

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 27 July 2016 at 9.30 am.

PRESENT

Councillors Raymond Bartley (Chair), Brian Blakeley, Jeanette Chamberlain-Jones, Bill Cowie (Vice-Chair), Meirick Davies, Huw Hilditch-Roberts, Alice Jones, Barry Mellor, Bob Murray, Merfyn Parry, Pete Prendergast, Arwel Roberts, Anton Sampson, David Simmons, Julian Thompson-Hill, Joe Welch, Cefyn Williams, Cheryl Williams, Huw Williams and Mark Young

Councillor David Smith attended for Items 9 and 10.

ALSO PRESENT

Head of Planning & Public Protection (GB), Team Leader - Places (SC), Senior Engineer (MP), Development Manager (PM), Principal Planning Officer (IW), Strategic Planning & Housing Manager (AL) and Committee Administrator (SLW)

1 APOLOGIES

Apologies for absence were received from Councillors Joan Butterfield, Rhys Hughes, Pat Jones, Dewi Owens, Gareth Sandilands and Bill Tasker

2 DECLARATIONS OF INTEREST

Councillor Cefyn Williams declared a personal and prejudicial interest in item 5 of the original Agenda - Tyn y Wern as owner of the application site and applicant.

Councillor Merfyn Parry declared a personal interest in item 7 of the original Agenda – Land adjacent to Maes Llan, Llandyrnog. The personal interest declared was that his partner runs the Golden Lion Public House in Llandyrnog.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters.

4 MINUTES

The minutes of the Planning Committee meeting held on 22 June 2016 were submitted.

RESOLVED that the minutes of the Planning Committee meeting held on 22 June 2016 be approved as a correct record.

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5-8)

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. 16/2016/0545 - LLANBEDR HALL, LLANBEDR DYFFRYN CLWYD, RUTHIN

An application was submitted for the demolition of Llanbedr Hall and erection of 11 dwellings at Llanbedr Hall, Llanbedr Dyffryn Clwyd, Ruthin.

Public Speakers –

Georgia Cawley (**For**) – detailed the planning history of the site. She explained the additional benefits to the community on development of the site. Meetings had taken place between the Applicant and Officers which had resulted in a further two conditions being added.

General Debate – The Development Manager outlined the relevant planning history at the site explaining that a previous appeal had established 11 lawful residential units in the existing Hall. He also clarified that the demolition of Llanbedr (11 units) and the erection of 11 dwellings meant that the Local Authority could not require the provision of a contribution towards affordable housing as part of the proposed development. Such a contribution could only be sought if an increase in replacement units was proposed as per the adopted SPG.

The issue of how vehicles were to access the development site was raised and discussed. The Senior Engineer, Highways, explained to Members that a pre-commencement planning condition, No. 12, had been suggested on the late sheet which read as follows:

“No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed arrangements for ensuring vehicular access for residents is restricted to the access road from the site to the B5429, and to the provision of additional passing bays along that section of road. None of the dwellings shall be permitted to be occupied until the arrangements approved under this condition have been completed, and the arrangements shall be maintained as approved at all times thereafter”. The reason for the condition was in the interests of highway safety and the users of the private roads serving the complex of buildings in this area.

Proposal – Councillor Huw Williams proposed the Officer recommendation to grant the application including Condition No 12, seconded by Councillor Bill Cowie.

VOTE:

GRANT – 17

ABSTAIN – 0

REFUSE – 3

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

6 APPLICATION NO. 18/2016/0400 - LAND ADJACENT TO MAES LLAN, LLANDYRNOG, DENBIGH

An application was submitted for development of 1.74ha of land by the erection of 40 no. dwellings and associated works (outline application including access and layout) at Land adjacent to Maes Llan, Llandyrnog, Denbigh.

Public Speaker –

Rachel Davies (**Against**) – Ms Davies was speaking as a representative of the local community and to put forward their views. She detailed the reasons why a number of local residents were against the development.

James Neame (**For**) – Mr Neame of Davis Meade Property Consultants was speaking as a representative of the applicant, Mr Hughes. He detailed the merits of the proposed development and explained the benefits to the local community.

At this juncture, the Development Manager, clarified the involvement of Members in the decision making process of applications of this type. Members who had previously been involved with the LDP were not precluded from discussions regarding applications for allocated sites.

General Debate –

The Local Member, Merfyn Parry, asked for an explanation as to why the application submitted had been for 40 dwellings when in the Local Development Plan (LDP) 25 dwellings had been indicated.

The Development Manager referred Members to page 64 of the report paragraph 4.2.2 and the Density of Development. This emphasised that the figure of 25 in the LDP was not specified in Policy but was provided as a rough indication of potential housing numbers.

The Senior Engineer, Highways confirmed that there would be an extension of the 30 mph speed limit to slow the speed of traffic. A pedestrian link to the village would also be constructed to encourage less use of vehicles. There was a condition included in the report (condition 5) which dealt with the construction traffic during the period of development.

Affordable housing requirements had been considered and details of how these would be controlled were set out within Condition 9 of the report. As the application had been made for outline planning permission, it was confirmed that if the

application was granted, there would be the need for reserved matters (design, landscaping etc.) to be further assessed and all conditions would be assessed in thorough detail.

Proposal – Councillor Merfyn Parry proposed the Officer recommendation to grant the application, seconded by Councillor Huw Williams.

VOTE:

GRANT – 15

ABSTAIN – 0

REFUSE – 5

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

7 APPLICATION NO. 18/2016/0599 - HIGHFIELD PARK, LLANGWYFAN

An application was submitted for variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow accesses 'C' and 'D' to remain open subject to mitigation measures at Highfield Park, Llangwyfan, Denbigh.

Public Speaker –

Mrs Julia Hughes (**Against**) – stated a number of reasons as to why the local residents were against the proposed application. One of the main reasons had been concern of the number of traffic incidents which had taken place at the accesses.

Grant Anderson (**For**) – detailed the reasons for the application and explained access "C" would serve only Rose Cottage and Pine Cottage. Access "D" would be utilised for access only to the storage compound. Collaborative discussions had taken place and the application had clear recommendations and would not provide issues without additional benefits.

General Debate – The Local Member, Councillor Merfyn Parry stated a previous application had been refused due to highways issues which had been appealed and the Appeal was due to be heard in September 2016. A meeting between the applicant, Local Member and Officers had taken place and the applicant had given assurances to the Officers and the Local Member that access "C" would be utilised as access to Rose Cottage and Pine Cottage only and access "D" would be for maintenance access only. It was confirmed that Access "A" would continue as the main access into the site.

Councillor Meirick Lloyd Davies proposed white lines be added at access "C" as a traffic slowing measure, seconded by Councillor Huw Hilditch-Roberts. The Senior Engineer confirmed white lines could be introduced at the access as a traffic calming measure. The Principal Planning Officer confirmed within the conditions there was mention of reconfiguration and directional painting on the access.

It was confirmed that since the current owners of the site had been insitu, discussions had taken place between the owners, Local Community Council, County Councillors and Officers. A Residents Liaison Group had also been introduced to address any issues local residents may have.

Proposal – Councillor Merfyn Parry proposed the Officer recommendation to grant the application, including the condition of directional painting on the access, seconded by Councillor Huw Hilditch-Roberts.

VOTE:

GRANT – 17

ABSTAIN – 0

REFUSE – 3

RESOLVED that the permission be **APPROVED** in accordance with the Officer recommendation as detailed within the report.

8 APPLICATION NO.08/2016/0487 - TYN Y WERN, CORWEN

An application was submitted for re-roofing and installation of roof lights to outbuilding at Tyn Y Wern, Corwen.

At this juncture, Councillor Cefyn Williams left the Chamber as he was the owner of the site and applicant.

Proposal – Councillor Meirick Lloyd Davies proposed the Officer recommendation to grant the application, seconded by Councillor Arwel Roberts.

VOTE:

GRANT – 19

ABSTAIN – 0

REFUSE – 0

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

At this juncture (10.45 a.m.) there was a 20 minute break.

The meeting reconvened at 11.05 a.m.

9 DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE: TREES AND LANDSCAPING

Councillor David Smith, Lead Member for Public Realm submitted a report presenting the draft Supplementary Planning Guidance (SPG) on Trees and Landscaping for the guidance to be adopted and used in the determination of planning applications.

The SPG had been the subject of public consultation for 8 weeks between 3 May 2016 and 30 June 2016. No major issues were raised but minor changes to include additional references to the AONB were proposed. The results of the consultation were reported to the LDP Members Steering Group on 20 July 2016.

Proposal – Councillor Julian Thompson-Hill proposed the Officer recommendation, seconded by Councillor Meirick Lloyd Davies.

VOTE:

FOR – 19

ABSTAIN – 0

AGAINST – 0

RESOLVED that Members adopt the final Supplementary Planning Guidance (SPG) on Trees and Landscaping for use in the determination of planning applications.

10 DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE - CONSERVATION AND ENHANCEMENT OF BIODIVERSITY

Councillor David Smith, Lead Member for Public Realm submitted a report presenting the draft Supplementary Planning Guidance (SPG) on Conservation and Enhancement of Biodiversity for the guidance to be adopted and used in the determination of planning applications.

The proposed SPG outlined the Council's expectations with regard to the biodiversity information to be submitted with a planning application. The scope and standards of submitted ecological surveys, and briefly pointed out potential additional legal duties on developers as a result of obtaining planning consent. Prospective applicants were supported by outlining all required documentation from the outset, rather than asking for them at a later stage in the decision-making process.

The SPG had been subject to a public consultation for 8 weeks between 3 May 2016 and 30 June 2016. The Council received 8 representations in total from interested bodies including Campaign for the Protection of Rural Wales (CPRW), AONB, and members of the public. No changes were proposed to the document but clarification had been sought with regard to draft SPG Appendix 5 paragraph 5.6 on the meaning of high/poor quality farmland.

The results of the consultation were reported to the LDP Members Steering Group on 20 July 2016. Following discussions, the LDP Members Steering Group recommended that paragraphs A5.5 and 5.6, including the table, should be removed from Appendix 5 of the SPG.

Proposal – Councillor Huw Hilditch-Roberts proposed the Officer recommendation, seconded by Councillor Cefyn Williams.

VOTE:

FOR – 20

ABSTAIN – 0

AGAINST – 0

RESOLVED that members adopt the draft Supplementary Planning Guidance (SPG) on Conservation and Enhancement of Biodiversity attached as Appendix 1, in line with the recommended amendments made by Members of the LDP Steering Group on 20 July, 2016.

The meeting concluded at 11.20 a.m.