

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in via Video Conference on Wednesday, 11 November 2020 at 2.00 pm.

PRESENT

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

Observer – Councillor Meirick Lloyd Davies

ALSO PRESENT

Development Control Manager (PM), Planning Officer (PG), Solicitor (TD), and Committee Administrator (SLW)

1 APOLOGIES

Apologies for absence were received from Councillors Mabon ap Gwynfor, Brian Jones, Merfyn Parry and Julian Thompson-Hill

2 DECLARATIONS OF INTEREST

No declarations of interest.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters raised.

4 MINUTES

The minutes of the Planning Committee held on 2 September 2020 were submitted.

Accuracy:

Councillor Christine Marston stated on page 15 the proposal was in Welsh on the English version. Officers confirmed this would be rectified.

***RESOLVED** that, subject to the above, the minutes of the meeting held on 2 September 2020 be received and confirmed as a correct record.*

5 APPLICATION NO.20/2020/0530/PF - GRAIG COTTAGE, GRAIGADWYWYNT

An application was submitted for the erection of a garden room and installation of a septic tank at Graig Cottage, Graigadwywynt, Ruthin.

General Discussion –

Members expressed concern as previous planning applications on this site for a dwelling had been refused and they requested reassurance from officers that the application for a garden room with a toilet and kitchen sink would not be a step for an application for a house in the future.

Officers confirmed members needed to assess the application which was put forward to Committee and the garden room was to be used as respite for family members who shared caring responsibility for an elderly parent who resides at Graig Cottage.

Proposal Councillor Emrys Wynne proposed the application be granted in accordance with officer recommendations, seconded by Councillor Ellie Chard.

Vote –

Grant – 14

Abstain – 0

Refuse – 0

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

6 APPLICATION NO. 22/2020/0544/PO - LAND AT BRIAR LEA, GELLIFOR

An application was submitted for development of 0.21 ha of land by the erection of 4 dwellings (outline application including access) at land at Briar Lea, Gellifor.

General Discussion –

Officers confirmed that the size of the dwellings were still to be determined. The minimum width of the access road was 4.8 metres and Highways had no objections.

It was also confirmed that discussions were to take place with the applicant regarding the mix of the properties proposed.

Proposal Councillor Mark Young proposed the application be granted in accordance with officer recommendations, seconded by Councillor Bob Murray.

Vote –

Grant – 15

Abstain – 0

Refuse – 0

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

7 APPLICATION NO. 23/2020/0067 - CAER MYNYDD CARAVAN PARK, CAER MYNYDD FARM, SARON

At this juncture, Vice-Chair, Councillor Alan James took on the Chair as application was in the Ward of the Chair, Councillor Joseph Welch

An application was submitted for proposed engineering works to form a fishing lake, internal pathways, car park and associated works at Caer Mynydd Caravan Park, Caer Mynydd Farm, Saron.

Councillor Joe Welch (Local Member) expressed his objections to the application.

Both the Community Council and a number of local residents had also put forward objections to the application.

Local residents had expressed concerns about the possibility of late night parties being held on the land.

Issues with the access has also been raised within the objections.

General Discussion –

Members expressed concern regarding some of the issues the Local Member had raised.

- Possibility of up to 30 vehicles per day accessing the site. There had been no objections from Highways. The estimation of 30 visitors a day would not significantly impact the capacity of the highway, and would equate to approximately 4 vehicle trips per hour over an 8 hour day. 10 car parking spaces were to be provided.
- The mains potable water supply for Saron came up through the field in question. The applicant would be responsible for contacting Dwr Cymru / Welsh Water which was outside the control of DCC.
- The Chapel septic tank was also outside the control of DCC
- Regarding concerns of noise there was separate legislation for noise disturbance under statutory nuisance.
- Officers confirmed that the amenity building had been demolished and there were no buildings on the application land.
- The reception and toilets on the caravan park would be available for visitors.

Proposal – Councillor Melvyn Mile proposed the application be granted in accordance with officer recommendations, seconded by Councillor Ellie Chard.

Vote –

Grant – 12

Abstain – 0

Refuse – 3

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

8 RESPONSE TO STATUTORY PRE-APPLICATION CONSULTATION

A Statutory Pre-Application Consultation - Elwy Solar Energy Farm – Development of National Significance was submitted.

Planning Committee had been invited to respond to the pre- application consultation on the proposed Elwy Solar Energy Farm in St. Asaph.

The Planning Development Control Manager confirmed that the pre-application was the first stage of the process. Details of the application would be dealt with further along the process.

Discussions took place and the local Member, Councillor Peter Scott, expressed his approval to the development.

Proposed by Councillor Peter Scott and seconded by Councillor Ann Davies to agree to support in principal the pre-application consultation, subject to the formal application and subject to the local impact report.

Vote –

Agree – 15

Abstain – 0

Against – 0

RESOLVED that *Planning Committee agree to support in principal the pre-application consultation, subject to the formal application and subject to the local impact report.*

The meeting concluded at 3.35 p.m.