

## PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held via WebEx on Wednesday, 15 July 2020 at 9.30 am.

### PRESENT

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

### ALSO PRESENT

Development Control Manager (PM), Planning Officer (PG), Solicitor (AS), Democratic Services Manager (SP) and Committee Administrator (SLW)

#### 1 APOLOGIES

Apologies for absence were received from Councillors Mabon ap Gwynfor and Peter Scott

#### 2 DECLARATIONS OF INTEREST

Councillor Tina Jones declared a personal and prejudicial interest in Agenda Item 7 (Oaktree Centre, Rhyl).

Councillor Julian Thompson-Hill declared a personal interest in Agenda Item 7 (Oaktree Centre, Rhyl).

Councillor Brian Jones declared a personal and prejudicial interest in Agenda Item 8 (Brynlithrig Bach Cottage, Rhuallt).

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

No urgent matters had been raised.

#### 4 MINUTES

The minutes of the Planning Committee held on 17 June 2020 were submitted.

**Accuracy** – the meeting was conducted via WebEx and not held in the Council Chamber.

Councillor Emrys Wynne clarified that he was unable to join the meeting due to technical issues but was listed as being present.

**RESOLVED** that, subject to the above, the minutes of the meeting held on 17 June 2020 be received and confirmed as a correct record.

## **APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 8) -**

Applications received requiring determination by the committee were submitted together with associated documentation. Reference was also made to late supplementary information (blue sheets) received since publication of the agenda which related to particular applications. It was agreed to vary the order of the agenda in accordance with the late supplementary information.

### **5 APPLICATION NO. 25/2020/0257/PS - LAND EAST OF LLYN BRENIG, NANT GLYN**

Application withdrawn.

### **6 APPLICATION NO. 47/2020/0216/PF - BRYNLLITHRIG BACH COTTAGE, RHUALLT, ST. ASAPH LL17 0TP**

Councillor Brian Jones declared a prejudicial interest, took no part in the debate and abstained from the vote.

An application was submitted for the siting of a glamping pod for holiday accommodation use at Brynllithrig Bach Cottage, Rhualt, St. Asaph LL17 0TP.

At this juncture, the Development Control Manager clarified that currently technology was not available for a public speaker but a written statement had been provided in favour of the application by Mr and Mrs Edwards. Work was taking place to be able to access technology for public speakers at future meetings.

Written statement provided by Mr and Mrs Edwards (for):

Thank you for the opportunity to take part in this committee. This application is to replace the existing summerhouse situated within the curtilage of the property, with a glamping pod to be used by family and friends as well as holiday accommodation. This application is fully supported by the Offas Dyke Association, the Joint Committee for the Clwydian Range and Dee Valley Area of Natural Beauty as well as several neighbours and members of the community including the land owner to the rear and southern side of the property.

As well as being a space for friends and family to stay, the proposed glamping pod will be a means of income to support Mrs Edwards in reducing her working hours in order to be the main carer for their son who has a very rare, lifelong, severe genetic condition. Both Mr and Mrs Edwards work for the local NHS and have done for in excess of 15 years. Using the proposed glamping pod for holiday accommodation would help to subsidise their income in order to care for their son rather than claiming non-working benefits.

The proposed pod has a rectangular footprint and will be clad externally with red cedar which blends in with the surrounding hillside and dense woodland and has similar weathering characteristics. The domed roof finish is a flat sheet tin; grey in colour to blend with its' surroundings. The development will be sensitive and

unobtrusive and is situated 45 metres from the boundary between Mr and Mrs Edwards' property and the nearest neighbour, Tyddyn Y Drew.

Parking for the one bedroom glamping pod is served by a large car parking area, which is accessed by a short drive along the Cwm Road. Denbighshire highways have expressed no objections to the access.

This is a small-scale development that plans to support the local economy and promote local tourist attractions and businesses for example restaurants, public houses and convenience stores. Mr and Mrs Edwards plan to support other local businesses for example by using a local cleaner and purchasing membership at a local health spa for pod users.

In closing, the application is for a small scale peaceful, holiday accommodation situated next to our family home.

Thank you

Local Member, Councillor Christine Marston confirmed the Community Council had raised no objections to the application.

Councillor Christine Marston **PROPOSED** granting the application in accordance with officer recommendation, **SECONDED** by Councillor Merfyn Parry.

Vote taken: 16 in favour, 0 against, 1 abstention

***RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers for the siting of a glamping pod for holiday accommodation use.*

**7 APPLICATION NO. 02/2020/0251/PC - FORMER WYNNSTAY STORES, PARK ROAD, RUTHIN LL15 1NO**

An application was submitted for the change of use of buildings and land from A1 Retail to a Builders Yard / B8 Warehouse / Storage Use (retrospective application) at former Wynnstay Stores, Park Road, Ruthin LL15 1NQ.

Local Member, Councillor Emrys Wynne confirmed Ruthin Town Council had not raised any objection to the application. Work had taken place on the site which was now running as a Builders Yard.

It was confirmed that no more than 2 skips would be placed on the site at any one time and would both be placed on the eastern side of the site.

Condition 7 proposed within the Officer report was that there should be no machinery noise prior to 8.00 a.m. It was confirmed that there would be no machinery in place on the site and a request was made for the relevant condition to be removed. The Chair confirmed the condition would be removed.

**PROPOSED** by Councillor Emrys Wynne that the application be granted in accordance with officer recommendation as detailed within the report and subject to the removal of Condition 7, **SECONDED** by Councillor Mark Young.

Vote taken: 17 in favour, 0 against, 0 abstentions

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendation as detailed within the report and supplementary papers and subject to the removal of Condition 7 as no noise generating equipment used on the former Wynnstay Stores site.

**8 APPLICATION NO. 45/2020/0131/PF - OAKTREE CENTRE, CHRISTCHURCH SCHOOL, FFORDD LAS, RHYL**

Councillor Tina Jones declared a personal and prejudicial interest.

Councillor Julian Thompson-Hill declared a personal interest.

An application was submitted for the erection of a single storey extension to existing Oaktree Centre to provide additional nursery facilities at the Oaktree Centre, Christchurch School, Ffordd Las, Rhyl.

At this juncture, Councillor Tina Jones left the meeting.

It was questioned why the application had been submitted to Planning Committee. The Development Control Manager confirmed on 24 June, 2020, Councillor Tony Thomas requested the application be submitted to Planning Committee as he had concerns regarding over intensification of the site.

Local Member, Councillor Pete Prendergast explained the nursery was very popular and there was an urgent need to extend. The Oaktree Centre had a number of activities throughout the day and evenings. One objection to the application had been received but did not include planning reasons to the application. The facility was extremely well run and organised and local members were kept fully informed. The support the facility gave to families was immeasurable.

Councillor Tony Thomas requested an independent report showing need for the extension. As the application was a Denbighshire County Council application he felt it should be presented at Planning Committee for public scrutiny and requested all future Denbighshire County Council applications should be put forward before the Planning Committee.

Councillor Mark Young made a point of order at this request.

The Development Control Manager confirmed that the issue of need was not a policy requirement and not a valid reason to refuse this application. He advised Members to disregard this and to restrict the debate to material planning issues. It was also clarified by the Development Manager that there was no reference within the current Scheme of Delegation that all Council applications had to be referred to Planning Committee. Any concerns regarding the operation and management of the

facility could be imposed as a condition. The precise wording of the condition could be agreed with the local members.

**PROPOSED** by Councillor Ellie Chard, that the application be granted in accordance with officer recommendation as detailed within the report and subject to an additional condition requiring an operation/management plan.

Vote taken: 15 in favour, 0 against, 1 abstention

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendation as detailed within the report and supplementary papers and subject to adding an additional condition regarding the operational and management plan of the centre following a discussion with the local member.

**THE MEETING CONCLUDED AT 10:35 A.M.**