

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 17 April 2019 at 9.30 am.

PRESENT

Councillors Ellie Chard, Ann Davies, Meirick Davies, Peter Evans, Alan James (Vice-Chair), Brian Jones, Huw Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Melvyn Mile, Merfyn Parry, Pete Prendergast, Tony Thomas, Julian Thompson-Hill, Joe Welch (Chair), Emrys Wynne and Mark Young

ALSO PRESENT

Team Leader – Places (SC), Principal Planning Officer (IW), Strategic Planning & Housing Manager (AL), Principal Built & Conservation Officer (CE), Highways Engineer (JB) and Committee Administrator (SLW)

1 APOLOGIES

Apologies for absence were received from Councillor Andrew Thomas

2 DECLARATIONS OF INTEREST

None.

3 URGENT MATTERS AS AGREED BY THE CHAIR

None.

4 MINUTES

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

Accuracy:

Page 15 – the Chair, Councillor Joe Welch stated there were no 1 bed homes included in the application and the sentence should read “the variation of proposed dwellings included 2, 3 and 4 bedroom houses

Matters Arising:

Page 14 – Councillor Mark Young raised the issue of concerns regarding the mix of housing proposed within applications. It was confirmed that meetings had since taken place with officers and Lead Members and an update was requested.

The Principal Planning Officer confirmed that the current Planning Policies provided opportunity for officers and members to seek a reasonable range of house types, sizes and tenure to reflect local needs, demands and the results of the local housing market assessment.

The meetings had emphasised there were several areas where the communication of information could be improved at pre-application stage. Therefore, when officers provided advice to developers this would draw attention to the fact they should be looking to secure a mix of dwelling types. If that was not the case, then developers should be encouraged to provide a statement or explanation as to the mix proposed.

On receipt of future applications, officers would consult with the Strategic Housing Manager for comments on the mix provided within a site, having regard to the local housing market need assessment. By consulting with the Development Plan section, information could be included within the Officer reports on applications, with commentary on the issue of housing mix. Hopefully, this would assist in the decision making process.

Councillor Tony Thomas expressed reservations regarding the update as he did not think it appropriate to put high demands on to developers as, in his opinion, it could dissuade developers from going ahead with applications.

RESOLVED that, subject to the above, the minutes of the meeting held on 13 March, 2019, be approved as a correct record.

5 APPLICATION NO. 41/2019/0089/PF - NANT GWILYM FARM, TREMEIRCHION LL17 0UG

An application was submitted for the conversion of outbuildings to form 4 no. holiday let accommodation units, erection of bat loft, installation of a septic tank, alterations to existing vehicular access arrangements and associated works at Nant Gwilym Farm, Tremeirchion.

Public Speaker –

Jamie Bradshaw (**For**) – stated the proposed scheme would be a high quality and well-designed conversion of outbuildings into four holiday lets. It was accepted that the level of visibility did not meet TAN18 standards for the speed limit on the road serving the site, but the proposal would improve the access and provide an adequate level of visibility on to the highway. The scheme would also allow a good amount of parking, with the yard providing more space, if required. The Community Council had raised concerns regarding light pollution but Natural Resources Wales, the AONB Joint Advisory Committee and Denbighshire Officers were happy that a planning condition be included which would require details of any external lighting be submitted and approved prior to any such lighting being installed.

General Debate – A site visit had taken place at 9.00 a.m. on Friday 12 April 2019.

Ward Member, Councillor Christine Marston confirmed she had attended the site visit which addressed the challenges of visibility and suitability of the access.

During discussions the following issues were raised:

- Councillor Merfyn Parry expressed concerns over the development as he had an issue with the highway. The development access did not meet TAN18 standards and it was questioned whether the second entrance (nearest to Bodfari) would be closed. Councillor Parry also queried whether a traffic movement speed survey had been undertaken or was necessary .

The Highway Officer confirmed that as part of the proposals a section of the existing boundary wall at the access was to be re-positioned to improve visibility. The access to the site was an existing access which officers had taken into consideration. TAN18 advised that where applications were submitted within an existing development site and served by an existing sub-standard access, there should be scope for a limited redevelopment that incorporated an access improvement, even though the improved access would still be below the standards.

Regarding the question from Councillor Parry over traffic speeds, the Highway Officer confirmed that as the development has an existing access the traffic movements and speed on the road would not be affected. The standards would apply to any new access in the area but not the existing access. He confirmed that taking everything into consideration, the application did not warrant refusal on highway grounds.

- Access to the public footpath 28 which abutted the application area was raised as it was questioned whether the development affected the footpath. It was confirmed that the public footpath would not be affected by the development.
- The issue of the dip within the road was raised as a potential issue as vehicles could not be seen from a distance if they were within the dip in the road.
- The Ward Member, Christine Marston agreed with the concerns over the application voiced by Bodfari Community Council and Councillor Merfyn Parry. In the event of permission being granted, however, she requested an additional condition be included that the second access (close to Bodfari) be permanently closed for safety reasons.

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

Proposal – Councillor Merfyn Parry proposed, seconded by Councillor Mark Young that the application be refused on the grounds that the application did not comply with TAN18.

VOTE:

GRANT – 15

ABSTAIN – 0

REFUSE – 3

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

6 APPLICATION NO. 43/2019/0112/PF - 83 GRONANT ROAD, PRESTATYN LL19 9NA

An application was submitted for the erection of a replacement dwelling and associated works at 83 Gronant Road, Prestatyn.

The Ward Member, Councillor Julian Thompson-Hill, stated that an issue had been raised relating to the relationship of the proposed development to a property at the rear on Kirby Avenue, in respect of potential overlooking and loss of privacy. Whilst it was accepted the proposals met basic guidance on distances between windows, etc., it was questioned if there was scope for mitigation of impacts.

The Principal Planning Officer suggested the Council's scope for seeking revisions to the proposals was limited given they appeared to conform with approved Supplementary Guidance.

Proposed – Councillor Julian Thompson-Hill proposed the officer recommendation to grant the application, seconded by Councillor Meirick Lloyd Davies.

VOTE:

GRANT – 18

ABSTAIN – 0

REFUSE – 0

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

7 APPLICATION NO. 22/2019/0275/PF - TIRIONFA, HENDREWYDD

An application was submitted for the erection of extensions and alterations to dwelling at Tirionfa, Hendrerwydd, Denbigh.

The Ward Member, Councillor Huw Williams expressed his support for the application.

Proposal – Councillor Merfyn Parry proposed the officer recommendation to grant the application, seconded by Councillor Mark Young.

VOTE:

GRANT – 18

ABSTAIN – 0

REFUSE – 0

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

8 REPORT ON CONSULTATION AND ADOPTION OF CHANGES TO RHYL CONSERVATION AREA

The Strategic Planning and Housing Manager introduced the report on consultation and adoption of changes to Rhyl Conservation Area (previously circulated).

The report outlined the comments received as a result of consultation on the Rhyl Conservation Area Appraisal and proposed changes to the Conservation Area.

It was agreed that the Rhyl Conservation Area would benefit from a review as it was felt that some areas had lost their character and it was a large area to manage. Purcell Architects, consultants experienced in conservation had been appointed to carry out the review.

There was no statutory requirement to consult prior to the revision of a conservation area, but it was considered good practice to consult with local property owners, residents, businesses and other interests, such as amenity bodies.

On 18 July 2018, Planning Committee approved to consult. An 8 week consultation period commenced on 3 September 2018. Explanatory leaflets and letters were delivered by hand to all the affected properties. Hard copies of documents were made available at Rhyl Library and one stop shop as well as on the Denbighshire website. In addition, information was made available at the “drop-in” event at a “pop-up shop” in the White Rose Centre. The Council’s new Consultation Portal was also used and a number of people responded to the on-line survey provided.

A total of seven responses were received via the Council’s Consultation Portal and five written responses were received.

If the proposed Conservation Area boundary changes were approved by Planning Committee, the Council must place a notice in the London Gazette and a local newspaper, and details of the Conservation Area must be recorded in the historic environment record. The Clwyd Powys Archaeological Trust had to be notified as they maintained the local Historic Environment Record. Cadw, the Council’s Legal and Land Charges Departments and the Conservation Area residents would also be notified.

VOTE:

(RECOMMENDATION 3.1)

APPROVE – 18

ABSTAIN – 0

NOT APPROVE – 0

(RECOMMENDATION 3.2)

APPROVE – 17

ABSTAIN – 0

NOT APPROVE - 0

RESOLVED that:

- (i) Members approve the proposed changes to Rhyl Conservation Area (as shown on plan attached as Appendix 2)*
- (ii) The Committee confirms that it has read, understood and taken account of the Well-being Impact Assessment (Appendix 3) as part of its consideration.*

The meeting concluded at 10.50 a.m.