

## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 13 March 2019 at 9.30 am.

### **PRESENT**

Councillors Ellie Chard, Ann Davies, Alan James (Vice-Chair), Huw Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Bob Murray, Merfyn Parry, Pete Prendergast, 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); Senior Engineer - Highways (MP); Engineer (JB); Planning Officer - Career Grade (DS); Principal Planning Officer (SS) and Committee Administrator (RTJ)

#### **1 APOLOGIES**

Apologies for absence were received from Councillor Peter Evans, Meirick Lloyd Davies and Brian Jones.

#### **2 DECLARATIONS OF INTEREST**

The following members declared a personal interest -

Councillor Julian Thompson-Hill – Agenda Item 8 - because he was the Lead Member for Property and the land was in the Council's ownership

Councillor Tina Jones – Agenda item 8 - because she had a business relationship with Macbryde Homes Ltd.

#### **3 URGENT MATTERS AS AGREED BY THE CHAIR**

No urgent matters had been raised.

#### **4 MINUTES**

The minutes of the Planning Committee held on 13 February 2019 were submitted.

**RESOLVED** that, subject to the above, the minutes of the meeting held on 13 February 2019 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. 01/2018/0705/ PF - THE GLYN LLEWENI PARC MOLD ROAD DENBIGH**

An application was submitted for the Development of 1.3 ha of land by the siting of 24 accommodation lodges and associated works at The Glyn Lleweni Parc, Mold Road, Denbigh.

### **Public Speaker –**

Nerys Edwards (**AGAINST**) – Stated that the application was in direct contradiction of local development plan policy PSE12 and the current LDP which wouldn't allow any development of this nature to be permitted. The lack of detail in a business plan did not allow the committee to carry out an informed decision with the impact on the local economy.

The accessibility to the site via public transport remained an issue, and local residents would be affected by the development and the increase in traffic on the access road. There had been no provision for the wellbeing and safety for visitors to the site.

The lack of detail on provision of utilities services would not allow the Planning Committee to make an informed decision, on the impact on the infrastructure and the aquifer. There were also concerns with the Health and Safety of the site due to the access passing through an active airfield. There would also need to be an increase of monitoring by the Council to ensure that there would be no permanent residency at the proposed site.

Rodney Witter (**FOR**) – Stated that the committee and the enterprise have a common aim for developments which would be in harmony with nature and sustainable housing.

The park has been transformed following previous granted planning permissions. In 1990 permission of wind gliders which caused the RAF to look for another site. Another application allowed the reclamation of the old Lleweni hall shrubbery, which established a small park for tourer caravans. Permission was granted for the reclamation of old buildings which allowed the development of a hamlet of 17 dwellings.

The theme of the application was the diversity of the rural economy which was in line with the County's policy. This development would allow the rural economy to grow, like those carried out in neighbouring counties. There had been support received by 56 visitors in favour of the application. The Council could implement a 28 day occupancy limits to ensure no permanent residency at the site.

**General Debate** – Local member Councillor Mark Young expressed concern with lack of detail with what would be developed due to there being an absence of a

business case, and it was also raised why the application did not adhere to the local development plan policy PSE12. Councillor Rhys Thomas added that he did not see any reason in the report to go against officer's recommendation of refusal.

It was clarified that the adopted LDP Policy seeks to resist new static caravan parks in the County regardless of whether they were rural or coastal developments, and the proposed lodges fall within the legal definition of a caravan.

**Proposal** – Councillor Mark Young proposed the officer recommendation to refuse the application, seconded by Councillor Gwyneth Kensler.

VOTE:  
GRANT – 0  
REFUSE – 16  
ABSTAIN – 0

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

## **6 APPLICATION NO. 44/2018/0855/ PR - LAND EAST OF TIRIONFA RHUDDLAN RHYL**

A reserved matter application had been received for details of access, appearance, landscaping, layout and scale of 99 dwellings submitted in accordance with condition number 1 of outline permission code 44/2015/1075, at land east of Tirionfa, Rhuddlan.

Local member Councillor Ann Davies proposed that the application be deferred, on the ground that there was insufficient evidence by Welsh Water in regards to a public sewer crossing the site. Councillor Bob Murray seconded the proposed deferment.

Officers informed the members the site was an allocated site, with outline planning permission. The application was to assess the reserved matters from the Outline Consent, officers had also not received any objections by Welsh Water, the specialist body on the drainage. Officers recommended not to defer the application.

VOTE:  
DEFERAL – 5  
NOT TO DEFER – 10  
ABSTAIN – 0

The committee **resolved** not to defer the application and the debate continued.

### **PUBLIC SPEAKERS –**

Pauline Evans (**AGAINST**) – Stated that Rhuddlan's infrastructure could not deal with a development of this size, especially the drainage.

Clarity on the plans was lacking in measurements on how far the proposed dwellings would be from the properties on Pentre Lane.

Under UDP and LDP considerable housing and other developments have been constructed in Rhuddlan, which contradicted the needs for the County. Welsh Government had overestimated net migration in the County and a development of this scale was not required.

Rhuddlan has a large traffic problem from all the towns in the area, and the additional proposed houses would have a negative effect on the pre-existing traffic problem. School places were at a premium.

Stuart Andrew (**FOR**) – Clarified that the application was a reserved matter application, the site had previously granted planning permission, and the land was sold by the Council for the development of housing.

Of the proposed 99 dwellings, 10 dwellings would be affordable; there would be six, two bedroom houses; and four, four bedroom properties. A play area along with a half an acre of landscaped open space area would be made available for use by the public, which would be agreed by the Council. There would be a financial contribution towards local schools of £384,000 and an additional £77,000 for improvement to pre-existing open green spaces. There had been no objections from specialist bodies to the development.

**General Debate** – Councillor Christine Marston commended the site visit which was conducted on the 8<sup>th</sup> March, it was clarified that any concerns with the sewerage pipe were rectified following the visit.

Councillor Ann Davies (Local Member) spoke against the reserved matters application stating that the local residents have had long running issues against the development. The local school was currently full to capacity and could not take any more children, development of the school couldn't be carried out due to the school being on CADW land.

Cllr Davies also had concerns with the additional traffic that the development would cause, as there was already a large problem with traffic in Rhuddlan. The current sewerage would need upgrading to manage the additional properties in Rhuddlan. The size of the proposed properties was also highlighted as the housing list for waiting residents in Rhuddlan had not demonstrated any need for the 58, 4 bedroom houses.

Councillor Arwel Roberts (Local Member) also spoke against the application. The development would have a detrimental effect on the identity of the town, and a negative impact on the Welsh language in the area. The concerns with the traffic were reiterated.

Concerns were raised by members due to the proposed 58 no. 4 bed houses, being proposed. The emergency access which was shown was queried on whether it would be useable by vehicles.

In response to members questions and comments officers advised that –

- The variation of proposed dwellings included 1, 2, 3 and 4 bedroom houses and would meet the affordable housing agreement for 10% of the properties being affordable housing. Members were informed that the developer would build 10 dwellings rather than 9 which would go above the 10% required by the LDP.
- The matter with the drainage was for Welsh Water, the body responsible for capacity, connection, management and maintenance of drainage infrastructure. They had not raised any concerns or objections, at either site allocation stage, outline planning permission stage or as part of this detailed reserved matters proposal.
- There would be a new access to the site, the cycle path would cross the new access. The 30mph sign would also be moved to accommodate the new access to the site.
- The emergency exit would not be available to vehicles.

**Proposal** – Councillor Ann Davies proposed, seconded by Councillor Andrew Thomas that the application be refused on the grounds that the application would have an adverse impact on the amenities, and the wellbeing of the residents and that the current drainage and sewerage works could not deal with the proposed development.

VOTE:

GRANT - 14

REFUSE - 1

ABSTAIN - 0

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

**7 APPLICATION NO. 15/2018/1130/ AD - PARC FARM CARAVAN PARK  
LLANARMON YN IAL MOLD**

An application was submitted for the erection of a stone wall with inset hoarding sign as an extension to an existing stone wall.

General Debate – Councillor Huw Jones queried whether the signage would be required to be bilingual. In response officers stated the Supplementary Planning Guidance gave clear guidance that signage should be bilingual where possible, but in this instance the name was bilingual already.

**Proposal** – Councillor Huw Jones proposed the officer recommendation to grant the application, seconded by Councillor Gwyneth Kensler.

VOTE:

GRANT – 15

REFUSE – 0

ABSTAIN – 0

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

**8 APPLICATION NO. 18/2019/0124/ TP - 11 PARC TYN LLAN LLANDYRNOG DENBIGH**

An application was submitted for works to elm tree and sycamore trees subject to a Tree Preservation Order at 11 Parc Tyn Llan Llandyrnog Denbigh.

**General Debate** – Local member Councillor Merfyn Parry informed the committee that the Community Council had no objections to the works being carried out.

**Proposal** – Councillor Merfyn Parry proposed the officer recommendation to grant the application, seconded by Councillor Gwyneth Kensler.

**VOTE:**

GRANT - 16

REFUSE - 0

ABSTAIN - 0

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

**9 INFORMATION REPORT - PLANNING APPEALS UPDATE**

**RESOLVED** the information in the report be noted by members.

**10 INFORMATION REPORT - NORTH WALES CONNECTION PROJECT**

**RESOLVED** the information in the report be noted by members.

The meeting concluded at 10:56am