

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 17 January 2018 at 9.30 am.

PRESENT

Councillors Ellie Chard, Ann Davies, Meirick Davies, Alan James (Vice-Chair), Brian Jones, Huw Jones, Pat Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Bob Murray, Peter Scott, Tony Thomas, Julian Thompson-Hill, Joe Welch (Chair), Emrys Wynne and Mark Young.

ALSO PRESENT

Head of Planning and Public Protection (EJ), Team Leader – Places Team (SC), Development Manager (PM), Principal Planning Officer (IW), Planning Officer (PG) and Committee Administrator (SJ)

The Chair welcomed Emlyn Jones as the new Head of Planning and Public Protection to his first Planning Committee meeting.

1 APOLOGIES

Apologies for absence were received from Councillors Peter Evans and Merfyn Parry

2 DECLARATIONS OF INTEREST

No declarations of interest.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters.

4 MINUTES

The minutes of the Planning Committee meeting held on 13 December, 2017 were submitted.

Page 11, Item 6: Queensland House, The Roe, St Asaph – Councillor Meirick Lloyd Davies noted that the minutes had included reference to a noise management plan which would be obtained in the required timescale. He asked if this had been completed.

The Development Manager informed the Committee that the timescale for this to be completed had not yet expired but would confirm with Councillor Meirick Lloyd Davies that a noise management plan had been completed once that deadline lapsed.

***RESOLVED** that, subject to the above, the minutes of the meeting held on 17 January 2018 be approved as a correct record.*

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5-7)

Applications received requiring determination by the Committee were submitted together with associated documentation. Reference was also made to late supplementary information 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. 20/2017/1068/ AC - LAND WEST OF WREXHAM ROAD, LLANFAIR DYFFRYN CLWYD, RUTHIN

An application was submitted with details of phasing plan submitted in accordance with condition no 3 of planning permission code no 20/2016/1137 at land West of Wrexham Road, Llanfair Dyffryn Clwyd, Ruthin.

General Debate – Councillor Gwyneth Kensler referred to Llanfair Dyffryn Clwyd Community Council's concerns regarding keeping access roads clean during commencement of work at the site.

The Development Manager stated additional conditions had been imposed on the housing scheme. A construction environment management plan had also been a condition applied to the housing scheme which included wheel washing facilities on site to try and keep roads clean.

The Chair confirmed the Local Member was in support of the application.

Proposal – Councillor Gwyneth Kensler proposed the officer recommendations to grant the application, seconded by Councillor Meirick Lloyd Davies.

VOTE:

GRANT – 17

REFUSE – 0

ABSTAIN – 0

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

6 APPLICATION NO. 43/2017/1147/ PF - 39-41, HIGH STREET, PRESTATYN

An application was submitted for the change of use from A2 to A3 (Hot Food Takeaway) and associated works at 39-41 High Street, Prestatyn.

General Debate – Councillor Julian Thompson-Hill (Local Member) confirmed his support for the application. He stated all Prestatyn Town Council's issues had been addressed within the conditions imposed.

Proposal – Councillor Julian Thompson-Hill proposed the officer recommendations to grant the application, seconded by Councillor Bob Murray.

VOTE:

GRANT – 17

REFUSE – 0

ABSTAIN – 0

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

7 APPLICATION NO. 43/2017/1160/ AD - 39-41, HIGH STREET, PRESTATYN

An application was submitted for the display of 2 no. externally illuminated fascia signs and 1 no externally illuminated hanging sign at 39-41 High Street, Prestatyn.

General Debate – Councillor Julian Thompson-Hill (Local Member) stated he believed the proposed signage would not have a negative impact visually on the conservation area and confirmed his support for the application.

Proposal – Councillor Julian Thompson-Hill proposed the officer recommendations to grant the application, seconded by Councillor Bob Murray.

VOTE:

GRANT – 17

REFUSE – 0

ABSTAIN – 0

RESOLVED that permission be **GRANTED** for advertisement consent, in accordance with officer recommendations as stipulated within the report.

8 INFORMATION REPORT: PLANNING APPEAL DECISIONS

An information report was submitted outlining the recent decisions issued by the Planning Inspectorate on appeals lodged against determinations on planning applications by the County Council.

RESOLVED that the information report be received.

At this juncture, the Chair informed members of the outcome of a recent planning appeal. The Pant Y Maen Windfarm had been consented by Welsh Ministers, who had overturned the Appeal Inspector's recommendations. The Chair expressed some surprise at the outcome and felt members should be made aware of the situation.

The meeting concluded at 09.52 a.m.