

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 22 May 2019 at 9.30 am.

### PRESENT

Councillors Ellie Chard, Ann Davies, Peter Evans, Alan James (Vice-Chair), Brian Jones, Huw Jones, Gwyneth Kensler, 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), Development Control Manager (PM) and Committee Administrator (RTJ)

#### 1 APOLOGIES

Apologies for absence were received from Councillors Andrew Thomas, Tina Jones and Christine Marston.

#### 2 DECLARATIONS OF INTEREST

None.

#### 3 APPOINTMENT OF CHAIR

Nominations were sought for the position of Chair of the Planning Committee for 2019/20. Councillor Huw Jones proposed, seconded by Councillor Mark Young that Councillor Joe Welch be appointed Chair.

There was a unanimous show of hands in agreement to the proposal.

**RESOLVED** that Councillor Joe Welch be appointed Chair of the Planning Committee for the ensuing year.

#### 4 APPOINTMENT OF VICE-CHAIR

Nominations were sought for the position of Vice-Chair of the Planning Committee for 2019/20. Councillor Pete Prendergast proposed, seconded by Councillor Ellie Chard that Councillor Alan James be appointed Vice-Chair.

There was a unanimous show of hands in agreement to the proposal.

**RESOLVED** that Councillor Alan James be appointed Vice-Chair of the Planning Committee for the ensuing year.

#### 5 URGENT MATTERS AS AGREED BY THE CHAIR

None.

## 6 MINUTES

The minutes of the Planning Committee held on 17 April, 2019 were submitted.

**RESOLVED** *the minutes of the meeting held on 17 April, 2019, be approved as a correct record.*

## 7 APPLICATION NO. 02/2019/0183/ PR - LAND TO REAR OF TY CEFN LLANFWROG RUTHIN

An application was submitted for details of appearance, landscaping, layout and scale of 2 no. dwellings on land to rear of Ty Cefn, Llanfwrog, Ruthin.

### Public Speaker –

Toni Roberts (**For**) – it was stated that the application for the dwellings complied with all planning rules and regulations, and was to develop two low impact dwellings. The developer would use local contractors to build the houses. One of the dwellings would be smaller than shown in the outline planning application.

### General Debate –

Ward Member, Councillor Emrys Wynne stated that he had no issues with the application as the applicants had complied with planning regulations. It was stated that Ruthin Town Council had raised concerns as they believed the area was being overdeveloped and the dwellings were in close proximity to the existing dwellings at the site.

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

### VOTE:

GRANT – 15

ABSTAIN – 0

REFUSE – 0

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

## 8 APPLICATION NO. 23/2019/0259/ PC - HEN SHED, LLANRHAADR, DENBIGH, LL16 4PW

A retrospective application was submitted for the change of use of part of an agricultural building and associated hardstanding to a mechanic workshop for a specialist motorsport/classic car business at Hen Shed, Llanrhaadr, Denbigh.

### Public Speaker –

Endaf Roberts (**For**) – Commended the planning officers for the report. The application was compliant with relevant planning policies. The grant of permission would support the development of a local and independent business. There were no objections from any statutory consultees.

### **General Debate –**

Ward Member, Councillor Joe Welch informed the committee the application was being discussed due to the Llanrhaeadr Yng Nghinmeirch Community Council objections to the application. He asked the planning officers for comment in regards to the three Community Council objections –

1. The structure interface of the property was a construction of agriculture farm building and not a Commercial Building which does not comply with building regulations which was a fire and security issue for the site building.
2. The application was outside the Local Development Plan (LDP) for the area.
3. There was no Local Need proven.

The Principal Planning Officer stated that building regulations were not within the remit for discussion at planning committee. The application site was outside of any development boundary in the LDP, but there were policies in place which allowed for acceptable developments in rural areas. There was no policy requirement for an applicant to prove a 'need' in order to justify such a development.

During discussions the following issues were raised:

- Councillor Merfyn Parry highlighted the previous applications being refused and queried why the application was now recommended for approval. Responding, the Principal Planning Officer stated that historically the site had been used for agriculture and then storage purposes. Previous applications sought consent for use as a depot for the transportation of white goods; these had been refused as it was deemed that this would bring about increased usage on the highways in the area, and would have had a detrimental effect. The new application as presented was deemed not to have a significant impact on the usage of the highways.

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

### **VOTE:**

GRANT – 15

ABSTAIN – 0

REFUSE – 0

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

**The meeting concluded at 9:56 a.m.**