Condition 11 (requiring the provision of affordable housing) of planning permission code no. 16/2014/1020 at Llanbedr Hall, Llanbedr DC, Ruthin.

Public Speaker –

Rhys Davies (**For**) – explained the reasons why the planning condition should be removed as there was no requirement within the Replacement Dwelling Policy to provide affordable housing, nor had it been considered appropriate by officers to impose such a condition. Further to this, Mr Davies stated that the provision of affordable housing within the scheme would not be viable. If it was not agreed to remove the condition, Mr Davies stated the applicant would appeal which could incur costs to the Council.

General Debate – The Planning Officer explained the reason for the recommendation to grant the removal of the condition. There was, in planning terms, 11 dwelling units which would be reduced to 9 dwellings. The 11 flats were to be replaced by 9 houses which had been considered under the Replacement Dwelling Policy. Viability of affordable housing had not been assessed. Members stated there was a need for affordable housing within Llanbedr village. No financial plan had been submitted by the applicant to demonstrate their statement that affordable housing would not be viable. The Head of Planning and Public Protection summarised the discussion and explained if members refused to remove the condition the right of appeal could be exercised by the applicant. Regarding the issue of costs, these would only be awarded if the Council had been seen to be unreasonable. Two members would be required to attend an appeal hearing, to provide evidence to the Inspector.

Proposal – Councillor Huw Williams proposed to refuse the application, contrary to officer recommendation, seconded by Councillor Merfyn Parry.

VOTE:

FOR – 2

AGAINST – 19

ABSTAIN – 1

RESOLVED *that the application to remove Condition 11 be **REFUSED**, contrary to officer recommendation, by reason no financial plan had been submitted to prove affordable housing would not be viable.*

7 APPLICATION NO. - 45/2015/0410 - OCEAN BEACH SITE, WELLINGTON ROAD, RHYL

An application was submitted for the variation of condition no. 4 of outline planning permission code no. 45/2013/1510 to allow the implementation of interim landscaping works on or before 31st October 2015 at the Ocean Beach Site, Wellington Road, Rhyl.

Public Speaker –

Mr M Ralph (**For**) – explained the reasons why the proposal to vary Condition 4 should be granted. A small section of the development site had been utilised as a compound for the sea defence work taking place. Due to this, it appeared to be

logical to complete the sea defence works and once completed to carry out the landscaping.

General Debate – Councillor Joan Butterfield expressed her dissatisfaction at the lack of landscaping at the development site. Councillor Butterfield together with other members stated that the site required to be tidied and the hoardings surrounding the site either replaced, or repaired and painted in a uniform colour.

Proposal – that permission be granted, in accordance with officer recommendation, with additional amendments:

- (i) Variation of Condition No. 4 of outline Planning Permission code No. 45/2013/1510 to allow the implementation of interim landscaping works on or before 31 October 2015 or within 14 days of the Council vacating the compound within the development site
- (ii) Existing hoardings to be replaced or repaired and painted in a uniform colour.

VOTE:

FOR – 17

AGAINST – 2

ABSTAIN – 2

RESOLVED that the permission be **GRANTED** in accordance with officer recommendation to:

- (i) Vary Condition No. 4 of outline Planning Permission code No. 45/2013/1510 to allow the implementation of interim landscaping works on or before 31 October 2015 or within 14 days of the Council vacating the compound within the development site, and
- (ii) Existing hoardings to be replaced or repaired and painted in a uniform colour.

At this juncture (10.45 a.m.) there was a break.

Meeting re-convened at 11.00 a.m.

8 APPLICATION NO. 05/2015/0353 - PEN Y GRAIG, GLYNDYFRDWY

An application was submitted for the resumption of residential use of dwelling for local needs occupation and erection of extension at Pen y Craig (south west of Plas Tirion) Glyndyfrdwy, Corwen.

Proposal – Councillor Cefyn Williams proposed the application be deferred for a month in order to allow for discussions over the approach to the design of the proposed extensions. Seconded by Councillor Win Mullen-James.

VOTE – Unanimous show of hands in agreement to defer for one month.

***RESOLVED** that the application be **DEFERRED** for one month in order to allow for discussions over the approach to the design of the proposed extensions.*

9 APPLICATION NO. 40/2015/0319 - PENGWERN FARM, NANT Y FAENOL ROAD, BODELWYDDAN

An application was submitted for the erection of agricultural building with hardstanding areas at Pengwern Farm, Nant Y Faenol Road, Bodelwyddan.

At this juncture, Councillor Alice Jones left the Council Chamber following her declaration of a person and prejudicial interest in this item.

Proposal - Councillor Huw Hilditch-Roberts proposed the officer recommendation to grant the application, seconded by Councillor Huw Williams.

VOTE:

FOR – 18

AGAINST – 0

ABSTAIN - 0

***RESOLVED** that permission be **GRANTED** in accordance with the officer recommendation as detailed within the report.*

10 APPLICATION NO. 45/2015/0298 - 140A VALE ROAD, RHYL

An application was submitted for the change of use from builder's merchants to motor vehicle body shop and spray booth and associated alterations including installation of vent chimney at 140A Vale Road, Rhyl.

Proposal - Councillor Pat Jones proposed the officer recommendation to refuse the application, Seconded by Councillor Peter Prendergast.

VOTE:

FOR – 3

AGAINST – 17

ABSTAIN - 0

***RESOLVED** that the application be **REFUSED** in accordance with officer recommendations as detailed within the report.*

11 APPLICATION NO. 45/2015/0386 - 27 EDGBASTON ROAD, RHYL

An application was submitted for an erection of a 2-storey extension to rear of dwelling of 27 Edgbaston Road, Rhyl.

Proposal – Councillor David Simmons proposed the officer recommendation to grant the application, seconded by Councillor Barry Mellor.

VOTE:

FOR – 19

AGAINST – 0

ABSTAIN – 0

RESOLVED that the application be **GRANTED** in accordance with officer recommendations as detailed within the report.

The meeting concluded at 11.10 a.m.