



At: Gadeirydd ac Aelodau'r Pwyllgor
Cynllunio

Dyddiad: 14 Mai 2019

Rhif Union: 01824 712589

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Annwyl Gyngorydd

Fe'ch gwahoddir i fynychu cyfarfod y **PWYLLGOR CYNLLUNIO, DYDD MERCHER, 22 MAI 2019** am **9.30 AM** yn **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN**

Yn gywir iawn

G Williams

Pennaeth Gwasanaethau Cyfreithiol, AD a Democrataidd

AGENDA

1 YMDDIHEURIADAU

2 DATGANIADAU O FUDDIANT (Tudalennau 7 - 8)

Dylai'r Aelodau ddatgan unrhyw gysylltiad personol neu gysylltiad sy'n rhagfarnu mewn unrhyw fater a nodwyd i'w ystyried yn y cyfarfod hwn.

3 PENODI CADEIRYDD

Penodi Cadeirydd y Pwyllgor Cynllunio ar gyfer blwyddyn y cyngor 2019/2020.

4 PENODI IS-GADEIRYDD

Penodi Is-gadeirydd y Pwyllgor Cynllunio ar gyfer blwyddyn y cyngor 2019/2020.

5 MATERION BRYD FEL Y'U CYTUNWYD GAN Y CADEIRYDD

Hysbysiad o eitemau y dylid, ym marn y Cadeirydd, eu hystyried yn y cyfarfod fel materion brys yn unol ag Adran 100B(4) Deddf Llywodraeth Leol 1972.

6 COFNODION (Tudalennau 9 - 14)

Cadarnhau cywirdeb cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 17 Ebrill 2019 (copi ynghlwm).

CEISIADAU AM GANIATÂD I DDATBLYGU (EITEMAU 7 - 8) -

7 CAIS RHIF 02/2019/0183/ PR - TIR YNG NGHEFN TY CEFN LLANFWROG RHUTHUN (Tudalennau 15 - 38)

Ystyried cais ar fanylion edrychiad, tirlunio, cynllun a graddfa 2 annedd wedi ei gyflwyno yn unol ag amod rhif 1 caniatâd cynllunio amlinellol rhif cais 02/2018/0445 (copi ynghlwm).

8 CAIS RHIF 23/2019/0259/ PC - HEN SIED LLANRHAEADR DINBYCH LL16 4PW (Tudalennau 39 - 54)

Ystyried cais ôl-weithredol am newid defnydd rhan o adeilad amaethyddol a llawr caled cysylltiedig i Weithdy Peiriannydd ar gyfer Busnes Chwaraeon Moduro/Ceir Clasurool Arbenigol (copi ynghlwm).

AELODAETH

Y Cynghorwyr

Y Cynghorydd Joe Welch (Cadeirydd)

Y Cynghorydd Alan James (Is-Gadeirydd)

Ellie Chard
Ann Davies
Meirick Davies
Peter Arnold Evans
Brian Jones
Huw Jones
Tina Jones
Gwyneth Kensler
Christine Marston

Melvyn Mile
Merfyn Parry
Pete Prendergast
Andrew Thomas
Tony Thomas
Julian Thompson-Hill
Emrys Wynne
Mark Young

COPIAU I'R:

Holl Gynghorwyr er gwybodaeth
Y Wasg a'r Llyfrgelloedd
Cyngorau Tref a Chymuned

CROESO I BWYLLGOR CYNLLUNIO CYNGOR SIR DDINBYCH

SUT Y CYNHELIR Y CYFARFOD

Oni bai y bydd Cadeirydd y Pwyllgor yn dweud yn wahanol, bydd trefn y prif eitemau a drafodir yn dilyn y rhaglen a nodir ar ddechrau'r adroddiad hwn.

Cyflwyniad cyffredinol

Bydd y Cadeirydd yn agor y cyfarfod am 9.30am ac yn croesawu pawb i'r Pwyllgor Cynllunio.

Bydd y Cadeirydd yn holi a oes unrhyw ymddiheuriadau am absenoldeb a datganiadau o gysylltiad.

Bydd y Cadeirydd yn gwahodd Swyddogion i wneud cyflwyniad byr i'r materion sy'n berthnasol i'r cyfarfod.

Bydd Swyddogion yn amlinellu eitemau fel y bo'n briodol a fydd yn destun siarad cyhoeddus, yn geisiadau am ohirio, eu tynnu'n ôl, adroddiadau arbennig ac unrhyw eitemau Rhan 2 lle gellir gwahardd y wasg a'r cyhoedd. Cyfeirir at wybodaeth ychwanegol sydd wedi'i chylchredeg yn Siambr y Cyngor cyn dechrau'r cyfarfod, yn cynnwys sylwadau hwyr/taflenni crynhoi diwygiadau ('Taflenni Glas') ac unrhyw gynlluniau ategol neu ddiwygiedig yn ymwneud ag eitemau i'w hystyried.

Mae'r Taflenni Glas yn cynnwys gwybodaeth bwysig, yn cynnwys crynodeb o'r deunydd a dderbynnir mewn perthynas ag eitemau ar y rhaglen rhwng cwblhau'r prif adroddiadau a'r diwrnod cyn y cyfarfod. Mae'r taflenni hefyd yn gosod trefn rhedeg arfaethedig ceisiadau cynllunio, i ystyried ceisiadau siarad cyhoeddus.

Mewn perthynas â threfn eitemau, bydd disgwyl i unrhyw Aelodau sy'n ceisio symud eitem yn ei blaen i'w hystyried, yn gorfod gwneud cais o'r fath yn syth wedi cyflwyniad y Swyddog. Rhaid gwneud unrhyw gais o'r fath fel cynnig ffurfiol a bydd yn destun pleidlais.

Mae'r Pwyllgor Cynllunio'n cynnwys 21 Aelod etholedig. Yn unol â phrotocol, rhaid i 11 Aelod fod yn bresennol ar ddechrau dadl dros eitem i wneud cworwm ac i ganiatáu cynnal y bleidlais.

Gall Aelodau'r Cyngor Sir nad ydynt wedi'u hethol ar y Pwyllgor Cynllunio ddod i'r cyfarfod a siarad am eitem, ond nid ydynt yn gallu gwneud cynnig i roi neu wrthod cais, neu bleidleisio.

YSTYRIED CEISIADAU CYNLLUNIO

Y drefn i'w dilyn

Bydd y Cadeirydd yn cyhoeddi'r eitem a fydd yn cael sylw nesaf. Mewn perthynas â cheisiadau cynllunio, cyfeirir at rif y cais, y lleoliad a sail y cynnig, yr Aelodau lleol perthnasol ar gyfer yr ardal ac argymhelliad y Swyddog.

Os yw unrhyw Aelod o blaid cynnig gohirio eitem, yn cynnwys caniatáu bod y safle'n cael ymweliad gan y Panel Arolygu Safle, dylid gwneud y cais, gyda'r rheswm cynllunio dros ohirio, cyn unrhyw siarad cyhoeddus neu ddadl dros yr eitem honno.

Os oes siaradwyr cyhoeddus gydag eitem, bydd y Cadeirydd yn eu gwahodd i annerch y Pwyllgor. Lle mae siaradwyr o blaid ac yn erbyn cynnig, gofynnir i'r siaradwr siarad yn gyntaf. Bydd y Cadeirydd yn atgoffa siaradwyr eu bod ag uchafswm o 3 munud i annerch y Pwyllgor. Mae siarad cyhoeddus yn destun protocol ar wahân.

Lle bo'n berthnasol, bydd y Cadeirydd yn cynnig y cyfle i Aelodau ddarllen unrhyw wybodaeth hwyr am eitem ar y 'Taflenni Glas' cyn symud ymlaen.

Cyn unrhyw drafodaeth, gall y Cadeirydd wahodd Swyddogion i roi cyflwyniad byr am eitem lle ystyrir hyn yn werthfawr o ran natur y cais.

Mae sgriniau arddangos yn Siambr y Cyngor sy'n cael eu defnyddio i ddangos lluniau, neu gynlluniau a gyflwynwyd gyda'r ceisiadau. Mae'r lluniau'n cael eu tynnu gan Swyddogion i roi darlun cyffredinol o'r safle a'r hyn sydd o'i amgylch i Aelodau, ac nid eu bwriad yw cyflwyno achos o blaid neu yn erbyn cais.

Bydd y Cadeirydd yna'n cyhoeddi y bydd yr eitem yn agored i'w thrafod ac yn rhoi'r cyfle i Aelodau siarad a gwneud sylwadau ar yr eitem.

Os yw unrhyw gais wedi bod yn destun Panel Arolygiad Safle cyn y Pwyllgor, bydd y Cadeirydd fel arfer yn gwahodd yr Aelodau hynny a oedd yn bresennol, yn cynnwys yr Aelod Lleol, i siarad gyntaf.

Gyda phob cais arall, bydd y Cadeirydd yn caniatáu'r Aelod(au) Lleol i siarad gyntaf, pe bai ef/hi/nhw yn dymuno.

Mae Aelodau fel arfer yn gyfyngedig i uchafswm o bum munud o amser siarad, a bydd y Cadeirydd yn cynnal y ddadl yn unol â'r Rheolau Sefydlog.

Unwaith y bydd Aelod wedi siarad, ni ddylai siarad eto oni bai y ceisir eglurhad am bwyntiau sy'n codi yn y ddadl, ac yna dim ond wedi i bob Aelod arall gael y cyfle i siarad, gyda chytundeb y Cadeirydd.

Ar gasgliad dadl yr Aelodau, bydd y Cadeirydd yn gofyn i Swyddogion ymateb fel y bo'n briodol i gwestiynau a phwyntiau a godwyd, yn cynnwys cyngor ar unrhyw benderfyniad sy'n groes i argymhelliad.

Cyn mynd ymlaen i bleidleisio, bydd y Cadeirydd yn gwahodd neu'n ceisio eglurhad am gynigion ac eilyddion o blaid neu yn erbyn argymhelliad y Swyddog, neu unrhyw benderfyniadau eraill yn cynnwys diwygiadau i gynigion. Lle mae cynnig yn groes i argymhelliad Swyddog, bydd y Cadeirydd yn ceisio eglurhad o'r rheswm/rhesymau cynllunio dros y cynnig hwnnw, er mwyn cofnodi hyn yng Nghofnodion y cyfarfod. Gall y Cadeirydd ofyn am sylwadau gan Swyddog y Gyfraith a Chynllunio ar ddilystrwydd y rheswm/rhesymau a nodwyd.

Bydd y Cadeirydd yn cyhoeddi pryd fydd y ddadl yn cau, ac y bydd pleidleisio'n dilyn.

Y weithdrefn bleidleisio

Cyn gofyn i Aelodau bleidleisio, bydd y Cadeirydd yn cyhoeddi pa benderfyniadau sydd wedi'u gwneud, a sut y bydd y bleidlais yn digwydd. Os oes angen, efallai y bydd angen rhagor o eglurhad am ddiwygiadau, sylwadau newydd neu ychwanegol a rhesymau dros wrthod, fel nad oes amwysedd ynghylch beth mae'r Pwyllgor yn pleidleisio o'i blaid neu yn ei erbyn.

Os oes unrhyw Aelod yn gofyn am Bleidlais wedi'i Chofnodi, rhaid delio â hyn yn gyntaf yn unol â Rheolau Sefydlog. Bydd y Cadeirydd a'r Swyddogion yn egluro'r weithdrefn i'w dilyn. Bydd enw pob Aelod sy'n pleidleisio'n cael eu galw a bydd pob Aelod yn cyhoeddi a yw eu pleidlais o blaid, yn erbyn, neu a ydynt yn gwrthod pleidleisio. Bydd Swyddogion yn cyhoeddi canlyniad y bleidlais ar yr eitem.

Os yw pleidlais am symud ymlaen yn y dull arferol drwy'r system bleidleisio electronig, bydd y Cadeirydd yn gofyn i'r Swyddogion baratoi'r sgrin(iau) pleidleisio yn y Siambr, ac yn ôl y gofyn, rhaid i Aelodau gofnodi eu pleidleisiau drwy bwysu'r botwm priodol (gweler y daflen ganlyniol).

Mae gan Aelodau 10 eiliad i gofnodi eu pleidleisiau unwaith y bydd y sgrin bleidleisio wedi'i dangos, oni bai y nodir yn wahanol gan Aelodau.

Os bydd y system pleidleisio electronig yn methu, gellir pleidleisio drwy ddangos dwylo. Bydd y Cadeirydd a'r Swyddogion yn egluro'r weithdrefn i'w dilyn.

Ar ddiwedd y bleidlais, bydd y Cadeirydd yn cyhoeddi'r penderfyniad ar yr eitem.

Lle bydd penderfyniad ffurfiol y Pwyllgor yn groes i argymhelliad y Swyddog, bydd y Cadeirydd yn gofyn i Aelodau gytuno ar y broses y drafftir amodau cynllunio neu resymau dros wrthod, er mwyn rhyddhau'r Dystysgrif Penderfyniad (e.e. dirprwyo awdurdod i'r Swyddog Cynllunio, i'r Swyddog Cynllunio mewn ymgysylltiad ag Aelodau Lleol, neu drwy gyfeirio'n ôl at y Pwyllgor Cynllunio am gadarnhad).

PWYLLGOR CYNLLUNIO

GWEITHDREFN PLEIDLEISIO ELECTRONIG

Atgoffir Aelodau o'r weithdrefn wrth ddefnyddio'r system pleidleisio electronig i fwrw eu pleidlais.

Oni ddywedir yn wahanol gan y Cadeirydd neu Swyddogion, unwaith y bydd y sgriniau arddangos yn y Siambr yn glir er mwyn paratoi i bleidleisio, a bod y sgrin pleidleisio'n dangos, mae gan Gynghorwyr 10 eiliad i gofnodi eu pleidlais fel a ganlyn:

Wrth bleidleisio ar **geisiadau**, ar y bysellfwrdd i bleidleisio, pwyswch

- 1 – i ROI / CYMERADWYO'R** cais
- 2 – i YMATAL** rhag pleidleisio ar y cais
- 3 – i WRTHOD** y cais

Wrth bleidleisio ar **adroddiadau arbennig ac eitemau gorfodi**, ar y bysellfwrdd i bleidleisio, pwyswch

- 1 – i DDERBYN ARGYMHELLIAD Y SWYDDOG**
- 2 – i YMWARTHOD** rhag pleidleisio ar yr argymhelliad
- 3 – i BEIDIO Â DERBYN ARGYMHELLIAD Y SWYDDOG**

Os bydd problemau gyda'r system pleidleisio electronig, bydd y Cadeirydd neu Swyddogion yn rhoi gwybod am y gweithdrefnau i'w dilyn.

PLANNING COMMITTEE

ELECTRONIC VOTING PROCEDURE

Members are reminded of the procedure when using the electronic voting system to cast their vote.

Unless otherwise advised by the Chair or Officers, once the display screens in the Chamber have been cleared in preparation for the vote, and the voting screen appears, Councillors have 10 seconds to record their vote as follows:

When voting on **applications**, on the voting keyboard, press

- 1** - to **GRANT / APPROVE** the application
- 2** – to **ABSTAIN** from voting on the application
- 3** – to **REFUSE** the application

When voting on **special reports and enforcement items**, on the voting keyboard, press

- 1** - to **ACCEPT THE OFFICER RECOMMENDATION**
- 2** - to **ABSTAIN** from voting on the recommendation
- 3** - to **NOT ACCEPT THE OFFICER RECOMMENDATION**

In the event of problems with the electronic voting system, the Chair or Officers will advise on the procedures to be followed.

LOCAL GOVERNMENT ACT 2000

Code of Conduct for Members

DISCLOSURE AND REGISTRATION OF INTERESTS

I, (*name*)

a *member/co-opted member of

(**please delete as appropriate*)

Denbighshire County Council

CONFIRM that I have declared a ***personal / personal and prejudicial** interest not previously declared in accordance with the provisions of Part III of the Council's Code of Conduct for Members, in respect of the following:-

(**please delete as appropriate*)

Date of Disclosure:

Committee (*please specify*):

Agenda Item No.

Subject Matter:

Nature of Interest:

(*See the note below*)*

Signed

Date

*Note: Please provide sufficient detail e.g. 'I am the owner of land adjacent to the application for planning permission made by Mr Jones', or 'My husband / wife is an employee of the company which has made an application for financial assistance'.

Mae tudalen hwn yn fwriadol wag

PWYLLGOR CYNLLUNIO

Cofnodion cyfarfod o'r Pwyllgor Cynllunio a gynhaliwyd yn SIAMBR Y CYNGOR, NEUADD Y SIR, RHUTHUN LL15 1YN, Dydd Mercher, 17 Ebrill 2019 am 9.30 am.

YN BRESENNOL

Y Cynghorwyr Ellie Chard, Ann Davies, Meirick Davies, Peter Evans, Alan James (Is-Gadeirydd), Brian Jones, Huw Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Melvyn Mile, Merfyn Parry, Pete Prendergast, Tony Thomas, Julian Thompson-Hill, Joe Welch (Cadeirydd), Emrys Wynne a Mark Young

HEFYD YN BRESENNOL

Arweinydd Tîm – Lleoedd (SC), Prif Swyddog Cynllunio (IW), Rheolwr Cynllunio Strategol a Thai (AL), Prif Swyddog Amgylchedd Adeiledig a Chadwraeth (CE), Peiriannydd Priffyrdd (JB) a Gweinyddwr Pwyllgorau (SLW)

1 YMDDIHEURIADAU

Derbyniwyd ymddiheuriadau am absenoldeb oddi wrth y Cynghorwr(wyr) Andrew Thomas

2 DATGANIADAU O FUDDIANT

Dim.

3 MATERION BRYN FEL Y'U CYTUNWYD GAN Y CADEIRYDD

Dim.

4 COFNODION

Cyflwynwyd cofnodion cyfarfod y Pwyllgor Cynllunio a gynhaliwyd ar 13 Mawrth 2019.

Cywirdeb:

Tudalen 15 – dywedodd y Cadeirydd, y Cynghorydd Joe Welch, nad oedd y cais yn cynnwys unrhyw dai un ystafell wely, ac y dylai'r frawddeg ddweud "Bod yr amrywiaeth o anheddau arfaethedig yn cynnwys tai 2, 3 a 4 ystafell wely..."

Materion yn Codi:

Tudalen 14 – soniodd y Cynghorydd Mark Young am y pryderon ynghylch y gymysgedd o dai a gynigiwyd mewn ceisiadau. Cadarnhawyd y cyfarfu swyddogion ac Aelodau Arweiniol yn y cyfamser, a gofynnwyd am y wybodaeth ddiweddaraf yn sgil hynny.

Cadarnhaodd y Prif Swyddog Cynllunio fod y Polisiâu Cynllunio presennol yn rhoi cyfle i swyddogion ac aelodau geisio amrywiaeth resymol o dai o wahanol faint a daliadaeth er mwyn bodloni'r anghenion a'r galw lleol, ac adlewyrchu canlyniadau'r asesiad o'r farchnad dai leol.

Yn y cyfarfodydd pwysleisiwyd fod sawl maes lle gellid cyfleu gwybodaeth yn well cyn cyflwyno ceisiadau. Felly, pan fyddai swyddogion yn rhoi cyngor i ddatblygwyr byddent yn tynnu sylw at y ffaith y dylid ceisio darparu cymysgedd o wahanol fathau o anheddau. Os na ddarperid cymysgedd, yna dylid annog datblygwyr i roi datganiad neu esboniad o'r gymysgedd arfaethedig.

Wrth dderbyn ceisiadau yn y dyfodol byddai swyddogion yn ymgynghori â'r Rheolwr Tai Strategol i geisio sylwadau ynglŷn â'r gymysgedd arfaethedig, gan ystyried yr asesiad o'r angen lleol am dai. Drwy ymgynghori ag adain y Cynllun Datblygu, gallai swyddogion gynnwys gwybodaeth yn eu hadroddiadau ar geisiadau, a sylwadau ynglŷn â'r gymysgedd o dai. Hyderid y byddai hynny'n hwyluso'r penderfyniadau.

Mynegodd y Cynghorydd Tony Thomas amheun ynglŷn â'r wybodaeth ddiweddaraf, gan na chredai ei bod yn briodol i bennu gofynion mawr ar ddatblygwyr; yn ei farn ef gallai hyn gymell datblygwyr i beidio â bwrw ymlaen â cheisiadau.

PENDERFYNWYD yn amodol ar yr uchod, derbyn a chymeradwyo cofnodion y cyfarfod a gynhaliwyd ar 13 Mawrth 2019 fel rhai cywir.

5 CAIS RHIF 41/2019/0089/PF FFERM NANT GWILYM, TREMEIRCHION LL17 OUG

Cyflwynwyd cais i drosi tai allan i greu pedair uned llety gwyliau, codi llofft ystlumod, gosod tanc septig, newid trefn bresennol y fynedfa i gerbydau a gwaith cysylltiedig ar fferm Nant Gwilym, Tremeirchion.

Siaradwr Cyhoeddus –

Jamie Bradshaw (**o blaid**) – dywedodd y byddai'r cynllun arfaethedig o ansawdd uchel, ar sail dyluniad da i drosi tai allan yn bedair o unedau llety gwyliau. Derbyniwyd nad oedd y lefelau gwelededd yn bodloni safonau NCT18 ar gyfer y terfyn cyflymder ar y ffordd i'r safle, ond byddai'r datblygiad yn gwella mynediad ac yn rhoi gwelededd digonol o'r briffordd. Byddai'r cynllun hefyd yn cynnwys digon o leoedd i barcio, gyda mwy o le ar y buarth pe byddai angen. Roedd y Cyngor Cymuned wedi mynegi pryderon ynglŷn â llygredd golau, ond roedd Cyfoeth Naturiol Cymru, Cyd-bwyllgor Ymgynghorol yr Ardal o Harddwch Naturiol Eithriadol a swyddogion Cyngor Sir Ddinbych yn fodlon y gellid cynnwys amod cynllunio a fyddai'n gofyn am gyflwyno manylion unrhyw olau allanol er cymeradwyaeth cyn gosod unrhyw olau o'r fath y tu allan.

Dadl Gyffredinol – cynhaliwyd ymweliad safle am 9.00 a.m. ddydd Gwener 12 Ebrill 2019.

Cadarnhaodd Aelod y Ward, y Cyngorydd Christine Marston, y bu'n bresennol yn ystod yr ymweliad, lle canolbwyntiwyd ar y problemau gwelededd ac addasrwydd y fynedfa.

Wrth drafod, codwyd y materion canlynol:

- Mynegodd y Cyngorydd Merfyn Parry bryderon ynghylch y datblygiad oherwydd y briffordd. Nid oedd mynedfa'r datblygiad yn bodloni safonau NCT18, a gofynnwyd a fyddai'r ail fynedfa (yn nes at Fodfari) yn cau. Holodd y Cyngorydd Parry hefyd a wnaethpwyd arolwg o gyflymder symudiadau traffig, neu a oedd angen cynnal un.

Cadarnhaodd y Swyddog Priffyrdd fod y cynnig yn cynnwys adleoli rhan o'r wal derfyn bresennol wrth y fynedfa er mwyn gwella gwelededd. Roedd mynedfa'r safle eisoes yn fynedfa, ac roedd y swyddogion wedi ystyried hynny. Yn ôl NCT18, pan gyflwynid ceisiadau ar gyfer safle oedd eisoes wedi'i datblygu lle'r oedd y fynedfa bresennol islaw'r safon, dylai fod lle ar gyfer rhywfaint o ailddatblygu os oedd hynny'n cynnwys gwella'r fynedfa, hyd yn oed pe byddai'r fynedfa honno'n dal islaw'r safon.

Mewn ymateb i gwestiwn y Cyngorydd Parry ynglŷn â chyflymder traffig, cadarnhaodd y Swyddog Priffyrdd na fyddai symudiadau a chyflymder y traffig ar y ffordd yn newid gan fod mynedfa i'r datblygiad eisoes. Byddai'r safonau'n berthnasol i unrhyw fynedfa newydd yn yr ardal, ond nid yr un bresennol. Cadarnhaodd, wedi ystyried popeth, nad oedd modd cyfiawnhau gwrthod y cais am resymau priffyrdd.

- Soniwyd am fynediad i llwybr cyhoeddus 28 a oedd yn ffinio ag ardal y cais, a holwyd a fyddai'r datblygiad yn effeithio ar y llwybr hwnnw. Cadarnhawyd na fyddai'r datblygiad yn effeithio ar y llwybr cyhoeddus.
- Soniwyd am y pant yn y ffordd a fedrai achosi problemau gan na fyddai modd gweld cerbydau o bell pe byddent yn y pant.
- Roedd Aelod y Ward, y Cyngorydd Christine Marston, yn cytuno â'r pryderon a fynegwyd gan Gyngor Cymuned Bodfari a'r Cyngorydd Merfyn Parry. Pe caniateid y cais, fodd bynnag, gofynnodd am gynnwys amod ychwanegol i gau'r ail fynedfa (yn nes at Fodfari) yn barhaol er diogelwch.

Cynnig – cynigiodd y Cyngorydd Emrys Wynne dderbyn argymhellion y swyddogion i gymeradwyo'r cais, ac eiliwyd hynny gan y Cyngorydd Meirick Lloyd Davies.

Cynnig – cyflwynodd y Cyngorydd Merfyn Parry gynnig, wedi'i eilio gan y Cyngorydd Mark Young, i wrthod y cais gan nad oedd yn cydymffurfio â NCT18.

PLEIDLAIS:

CANIATÁU – 15

YMATAL – 0

GWRTHOD – 3

PENDERFYNWYD y dylid **CYMERADWYO'r** cais yn unol ag argymhelliad y swyddog fel y nodwyd yn yr adroddiad a'r papurau ategol.

6 CAIS RHIF 43/2019/0112/PF - 83 Ffordd GRONANT, PRESTATYN

Cyflwynwyd cais ar gyfer godi annedd newydd a gwaith cysylltiedig yn 83 Ffordd Gronant, Prestatyn.

Dywedodd Aelod y Ward, y Cynghorydd Julian Thompson-Hill, y codwyd pryderon ynglŷn ag edrych drosodd a cholli preifatrwydd oherwydd perthynas y datblygiad arfaethedig ag eiddo y tu ôl iddo ar Kirby Avenue. Er y derbyniwyd fod y cynigion yn bodloni'r canllawiau sylfaenol ynglŷn â phellter rhwng ffenestri ac ati, holwyd a oedd lle i liniaru ar yr effeithiau.

Awgrymodd y Prif Swyddog Cynllunio nad oedd gan y Cyngor lawer o allu i fynnu diwygio'r cynigion, gan eu bod yn ôl pob golwg yn cydymffurfio â'r Canllawiau Atodol cymeradwy.

Cynnig – cynigiodd y Cynghorydd Julian Thompson-Hill ddilyn argymhelliad y swyddog i gymeradwyo'r cais, ac fe'i heiliwyd gan y Cynghorydd Meirick Lloyd Davies.

PLEIDLAIS:

CANIATÁU – 18

YMATAL – 0

GWRTHOD – 0

PENDERFYNWYD y dylid **CYMERADWYO'R** cais yn unol ag argymhellion y swyddog a nodwyd yn yr adroddiad.

7 CAIS RHIF 22/2019/0275/PF - TIRIONFA, HENDRERWYDD

Cyflwynwyd cais i godi estyniadau ac addasu annedd yn Nhirionfa, Hendrerwydd, Dinbych.

Mynegodd Aelod y Ward, y Cynghorydd Huw Williams, ei gefnogaeth i'r cais.

Cynnig – cynigiodd y Cynghorydd Merfyn Parry ddilyn argymhelliad y swyddogion i ganiatáu'r cais, ac fe'i heiliwyd gan y Cynghorydd Mark Young.

PLEIDLAIS:

CANIATÁU – 18

YMATAL – 0

GWRTHOD – 0

PENDERFYNWYD y dylid **CYMERADWYO’R** cais yn unol ag argymhellion y swyddog a nodwyd yn yr adroddiad.

8 ADRODDIAD AR YR YMGYNGHORIAD A MABWYSIADU NEWIDIADAU I ARDAL GADWRAETH Y RHYL

Cyflwynodd y Rheolwr Cynllunio Strategol a Thai adroddiad ynglŷn ag ymgynghori ynghylch newidiadau yn Ardal Gadwraeth y Rhyl a mabwysiadu’r newidiadau hynny (roedd yr adroddiad wedi’i ddsbarthu eisoes).

Roedd yr adroddiad yn rhoi braslun o’r sylwadau a ddaeth i law yn dilyn yr ymgynghoriad ar Werthusiad Ardal Gadwraeth y Rhyl a newidiadau arfaethedig yn yr Ardal Gadwraeth.

Cytunwyd y byddai Ardal Gadwraeth y Rhyl yn elwa ar adolygiad, oherwydd teimlid bod rhai ardaloedd wedi colli eu cymeriad a bod yr ardal yn un fawr i’w rheoli. Penodwyd Penseiri Purcell, ymgynghorwyr profiadol mewn cadwraeth, i gynnal yr adolygiad.

Nid oedd unrhyw ofyniad statudol i ymgynghori cyn adolygu’r ardal gadwraeth, ond bernid y byddai’n arfer da i ymgynghori â pherchnogion eiddo lleol, preswylwyr, busnesau a rhai eraill oedd â diddordeb megis cyrff amwynderau.

Ar 18 Gorffennaf 2018 rhoddodd y Pwyllgor Cynllunio gymeradwyaeth i gynnal ymgynghoriad. Dechreuodd y cyfnod ymgynghori ar 3 Medi 2018 a bu’n weithredol am wyth wythnos. Danfonwyd taflenni esboniadol a llythyrau â llaw i’r holl eiddo a oedd yn cael eu heffeithio. Darparwyd copïau caled o’r dogfennau hyn ar gael yn Llyfrgell y Rhyl a’r siop un stop yn ogystal ag ar wefan Cyngor Sir Ddinbych. Hefyd, darparwyd gwybodaeth mewn digwyddiad galw heibio mewn “siop sydyn” yng Nghanolfan y Rhosyn Gwyn. Defnyddiwyd Porth Ymgynghori newydd y Cyngor hefyd, ac fe ymatebodd nifer i’r arolwg ar-lein.

Derbyniwyd cyfanswm o saith o ymatebion drwy Borth Ymgynghori’r Cyngor, a derbyniwyd pump o ymatebion ysgrifenedig.

Pe byddai’r Pwyllgor Cynllunio’n cymeradwyo’r newidiadau arfaethedig yn ffiniau’r Ardal Gadwraeth, byddai’n rhaid i’r Cyngor roi hysbysiad yn y *London Gazette* a phapur newydd lleol, a chofnodi manylion am yr Ardal Gadwraeth yn y cofnod amgylchedd hanesyddol. Byddai’n rhaid hysbysu Ymddiriedolaeth Archeolegol Clwyd Powys a oedd yn cynnal y Cofnod Amgylchedd Hanesyddol. Hysbysid hefyd Cadw, Adrannau Pridiannau Tir a Chyfreithiol y Cyngor, a phreswylwyr yr Ardal Gadwraeth.

PLEIDLAIS:

(ARGYMHELLIAD 3.1)
CYMERADWYO – 18
YMATAL – 0
PEIDIO Â CHYMERADWYO – 0

(ARGYMHELLIAD 3.2)
CYMERADWYO – 17
YMATAL – 0
PEIDIO Â CHYMERADWYO – 0

PENDERFYNWYD:

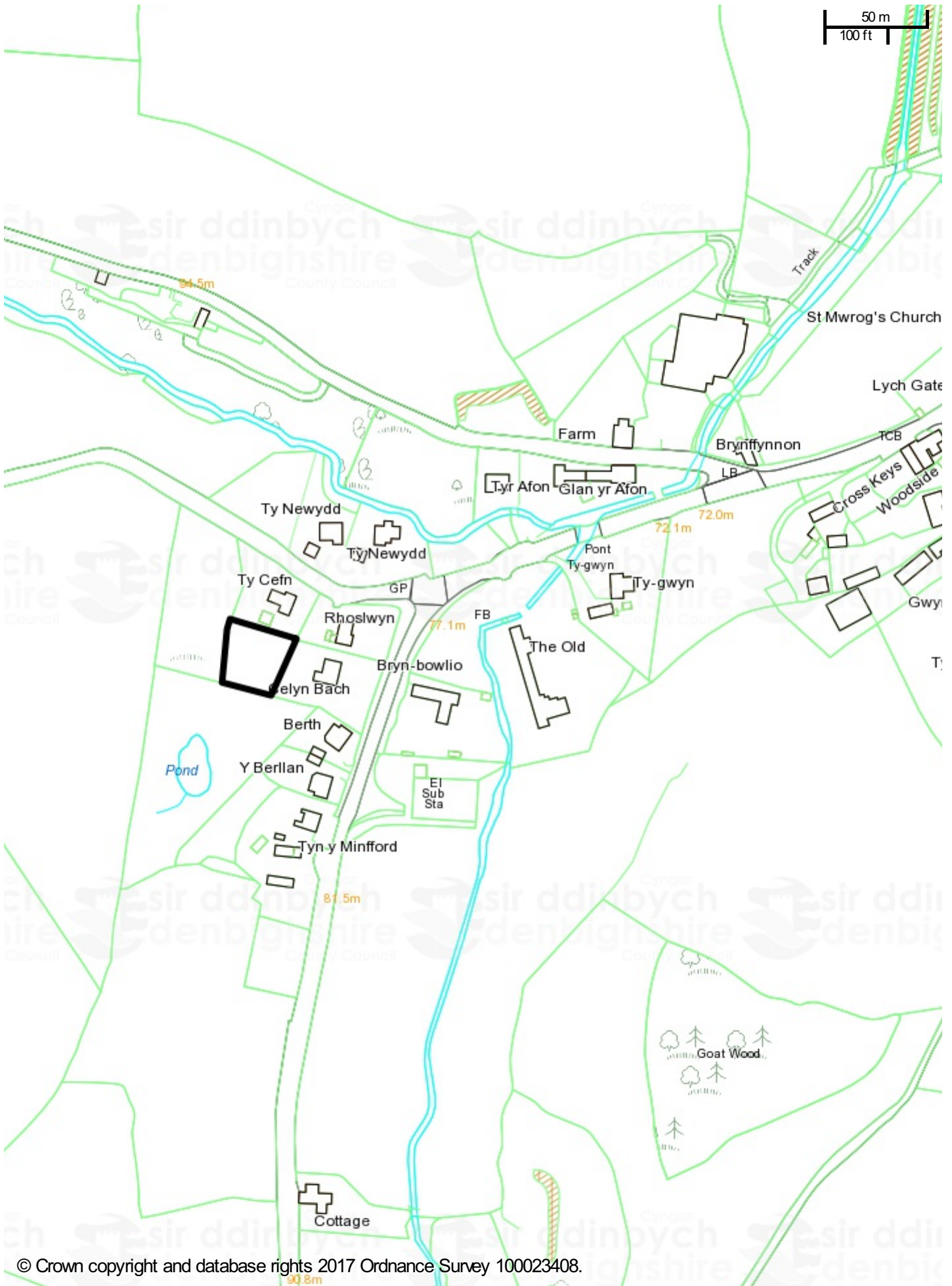
- (i) Bod yr Aelodau'n cymeradwyo'r newidiadau arfaethedig yn Ardal Gadwraeth y Rhyl (yn unol â'r cynllun a atodwyd yn Atodiad 2).*
- (ii) Bod y Pwyllgor yn cadarnhau ei fod wedi darllen yr Asesiad o Effaith ar Les (Atodiad 3), ei ddeall a'i ystyried wrth bwysu a mesur y mater.*

Daeth y cyfarfod i ben am 10.50 a.m.

Eitem Agenda 7

WARD:	Rhuthun
AELODAU'R WARD:	Y Cyng. Emrys Wynne (c) Y Cyng. Bobby Feeley Y Cyng. Huw Hilditch-Roberts
RHIF Y CAIS:	02/2019/0183/ PR
CYNNIG:	Manylion edrychiad, tirlunio, cynllun a graddfa 2 annedd wedi ei gyflwyno yn unol ag amod rhif 1 caniatâd cynllunio amlinellol rhif cais 02/2018/0445
LLEOLIAD:	Tir yng nghefn Tŷ Cefn Llanfwrog Rhuthun

Mae tudalen hwn yn fwriadol wag



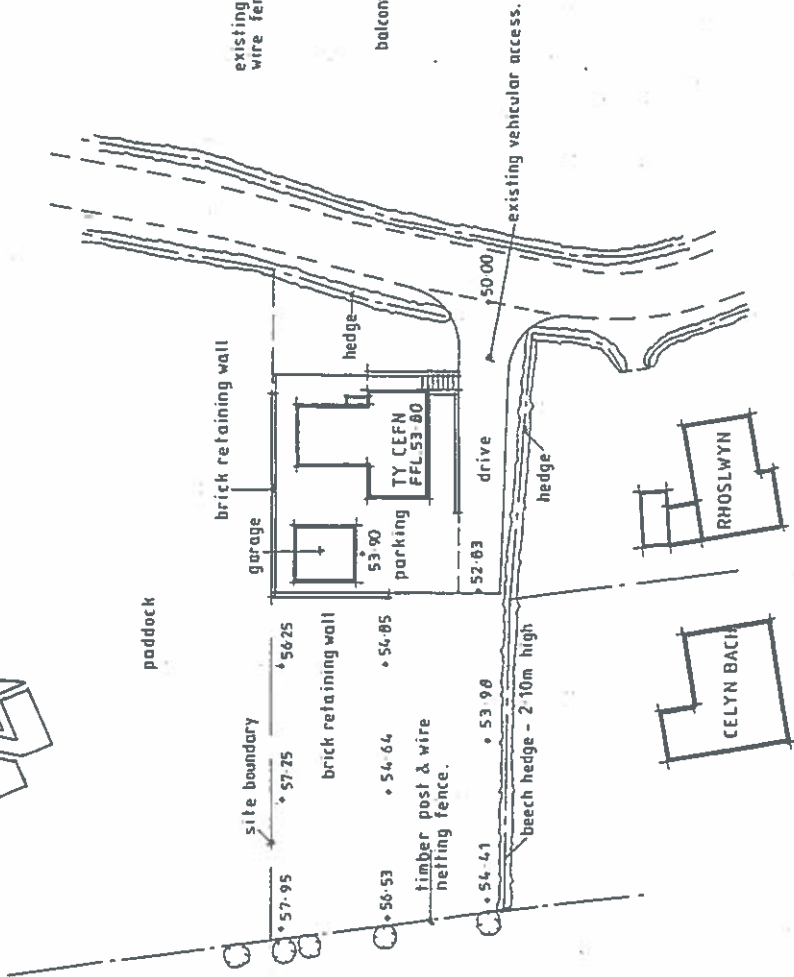
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02/2019/0183

Scale: 1:2500

Printed on: 7/5/2019 at 10:56 AM

Tudalen 17



EXISTING SITE LAYOUT PLAN
1:500

Turfed/Seeded Grassed Areas.

Tree Planting
Native tree planting to be 3.0m to 3.8m tall and to be sited a min. 6m from any buildings.
WC - Wild Cherry, BC - Bird Cherry SB - Silver Birch, R - Rowan.

New paths and patio areas to be finished in stone/slate flags, to client's specification and approval.

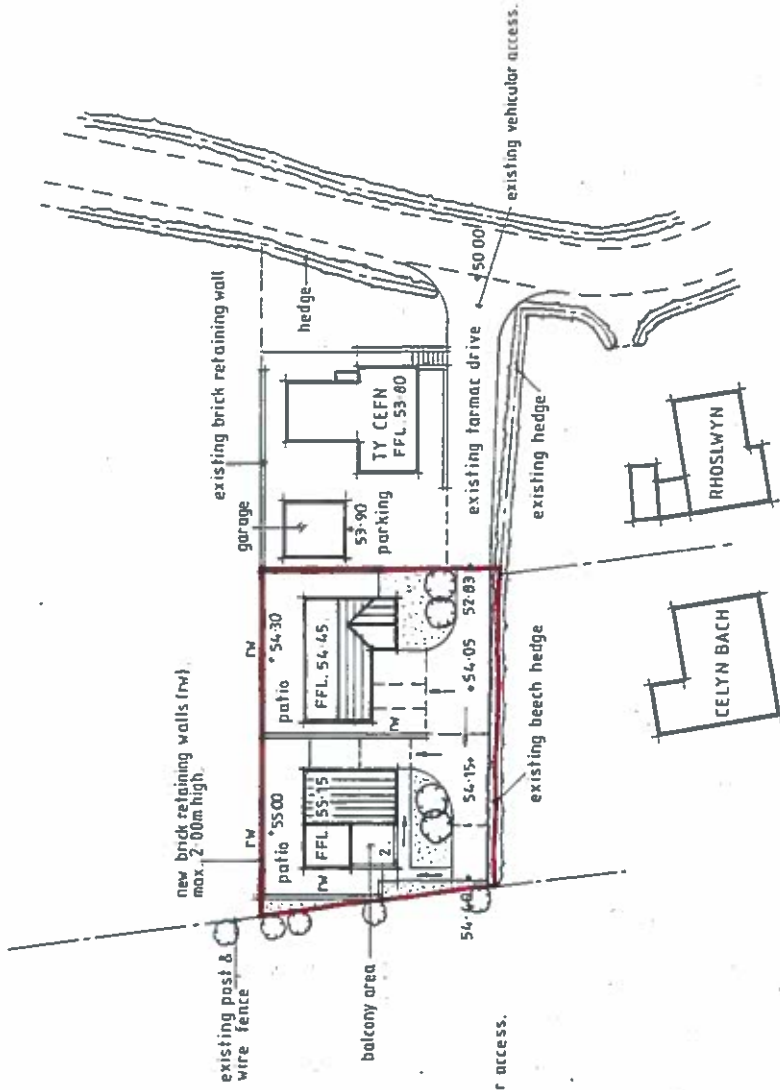
The new access drive, parking and turning area to be finished in tarmac surface finish.

All existing fences and hedgerows to site boundaries to be retained, where indicated on plans.

New brick faced retaining wall structures, where indicated 'rw' on site layout plan, to structural engineer's design details and recommendations.

A new timber post and timber rail fence to be installed above wall to paddock area. Fence to be a min. 1200mm high.

All planting, seeding, turfing, fencing or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development. Any trees or plants which, within a period of five years of completion of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.



PROPOSED SITE LAYOUT PLAN
1:500

The proposed new parking areas to serve the proposed new dwellings to be finished in tarmac, or other approved hard standing surface finish, to client's specification and approval.

Parking areas to the front of the new dwellings, and adjacent to the main front entrance doors, to be provided for disabled parking and for access to the dwellings, and to be surfaced with a permeable paving system, to client's specification and approval, e.g. tarmac, or other approved surface finish.

The new disabled parking areas to have a maximum fall of 1 in 20 and cross-fall gradient of 1 in 40.

A level access approach is to be provided from the car parking spaces to the main principal entrance doors with a gradient not steeper than 1 in 20.

The paths to the principal front entrance doors to be a min. 1.20m wide.

Level platforms to be provided outside the main principal entrance doors with min. dimensions of 1.20m x 1.20m for level access to the dwellings.

Level access threshold strips to be provided across the main principal entrance doors.

Rev A - 02/10/19 - Minor amendments to layout details.

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project title

Land to rear of Ty Cefn, Llanfyrwg, Ruthin.

drawing title

Existing and Proposed Site Plans.

project no.

0800

drawing no.

1

revision

A

date

26/02/2019

scale

1:500

drawn by

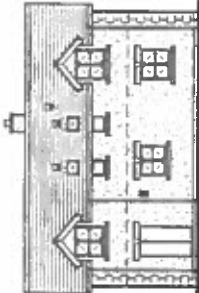
P M

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EXISTING DWELLING



Ty Cefn
FFL 53.80



Garage
FFL 53.90



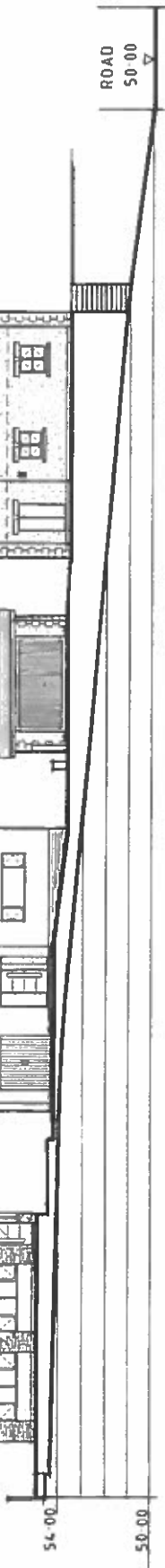
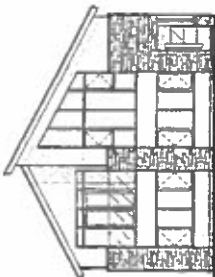
PROPOSED DWELLINGS



Plot 1
FFL 54.45



Plot 2
FFL 55.15



SITE ELEVATION/SECTION DETAIL
1:200

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M & R
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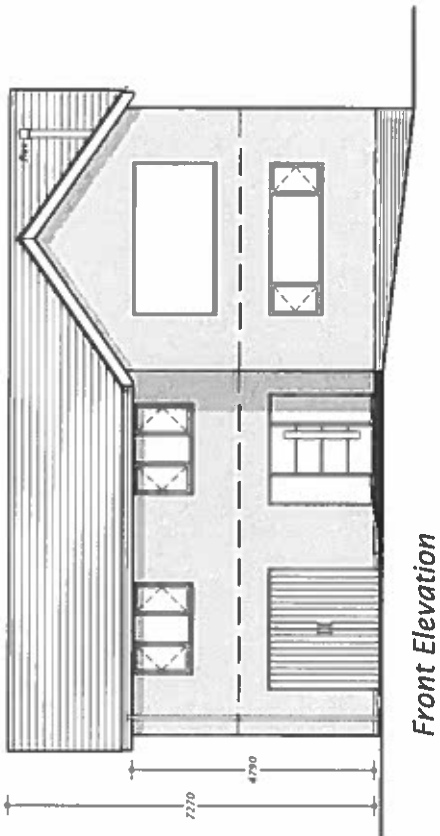
project title
Land to rear of Ty Cefn, Llanfwrrog, Ruthin.

drawing title
Proposed Site Elevation/Section Detail.

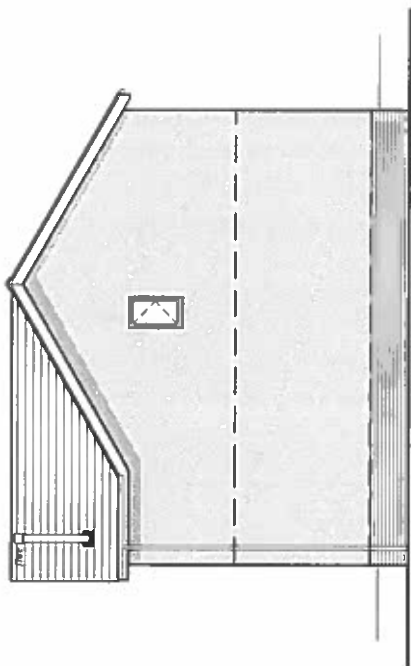
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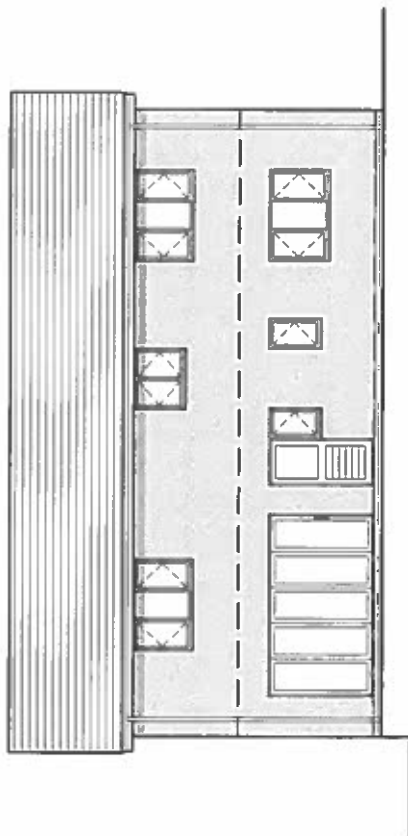
PLOT 1 DWELLING



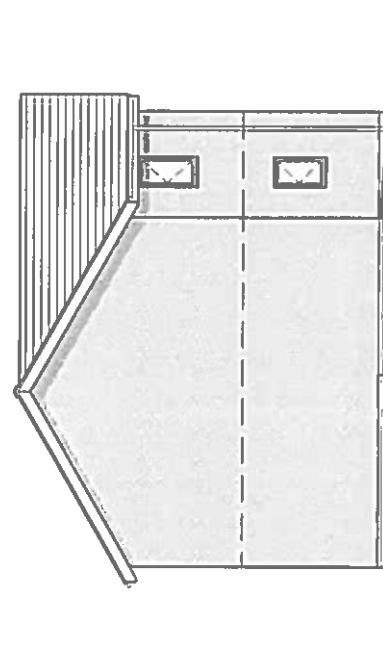
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

- External Materials - all to Local Authority approval
- Roof - New or second hand natural mineral slates (blue/grey).
- Walls - Smooth self-coloured render finish (K-Rend or other approved) with facing brickwork plinth.
- Rainwater Goods - Lindab galvanised gutters and down pipes.
- Windows & External Doors/Frames - Grey aluminium/upvc windows & doors.
- Fascia, Soffit & Barge Boards - Grey aluminium/upvc fascia's, barge boards & sloping soffit boards.

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MATISCHOK & ROSS
architectural services

Project title
Plot 1, Land to rear of Ty Cefn, Llanfyrrog, Ruthin.

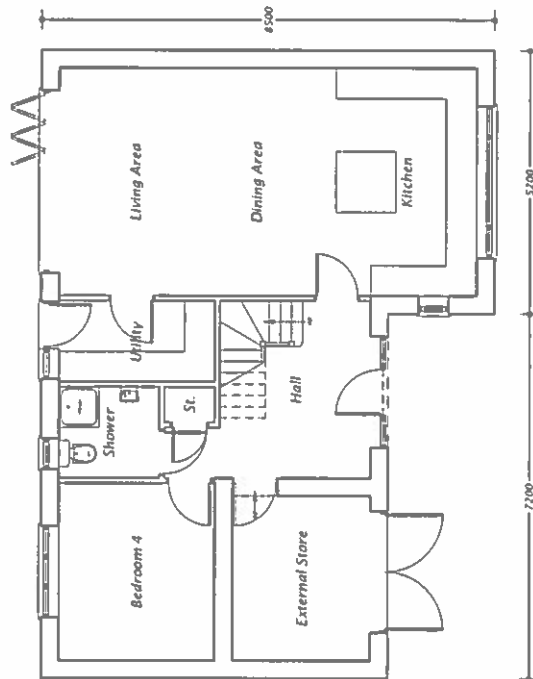
drawing title
Proposed Elevations.

project no.	0801	drawing no.	3	revision	A
date	18/02/2019	scale	1:100	drawn by	SR

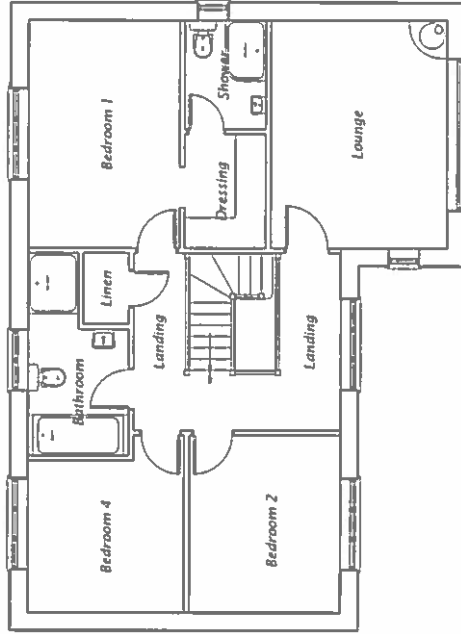
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e: mail@matischokross.co.uk w: www.matischokross.co.uk

Revision A 02/04/19 Amendments to elevating dimensions to comply with outline planning approval

PLOT 1 DWELLING



Ground Floor Layout Plan



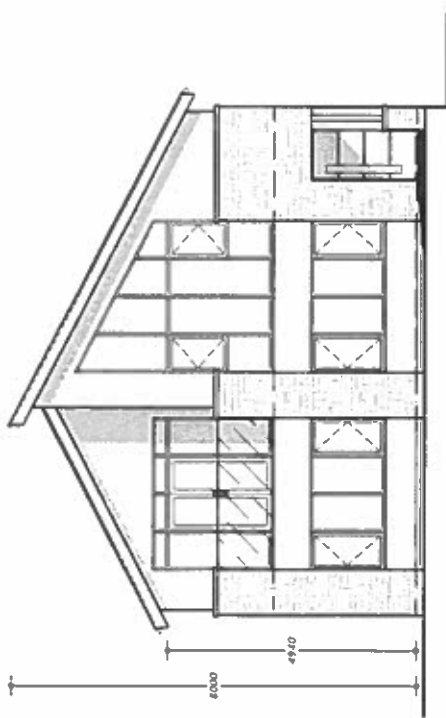
First Floor Layout Plan

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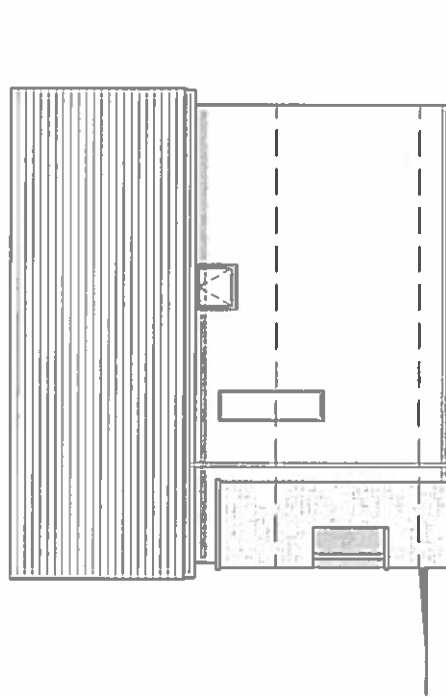
MATISCHOK & ROSS architectural services	
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drawing title	Proposed Floor Layout Plans.
project no.	0801
drawing no.	2
revision	A
date	18/02/2019
scale	1:100
drawn by	S R
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Revision A 02/04/19 - Amendments to the filling dimensions to comply with outline planning approval

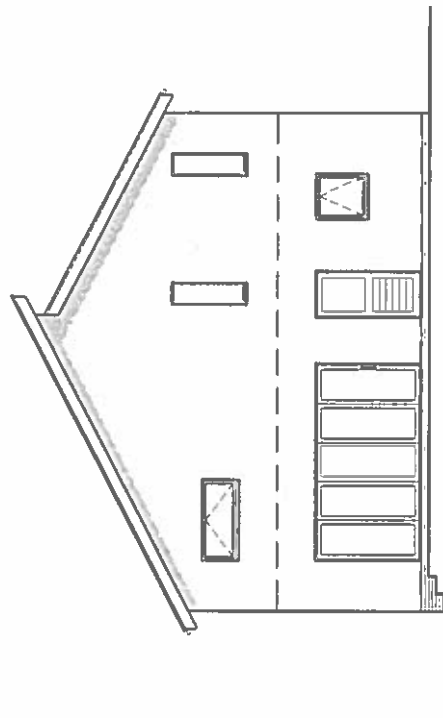
PLOT 2 DWELLING



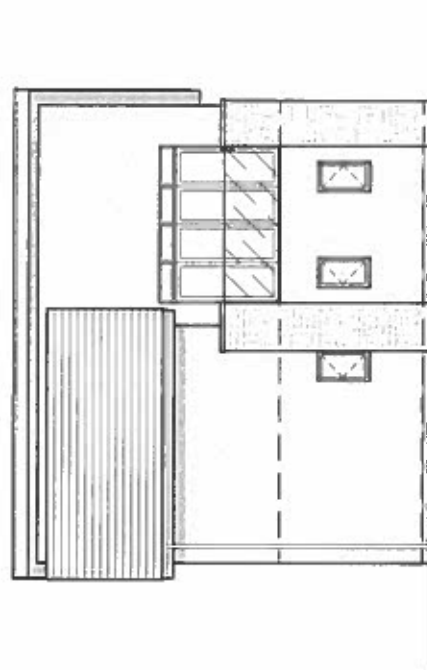
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

External Materials - all to Local Authority approval

Roof - New or second hand natural mineral slates (blue/grey).

Walls - Smooth self-coloured render finish (K-Rend or other approved) with facing brickwork plinth.
Grey slate stone cladding to front and side elevations where shown.

Rainwater Goods - Lindab galvanised gutters and down pipes.

Windows & External Doors/Frames - Grey aluminium/upvc windows & doors.

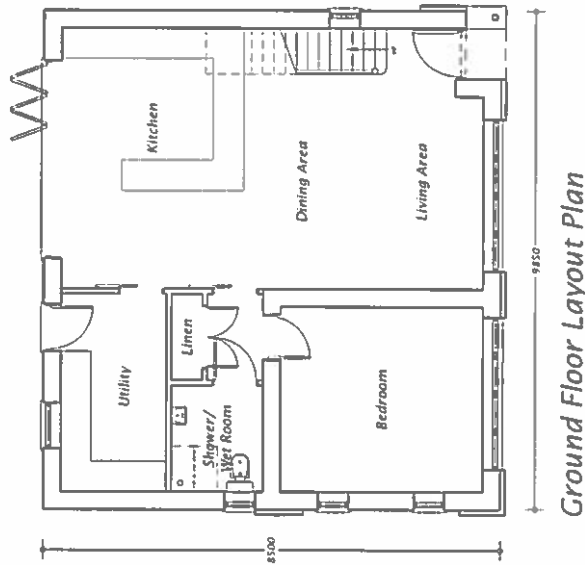
Fascia, Soffit & Barge Boards - Grey aluminium/upvc fascia's, barge boards & sloping soffit boards

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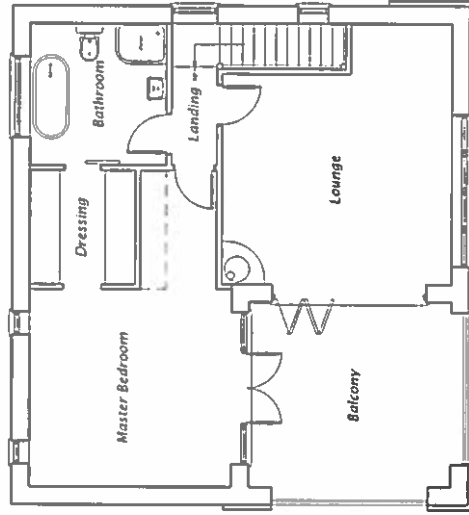
MATISCHOK & ROSS architectural services			
project title	Plot 2, Land to rear of Ty Cefn, Llanfyrwg, Ruthin		
drawing title	Proposed Elevations.		
project no.	drawing no.	revision	
0800	3	A	
date	scale	drawn by	
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Revision A 02/04/19 Amendment 1 to dwelling dimensions to comply with full planning approval

PLOT 2 DWELLING



Ground Floor Layout Plan



First Floor Layout Plan

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architectural services

Project title	Plot 2, Land to rear of Ty Cefn, Llanfyrwg, Ruthin.		
Drawing title	Proposed Floor Layout Plans.		
Project no.	0800	Drawing no.	2
Date	12/02/2019	Revision	A
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Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA t 01824 705 222 f 01824 707 171 e mail@matischokross.co.uk w www.matischokross.co.uk			

Revision A 02/04/19 Amendments to detailing dimensions to comply with outline planning approval

WARD : Ruthin

WARD MEMBERS: Cllr Emrys Wynne (c)
Cllr Bobby Feeley
Cllr Huw Hilditch-Roberts

APPLICATION NO: 02/2019/0183/ PR

PROPOSAL: Details of appearance, landscaping, layout and scale of 2 no. dwellings submitted in accordance with condition no. 1 of outline planning permission code no. 02/2018/0445

LOCATION: Land to rear of Ty Cefn Llanfwrog Ruthin

APPLICANT: Mr David Edwards

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

RUTHIN TOWN COUNCIL:

“Object for the following reasons: The proposed dwellings remain too large for the site in terms of size and massing. The dwellings would be close together and close to the site boundaries.”

RESPONSE TO PUBLICITY:

In objection

Representations received from:

John Gaskell, Y Berllan, Llanfwrog

Summary of planning based representations in objection:

The design of the houses would have a detrimental impact on the visual amenity of the area as they not in keeping with other houses in the area and are too close together and too large.

EXPIRY DATE OF APPLICATION: 24/4/19

EXTENSION OF TIME AGREED? 24/5/19

REASONS FOR DELAY IN DECISION (where applicable):

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 This is a reserved matters application seeking approval of details of appearance, landscaping, layout and scale of two dwellings submitted in accordance with Condition 1 on outline planning permission ref 02/2018/0445 on land to the rear of Ty Cefn, Llanfwrog.
- 1.1.2 Outline planning permission was granted in January 2019 for the development of two dwellings. The application was made in outline form with details of access submitted for approval. All other matters were reserved.
- 1.1.3 Both dwellings would be 2 storey in height. The one on Plot 1 would measure approximately 12.5 metres wide, 8.5 metres deep and 7.2 metres in height to the ridge. The Plot 2 dwelling would measure approximately 9.8 metres wide, 8.5 metres deep and 8 metres in height to the ridge. The Plot 1 unit would provide 4 bedrooms, whilst the Plot 2 unit would provide 2 bedrooms.
- 1.1.4 Parking and turning would be located to the front of the plots. To the rear there would be private garden areas, separated by fencing. There would be a 2m high retaining wall along the rear boundary.
- 1.1.5 The approved access to the site is from the minor road that links Llanfwrog and Galltegefa.
- 1.1.6 Plans and elevations of the proposed dwellings, along with a site elevation drawing to show the relationship between the proposed dwellings and the existing dwelling are at the front of this report.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the western side of Llanfwrog, Ruthin.
- 1.2.2 There are existing dwellings to the north and east of the site. The dwelling Ty Cefn, a 2 storey house, is immediately to the north of the plot 1 dwelling, as can be seen from the sectional plans at the front of the report.
- 1.2.3 To the west the land is open fields which rise up away from the site.
- 1.2.4 The two plots are relatively level, but the ground then rises to the rear of the site. There is an existing beech hedge to the front boundary of the site marking the boundary with the dwellings Celyn Bach, and Rhoslwyn.
- 1.2.5 The site is in an elevated position above the neighbouring dwellings to the east that front the B5105.

1.3 Relevant planning constraints/considerations

- 1.3.1 The application site is located within the development boundary of Ruthin.

1.4 Relevant planning history

- 1.4.1 Outline planning permission was granted in January 2019 for the development of the land for 2 detached dwellings, installation of a new septic tank and associated works including access.

1.5 Developments/changes since the original submission

- 1.5.1 Since the original submission, the size of the dwelling on plot 2 has been reduced through the omission of a single storey integral side garage

1.6 Other relevant background information

- 1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1 02/2013/0829/PO - Development of 0.09 ha of land by the erection of a dwelling, installation of a new septic tank and associated works (outline application including access). GRANTED 16/10/2013
- 2.2 02/2017/0797/PO - Development of 0.09 ha of land by the erection of a dwelling, installation of a new septic tank and associated works (outline application including access) GRANTED 11/10/2017
- 2.3 02/2018/0445/PO - Development of 0.09 hectares of land by the erection of 2 no. detached dwellings, installation of a new septic tank and associated works (outline application including access) GRANTED 31/01/2019

RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

TAN 12: Design

TAN 18: Transport

Circulars

Other material considerations

3. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

3.1 The main land use planning issues in relation to the application are considered to be:

- 3.1.1 Principle
- 3.1.2 Appearance
- 3.1.3 Landscaping
- 3.1.4 Layout
- 3.1.5 Scale

3.2 In relation to the main planning considerations:

3.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of cities, towns and villages, and it states developers will be expected to provide a range of house sizes, types and tenure.

The site is located within the development boundary of Ruthin - Llanfwrog and the site has the benefit of outline planning permission. The principle of residential development has been therefore been established through the grant of outline permission, and is not for deliberation at this stage. The issues to address are the acceptability of the specific details of the development, as covered in the following sections of the report.

3.2.2 Appearance

“Appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally in respect of the visual impact of the proposal.

In terms of design detailing for the new dwellings, the proposals involve the erection of 2 two storey dwellings, featuring pitched roofs and a mix of external materials, including render and slate stone cladding, and mineral slate on the roofs. The surrounding existing dwellings are a mixture of designs, sizes and materials, with predominant use of render and facing brick on the external walls and grey slate / tile roofs. In Officers’ assessment, in terms of appearance, the proposed dwellings would not be prominent within the street scene and there are limited direct views of the site from public vantage points.

The details proposed in relation to the dwellings are considered acceptable and in keeping with surrounding development. Given the siting of the dwellings, it is not considered that the dwellings would appear prominent features within the area, and they are therefore unlikely to have a detrimental impact upon the character and appearance of the area.

It is considered that the appearance of the development would be respectful of the location.

3.2.3 Landscaping

“Landscaping” in relation to a site or any part of a site for which outline planning permission has been granted to, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the layout out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

In relation to soft landscaping, detailed proposals have been provided for each plot and the spaces around the properties with planting specifications.

In relation to hard landscaping all properties and parking areas would incorporate a combination of tarmac finish, stone flags, and natural stone retaining walls.

In relation to boundary treatments, the dwellings would be provided with timber fences. The garden areas would be turfed, and the following trees planted: wild cherry, bird cherry, silver birch and rowan.

All hard and soft landscaping details proposed are considered acceptable and appropriate for the area to soften the visual appearance of the development, to protect the amenities of existing residents and provide a sufficient level of amenity for future occupants of the dwellings proposed.

It is therefore considered that the landscaping of the development would be respectful of the location.

3.2.4 Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to building and spaces outside the development.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally in respect of the layout and it has been suggested that the dwellings would be too close to the site boundaries.

The proposal is for 2 dwellings of different detailing and sizes, set back marginally from the front wall of the existing dwelling Ty Cefn. Both properties exceed minimum floorspace standards contained within SPG guidance and are all provided with rear garden spaces in excess of 40 square metres, in compliance with SPG guidance.

In relation to spacing and separation distances in between proposed dwellings and existing dwellings, the development proposals meet or exceed the standards set out within SPG guidance. With regard to the distance between the dwellings and the site boundaries, both dwellings would be at least 1 metre from their respective boundaries. The closest that the proposed dwellings would be to each other is 4.5 metres, side to side.

The plans at the front of the report show the relationship between the proposed dwellings, the site boundaries and the existing dwellings.

In Officers' view, the layout of the site has been carefully considered in the context of surrounding development and the dwellings have been sited in a way to respect the pattern of development in the area.

It is therefore considered that the layout of the development would be respectful of the location.

3.2.5 Scale

"Scale" means the height, width and length of each building proposed within the development in relation to its surroundings.

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised locally and by the Town Council in respect of the scale and mass of the dwellings.

From observation, dwellings in the locality and the immediate vicinity of the site are of varying size and detailing. Respectfully, Officers would not consider they are too large either in relation to the dwellings surrounding them, the locality, or in relation to plot sizes. Officers consider the proposals show an acceptable scale of development in keeping with the area.

It is therefore considered that the scale of the development would be respectful of the location.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The

recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

4. SUMMARY AND CONCLUSIONS:

4.1 In acknowledging the concerns raised over the details of the dwellings, the access, appearance, landscaping, layout and scale of the dwellings are considered acceptable.

RECOMMENDATION: APPROVE subject to the following conditions:-

1. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission.

- (i) Plot 1 - Proposed elevations (Drawing No. 0801 3A) received 2 April 2019
- (ii) Plot 1 - Proposed floor plans (Drawing No. 0801 2A) received 2 April 2019
- (iii) Plot 2 - Proposed elevations (Drawing No. 0800 3A) received 2 April 2019
- (iv) Plot 2 - Proposed floor plans (Drawing No. 0800 2A) received 2 April 2019
- (v) Existing and proposed site plans (Drawing No. 0800 1A) received 2 April 2019
- (vi) Proposed site elevation/section detail (Drawing No. 0800 4) received 2 April 2019
- (vii) Location plan received 27 February 2019

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

2. No works on the construction of any dwelling, screen walls or fences shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the external wall and roof materials to be used (including colour and texture of render, type and colour of facing brick plinths), and the detailed design of the screen walls and fences and the materials to be used thereon. The development shall proceed strictly in accordance with the approved schedule unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity

Mae tudalen hwn yn fwriadol wag

Eitem Agenda 8

WARD: Llanrhaeadr yng Nghinmeirch

AELOD WARD: Y Cyngorydd Joseph Welch (c)

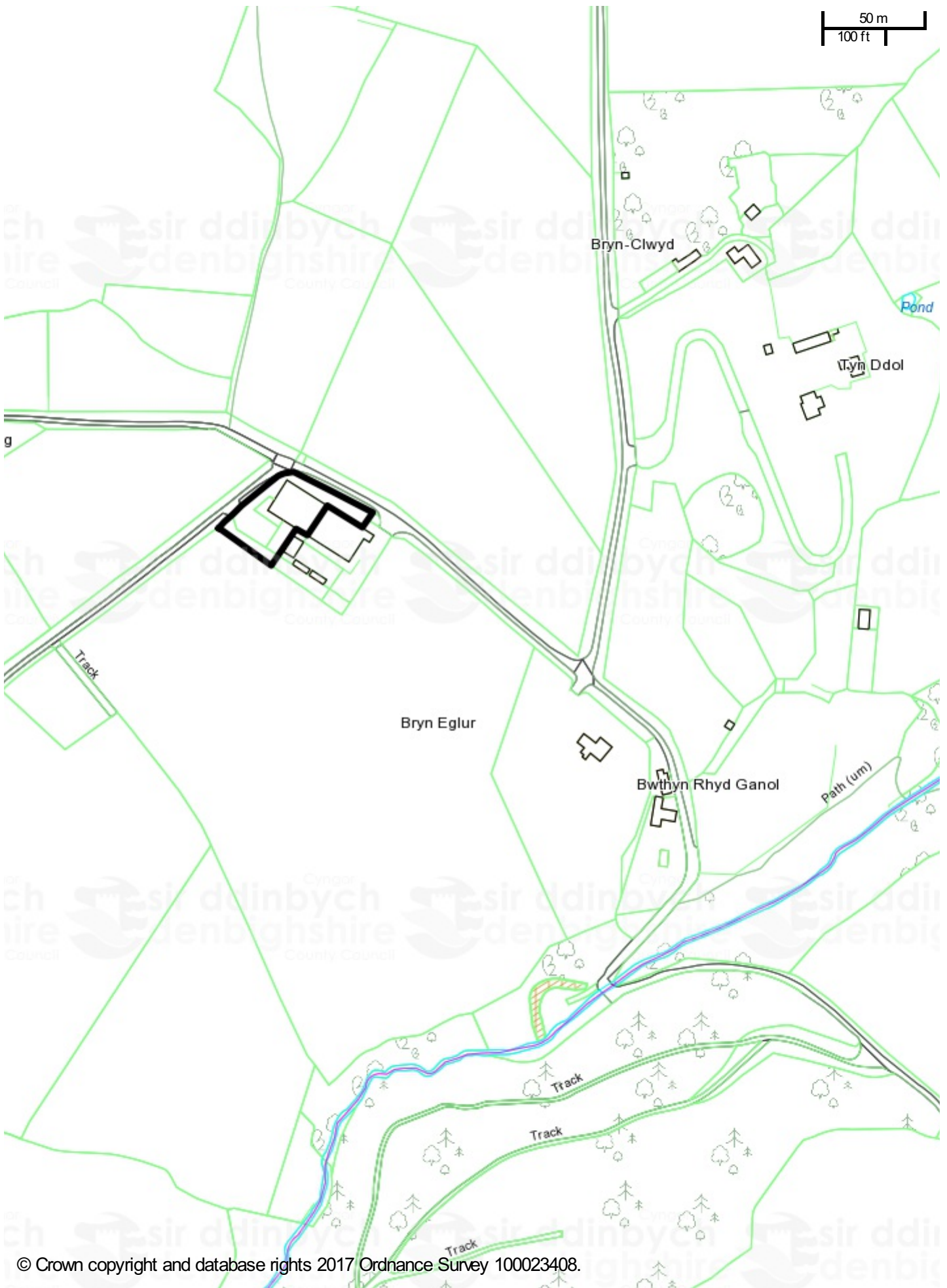
RHIF Y CAIS: 23/2019/0259/ PC

CYNNIG: Cais ôl-weithredol am newid defnydd rhan o adeilad amaethyddol a llawr caled cysylltiedig i Weithdy Peiriannydd ar gyfer Busnes Chwaraeon Moduro/Ceir Clasurol Arbenigol.

LLEOLIAD: Hen Sied Llanrhaeadr Dinbych LL16 4PW

Mae tudalen hwn yn fwriadol wag

50 m
100 ft



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23/2019/0259

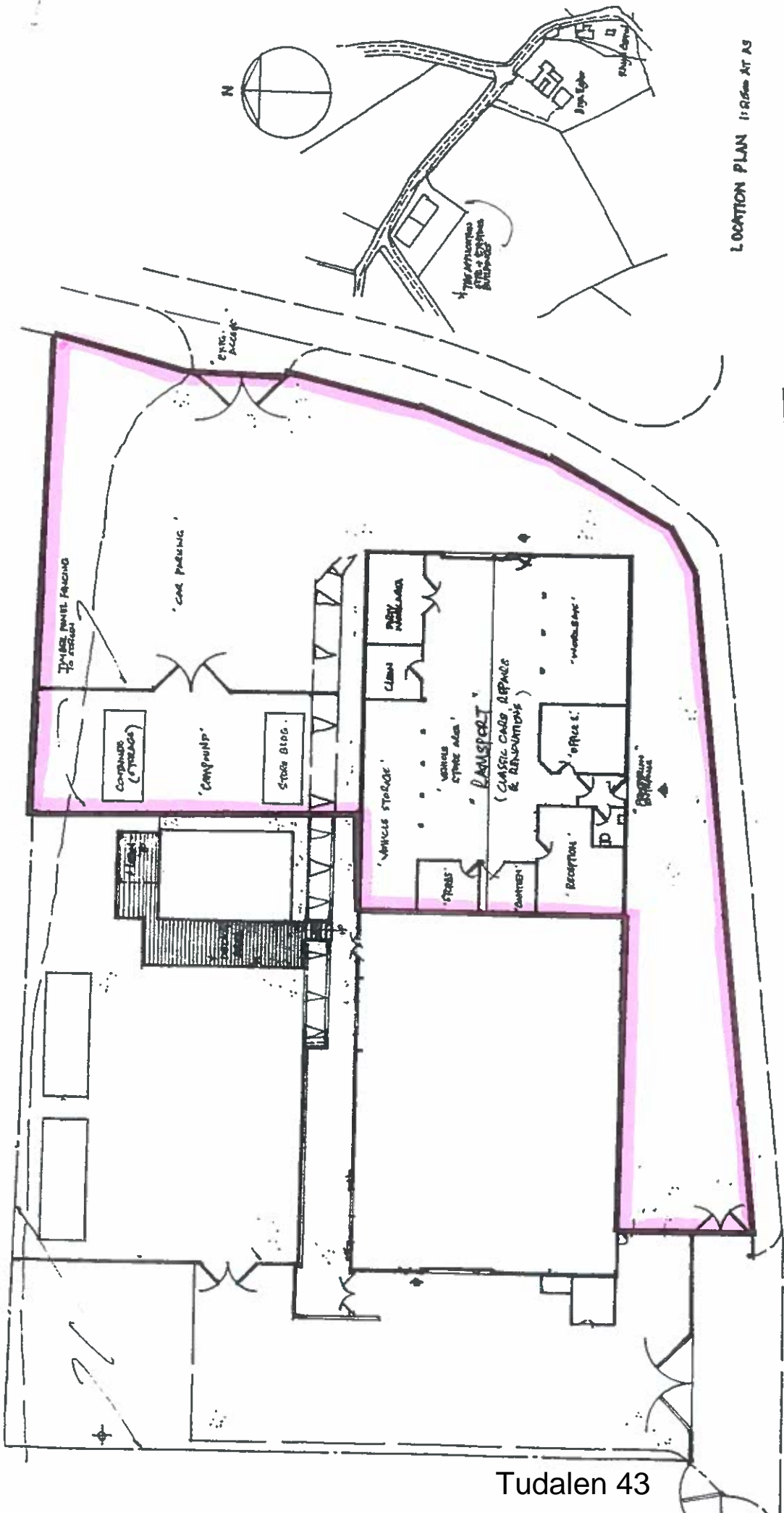
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Printed on: 7/5/2019 at 11:24 AM

Tudalen 41



© Denbighshire County Council



LOCATION PLAN 1:1000 AT A3



SITE & PLAN LAYOUT 1:250 AT A3

Tudalen 43

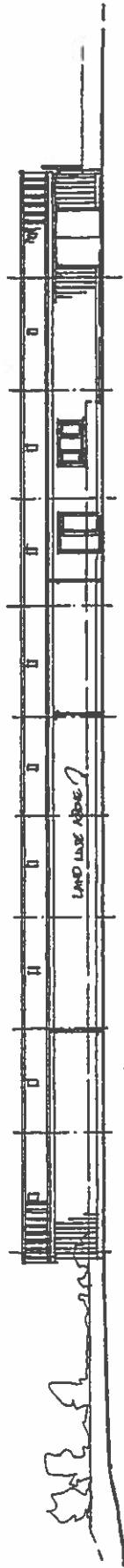
3 SEE PNG. 19/12 FOR ELEVATIONS.

CHANGE OF USE OF AGRICULTURAL STORAGE BUILDING
 TO VEHICLES STORAGE & REPAIR, THE OLD SHEDS / HEN FARM,
 BRYN EDLUR, LLANRHAEADR, for R. Wilding EqL.
 DATE: REC: 2014, DWS: No: 14/104, E015: 1 A' UPDATED: AUG'19

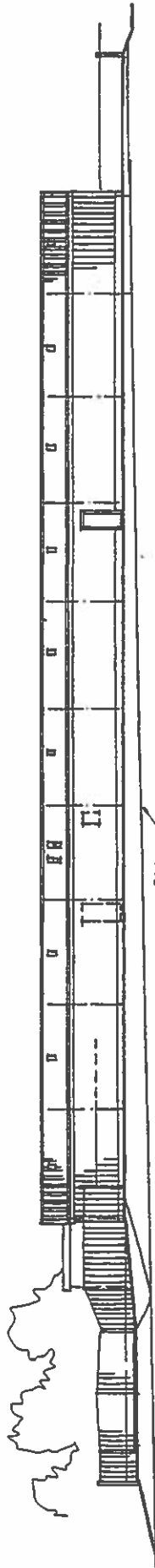
J. BARORE ARCHITECTURAL CONSULTANTS
 01753 742516 e: jwb@plans@outlook.com

ELEVATION PLANS

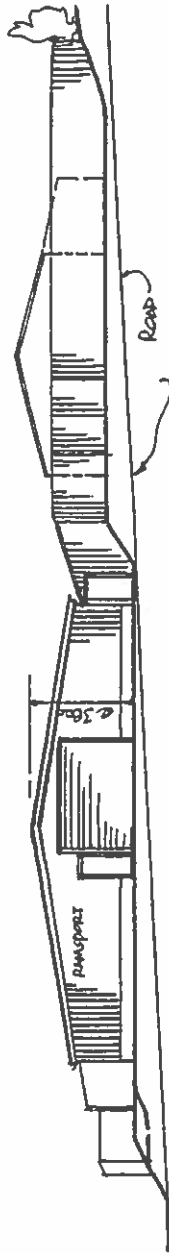
'RAMSPORT'



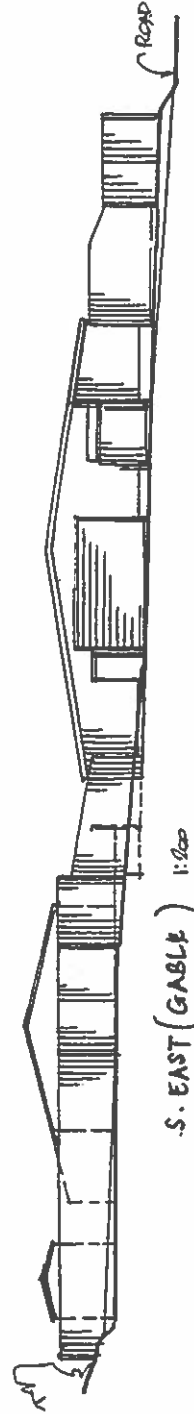
S. WEST (REAR) 1:200



N. EAST (ROAD) 1:200



N. WEST (ROAD) 1:200



S. EAST (GABLE) 1:200

Existing Elevations to remain unchanged



J. BARGHIEL ARCHITECTURAL CONSULTANTS
TEL: 07973 134236, e: jont@plans@outlook.com

CHANGE OF USE OF AGRICULTURAL STORAGE BUILDING
TO VEHICLES STORAGE. REPAIR & RENOVATION
(RAMSPORT)
THE OLD SHED & HEN FARM, BRYN EGLUR,
LLANRHAEADR, NR. DENBIGH.

PLG. No: 19/12.1, 2015:
READ IN CONNECTION WITH DWG. No: 14/60.1, 201.1A

WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER: Councillor Joseph Welch

APPLICATION NO: 23/2019/0259/ PC

PROPOSAL: Retrospective application for the change of use of part of an agricultural building and associated hardstanding to Mechanic Workshop for Specialist Motorsport/Classic Car Business

LOCATION: Hen Shed Llanrhaeadr Denbigh LL16 4PW

APPLICANT: Mr R Atkinson Rcc Import Ltd

CONSTRAINTS: None.

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - No

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANRHAEADR YNG NGHINMEIRCH COMMUNITY COUNCIL-
“Objection for the following reasons:

1. The Structure Interface of the property is a construction of agriculture farm building and not a Commercial Building which does not comply with Building Regulations which is a Fire and Security issue for the site building.
2. The application is outside the Local Development Plan for the area.
3. There is no Local Proven Need proven.”

NATURAL RESOURCES WALES-

No objection but recommend drawing the developer’s attention to advice about foul drainage arrangements.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Public Protection Officer-

No comments

Highways Officer-

No objection to the proposal and are of the view, given this is a retrospective application and the business has been in operation since 2012 without any highways related issues arising, and also the nature of the business with appointments being made on a booking basis, it is considered that the proposal would not give rise to an increase in traffic being generated throughout the day.

RESPONSE TO PUBLICITY:

No representations received.

EXPIRY DATE OF APPLICATION: 19/05/2019

EXTENSION OF TIME AGREED? N/A

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks retrospective permission for the change of use of part of an old agricultural building and associated hardstanding area to a 'mechanic workshop for specialist motorsport/classic car business'. The site is in open countryside approximately 1.5km from the village of Pentre Llanrhaeadr.
- 1.1.2 The application has been submitted to seek to regularise the planning situation and provide for the long term security for of the business.
- 1.1.3 The information with the application indicates the business occupying the premises is known as Ramsport, and was established in 2012. It specialises in the restoration/maintenance of top end classic cars, rally cars and other race cars. Clients are taken on an appointment only basis.
- 1.1.4 The business is open Monday to Friday 8.30am- 5.30pm and is closed on weekends.
- 1.1.5 The business employs 7 full time staff at the site.
- 1.1.6 The submitted plans show the part of the building in use for the repair / renovation of classic cars (approximately 425square metres), a fenced off compound area immediately to the north in which there is located a storage building and storage containers, and a 'forecourt' area indicated on the plans as 'car parking' which is accessed off an existing entrance onto the public highway.

1.2 Description of site and surroundings

- 1.2.1 The site is located to the south-east of the village of Pentre Llanrhaeadr. It is surrounded on all sides by agricultural land, with the nearest dwelling Bryn Eglur located approximately 150m to the south east of the site.
- 1.2.2 The building itself is a former hen rearing shed of some 800 square metres floorspace. It is understood it was used in connection with the agricultural business at Bryn Eglur .
- 1.2.3 The building retains most of its original form. It has been split into two units with Ramsport occupying the northern side. The use of part of the southern section of the building for residential purposes is the subject of a separate application for a Certificate of lawfulness of use / development, and there are ongoing planning compliance investigations into the use of other buildings within the site.
- 1.2.4 The site is accessed via the original agricultural access on the western side of the site. There is a hardstanding area adjacent to the access and parking available for staff and customers. There is limited landscaping to the front of the entrance into the building.
- 1.2.5 There is a fence adjacent to the building which screens workshop areas outside of the main building.

1.3 Relevant planning constraints/considerations

- 1.3.1 The application site is located within open countryside and outside of any development boundaries as annotated in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 It is understood the use of this shed for the storage of chickens ceased in late 2003. It was then that the applicant began to use it- this shed and a building to the rear for Class B8 storage and distribution of white goods. An application to continue the use of both sheds for this purpose was refused in July 2005 due to the scale of the use and its impact on the surrounding highway network. A further application for continuation of this use was refused in 2006. The unauthorised storage and distribution use ceased some years ago.
- 1.4.2 An application for change of use of the building to a mechanics workshop was submitted in 2015 but the application was invalid and was not pursued.
- 1.4.3 Officers are currently handling an application seeking a Certificate of Lawfulness of existing use / development in relation to a use of part of the southern section of the building as a single dwellinghouse. Officers do not consider it necessary to delay the determination of this standalone proposal for the business use due to the aforementioned certificate of lawfulness application as the assessments for both applications are distinct from each other.

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 The application has arisen from compliance investigation following receipt of complaints.

2. **DETAILS OF PLANNING HISTORY:**

2.1 34/1927 Erection of poultry house, GRANTED 13/04/1977

2.2 34/8463 Erection of additional poultry shed and extension to existing one, GRANTED 27/01/1987

2.3 23/2004/0940 Change of use of existing agricultural building to storage and distribution (retrospective application) REFUSED on 24/03/2005

Reason:

1. *The proposal, by reason of the scale and nature of the use, impact on local landscape and inadequate surrounding road network would conflict with criterion i), ii) and iv) of Policy GEN 6 and criterion a), d) and g) of Policy EMP 5 and Planning Guidance (Wales) TAN (WALES) - Agricultural Rural Development.*
2. *The site is approached by means of narrow unclassified roads, that are substandard in width and alignment to serve the use. The proposal would result in a material increase in the volume and type of vehicular traffic using these roads with consequent additional dangers to all highway users.*

2.4 23/3005/1403 Continuation of use of former agricultural building as storage and distribution (retrospective application) REFUSED at Planning Committee on 22/03/2006

Reasons:

1. *The proposal, by reason of the scale and nature of the use, impact on local landscape and inadequate surrounding road network would conflict with criterion i), ii) and ivv) of Policy GEN 6 and criterion a), d) and g) of Policy EMP 5 and Planning Guidance (Wales) TAN (WALES) - Agricultural Rural Development.*
2. *The site is approached by means of narrow unclassified roads, that are substandard in width and alignment to serve the use. The proposal would result in a material increase in the volume and type of vehicular traffic using these roads with consequent additional dangers to all highway users.*

2.5 23/2015/0016 Change of use of agricultural to vehicle/caravan storage and vehicle repairs/renovations specifically classic vehicle restorations (retrospective application) INVALID

2.6 23/2019/0268 Existing lawful development certificate for the change of use of part of building to a single dwellinghouse.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE4 – Re-use and adaptation of rural buildings in open countryside

Policy PSE5 – Rural economy

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Re-use and adaptation of rural buildings

Supplementary Planning Guidance Note: Trees & Landscaping

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

Technical Advice Note 6 - Planning for Sustainable Rural Communities

Technical Advice Note 18 – Transport

Circulars

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy PSE 4 of the Local Development Plan establishes a presumption in favour of the conversion of rural buildings outside development boundaries for employment

use. Policy PSE 5 lends further support to developments which help to sustain the rural economy with employment proposals supported subject to compliance with four criteria, namely:

- i) the proposal is appropriate in scale and nature to its location; and
- ii) any suitable existing buildings are converted or re-used in preference to new build; and
- iii) proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities; and
- iv) within the AONB/AOB, Pontcysyllte Aqueduct and Canal World Heritage Site (including the buffer zone) or other regionally important landscape areas, take full account of and seek to enhance the nature and distinctive qualities of the local landscape. In line with national policy any proposals that are considered to be detrimental to the quality of the AONB and World Heritage Site will be refused.

The Community Council have raised concerns regarding the appropriateness of the commercial development within an agricultural building, the location of this form of development in the open countryside, and the need for the use.

Having regard to the concerns raised by the Community Council, there are planning policies in place which allow for the conversions of buildings in the open countryside to commercial use. The introduction of a commercial use is therefore considered acceptable in principle in relation to policies PSE 4 and 5.

It is a consideration in relation to the application that the business currently employs 7 full time staff and attracts an international client base which would, it is considered, have a positive benefit for the economy of the local area.

With respect to the comments about the need for this development in the area, there is no Planning Policy requirement to establish need for a commercial use in an existing building.

Having regard to the above, Officer opinion is that the acceptability of the use should rest on the assessment of localised impacts of the use which is assessed in the following sections of the report. The criteria of Policy PSE 5 as above are considered to have been met.

4.2.2 Visual amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

No representations have been received raising visual amenity issues.

The proposal involves the use of an existing agricultural building with limited external changes impacting on its character. The application offers an opportunity for the Authority to secure improvements to the appearance of the open land surrounding the building, through appropriate hard and soft landscaping.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for

example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

No representations have been received raising residential amenity issues.

The closest residential properties to the site are located approximately 150m to the north west (Fron-deg) and south east of the site (Bryn Eglur).

It is considered that as the majority of the works on the classic cars are undertaken within the building, there are no significant noise nuisance issues likely to arise. It is relevant to mention that the existing use should be assessed in the context that the previous use of the building as a hen shed would have generated a potential for considerably more noise and disturbance, and over a 24 hour period. Officers are not aware of any residential amenity objections from residents relating to noise since the business has been in operation in 2012. The Council's Public Protection Officer has assessed the application and considers the information submitted is acceptable and raises no objection to the proposal.

Clearly, the application offers the opportunity for the Council to impose controls over the hours and days of use, and to oblige repair and testing of engines to be contained within the building. On this basis, it is therefore considered that the proposal is acceptable.

4.2.4 Highways (including access and parking)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (PPW) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

No representations have been made in relation to highways impacts.

There are no access / highway alterations proposed. It is considered that the traffic flow arising from the proposed use is not any greater than that associated with the previous agricultural use and that it does not create any increased danger to the users of the highway. Highways Officers have raised no objection to the proposal and are of the view, given this is a retrospective application and the business has been in operation since 2012 without any highways related issues arising, and also the nature of the business with appointments being made on a booking basis, it is considered that the proposal would not give rise to an increase in traffic being generated throughout the day and is considered to be acceptable in respect of highway impacts.

Other matters

Building Regulations matters

The Community Council have expressed concerns that the 'Structure Interface of the property is a construction of agriculture farm building and not a Commercial Building which does not comply with Building Regulations which is a Fire and Security issue for the site building.'

In noting the above comments, Members will appreciate that compliance with the Building Regulations is not a matter for consideration when assessing the merits of a planning application. Nonetheless, it would be standard practice to include a basic note to the applicant on any permission drawing attention to the need for building regulation approval, and to the fact that planning permission gives no guarantee that this separate consent would be forthcoming.

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 The principle of the proposal is considered to be in accordance with planning policy and the localised impacts are considered to be acceptable, subject to appropriate conditions being attached to any permission.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 22nd May 2024.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Site & Plan Layout (Drawing No. 14/60 Rev A) - Received 25 March 2019
 - (ii) Existing and Proposed Elevations (Drawing No. 19/12) - Received 25 March 2019
 - (iii) Location Plan - Received 21 March 2019
3. The hours of operation of the business shall be limited to between 08:30 hours and 17:30 hours Monday to Friday with no working on weekends or Bank Holidays.
4. The roller shutter doors of the workshop building shall be closed at all times vehicles are being worked on, including when engines are being tested, and any grinding or impact wrench machinery, etc is being operated.
5. Notwithstanding the submitted plans, no external lighting shall be installed anywhere within the site without the formal written approval of the local planning authority to the detailing of the proposed lighting, including emergency/security lighting, how light spill is to be minimised, and to a management plan for the control of the lighting. The details shall include the design of the lighting and associated columns / means of fixture to buildings, their position, height, the means and intensity of illumination, hooding, the extent of lumination and the anticipated spread of light, and where relevant, the hours of operation and ideas for the use of lower intensity lighting at night. The lighting strategy shall be implemented and managed strictly in accordance with the approved details.
6. The use forming the subject of this permission shall not be permitted to continue beyond 31st December 2019 unless:
 - a) The written approval of the Local Planning Authority has been obtained to a detailed scheme of hard and soft landscaping for the site, to include a detailed layout showing the location of parking areas for staff, visitors and restored vehicles, proposals for additional tree / shrub planting and related grassed areas, proposals for the storage of waste material arising

from the use with associated screening, any additional fencing / screening, and any changes to the surfacing of any of the hard surfaced areas.

b) The approved scheme has been fully implemented

Any trees / shrubs which die, are damaged or removed within a period of 5 years from being planted shall be replaced with ones of similar species in the next available planting season.

7. There shall be no storage of items to be used in connection with, or arising from the restoration of vehicles, including scrap material, machinery, materials and waste, on any part of the site outside the building, other than in accordance with the plans approved under condition 6 of this permission.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interests of the amenities of occupiers of residential property in the locality.
4. In the interests of the amenities of occupiers of residential properties in the locality.
5. In the interests of residential amenity and to protect ecological interests.
6. In the interests of visual amenity.
7. In the interests of visual amenity.