

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 16 January 2019 at 9.30 am.

PRESENT

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

ALSO PRESENT

Team Leader – Places Team (SC); Development Control Manager (PM); Principal Planning Officer (IW); Senior Engineer – Highways (MP); Planning Officer - Career Grade (LD); Committee Administrator (RhT-J)

1 APOLOGIES

Apologies for absence were received from Councillors Merfyn Parry and Pete Prendergast.

2 DECLARATIONS OF INTEREST

None.

3 URGENT MATTERS AS AGREED BY THE CHAIR

None.

4 MINUTES

The minutes of the Planning Committee held on 12 December 2018 were submitted.

Matter of accuracy –

Members raised the absence of apologies in the minutes held on 12 December 2018. The apologies for the following Councillors Ann Davies, Peter Evans, Peter Prendergast and Julian Thompson Hill would be noted.

***RESOLVED** that, subject to the above, the minutes of the meeting held on 12 December 2018, 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 - 15/2018/1076 - ERW GOED, LLANARMON YN IAL, MOLD

An application was submitted for a variation of condition no 4 of planning consent issued under code no.15/2016/0858 to allow for repositioning of access point along site frontage, in connection with outline permission for development of 0.60ha of land for residential purposes for Land at Erw Goed, Llanarmon Yn Ial, Mold.

Public Speaker –

Peter Lloyd (**For**) – Clarified for the committee that the application was a variation of pre-existing consented vehicular access arrangements. The reason for the change was due to the position of the agreed access point to existing Dŵr Cymru foul and surface water assets which would make the development unviable. The revised position would have significant benefits over the original access plans in terms of improving the public open space and retaining trees and hedgerows. As a result, the variation would deliver the housing and affordable housing in the scheme, allow for the efficient use of the site, be compliant with highway standards and improve the visual character of the development within the village and the AONB.

General Debate –

Local Member, Councillor Martyn Holland gave members a brief background to the application. He stated that in the last LDP the community in Llanarmon Yn Iâl supported development on the site. The committee was made aware that the Community Council were not opposed to the variation but would like as many trees and hedgerows to be retained as possible. Councillor Holland voiced his concerns about the current speed limit on the highway to the existing play area. He was pleased that the development would extend the 30mph zone but would like the zone extended to the far side of the play area accessed by a pavement for safety reasons.

In response, the committee was advised that building a pavement alongside the road would result in the loss of some trees and hedgerow but a suggestion was made that a footpath could be located on the development side of the hedgerow and trees, thereby retaining them.

The Principal Planning Officer stated that any development would have an impact on the lane but the proposed variation would have less of an impact on the trees and hedgerows than the former access. He advised that an application for the reserved matters would be required and this would deal with speed limit so the Committee could address it at the detailed planning stage.

The Senior Engineer – Highways clarified that he would be discussing a suitable highways agreement with the applicant and could liaise with the local member for views on the extent of the 30mph zone.

The Committee agreed to a note to the applicant to discuss the footpath / pavement issue before the detailed application stage.

Proposal – Councillor Huw Jones proposed the officer recommendation to grant the application, seconded by Councillor Meirick Davies.

VOTE:

GRANT – 17

REFUSE – 0

ABSTAIN – 0

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as detailed within the report, together with a note to the applicant on the provision of a footpath / pavement.

6 APPLICATION NO - 02/2018/1090 - LAND AT (PART GARDEN OF) PENNANT, BRYN GOODMAN, RUTHIN

An application was submitted for the development of 0.17 ha of land by the erection of 2 no. detached dwellings at Land at Pennant Bryn Goodman Ruthin (outline application – all matters reserved).

General Debate –

Local Member, Councillor Emrys Wynne highlighted the application was an outline application but some residents had concerns with the illustrative site plan and he hoped that the applicants would take residents' views into consideration at the detailed plans stage of the application.

The Principal Planning Officer stated that any concerns that local residents had could be discussed with the applicants during the pre-application process.

The Chair drew members' attention to the supplementary information (blue) sheets for the application to delete condition 5 and revise condition 9 to read '...does not convey the Local Planning Authority's approval...'

A note to the applicant would be added to encourage the developer to discuss issues raised by local residents over the detailing of the dwellings.

Proposal – Councillor Meirick Davies proposed the officer recommendation to grant the application, seconded by Councillor Emrys Wynne.

VOTE:

GRANT – 16

REFUSE – 0

ABSTAIN – 0

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and the revision to the conditions detailed within the supplementary sheet.

7 APPLICATION NO - 41/2018/0865 - HENDRE FARM, BODFARI, DENBIGH

A retrospective application for the change of use of agricultural land to allow the formation of an access road, ancillary landscaped area and associated works at Hendre Farm, Bodfari, Denbigh.

General Debate –

Local Member, Councillor Christine Marston reported that the Community Council had concerns about the loss of wildlife habitat from the loss of hedgerows, but the Ecologist had found this difficult to assess as the application was retrospective. Councillor Marston viewed the applicant's work as being sympathetic to the landscape and noted the proposed conditions to protect existing trees and hedgerows on the site.

Councillor Marston highlighted concerns regarding a public bridleway that ran alongside the original driveway which needed safeguarding in terms of retaining its existing width and allowing unimpeded public access. She noted that this was a highways issue rather than a planning matter.

Proposal – Councillor Christine Marston proposed the officer recommendation to grant the application, seconded by Councillor Julian Thompson-Hill.

VOTE:

GRANT – 16

REFUSE – 0

ABSTAIN – 0

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

8 APPLICATION NO - 43/2018/0847 - PEN Y LLAN, BISHOPSWOOD ROAD, PRESTATYN

An application was submitted for the Removal of seven ash trees and one sycamore tree subject to Tree Preservation Order 1/1981 at Pen Y Llan Bishopswood Road Prestatyn.

General Debate –

Local Member Councillor Tina Jones gave members a brief update on the application. The committee were informed that a site visit had been carried out with the other local member, Councillor Hugh Irving. The trees were in very close proximity to the house and the committee were made aware that power lines ran underneath the canopy of the trees. Councillor Jones thought the trees in this location to be a risk if they came down from strong winds.

Local member Councillor Hugh Irving gave additional information outlining the property's history and immediate location of the trees to an SSSI and ancient woodland. However, the property was over 100 years old, and the trees had grown more recently to overshadow it.

The committee was advised that the trees were located on Council land and officers agreed to convey comments raised by members to Countryside Services in respect of ensuring that trees on council land were not causing problems for neighbouring landowners.

The committee also discussed:

- Objections to supporting this application as the cause for the removal of trees was principally on aesthetic rather than safety grounds.
- Whether the trees could be replaced by a smaller species of tree.
- The tree preservation order (TPO) on the site. Members were advised that this had been applied to the woodland and that the trees subject to this application had self-seeded since that TPO had been made.
- Granting this planning application would allow technical approval for the work but permission would be required from the landowner so the applicant would need to discuss the matter with Countryside Services.

If the application was granted, it was clear from the conditions that the intention was to allow the trees to regrow from the stumps rather than being destroyed.

Proposal – Councillor Tina Jones proposed the officer recommendation to grant the application, seconded by Councillor Peter Evans.

VOTE:

GRANT – 14

REFUSE – 2

ABSTAIN – 0

RESOLVED that permission be **GRANTED** in accordance with officer recommendations.

The meeting concluded at 10.15 a.m.