

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in Council Chamber, County Hall, Ruthin and by video conference on Wednesday, 21 June 2023 at 10.30 am.

PRESENT

Councillors Karen Edwards, Gwyneth Ellis, James Elson, Chris Evans, Jon Harland, Huw Hilditch-Roberts, Alan James, Delyth Jones, Julie Matthews, Terry Mendies, Win Mullen-James, Merfyn Parry, Arwel Roberts, Gareth Sandilands, Peter Scott (Vice-Chair), Andrea Tomlin and Mark Young (Chair)

ALSO PRESENT

Legal Officer (CL); Development Control Manager (PM); Principal Planning Officer (PG); Zoom Host (SJ) and Committee Administrator (RhTJ)

1 APOLOGIES

Apologies for absence were received from Councillors Ellie Chard, Raj Metri and Elfed Williams.

2 DECLARATIONS OF INTEREST

Councillor Andrea Tomlin declared a personal interest in Item 6 (30 Bedford Street, Rhyl) as the applicant was known to Councillor Tomlin.

3 URGENT MATTERS AS AGREED BY THE CHAIR

There were no urgent matters.

4 MINUTES

The minutes of the Planning Committee held on 24 May 2023 were submitted.

***RESOLVED** that, subject to the above, the minutes of the meeting held on 24 May 2023 be approved as a correct record.*

5 APPLICATION NO.09/2022/1080 - LAND OPPOSITE PORTH Y WAEN, ABERWHEELER, DENBIGH

An application was submitted for the change of use of agricultural land to form community amenity land, formation of new vehicular access and parking and associated works (previously circulated). At the 24th May 2023 meeting of Planning Committee, it was resolved to grant planning permission. As this was contrary to the Officer recommendation to refuse, Members also requested that Officers draft a set of planning conditions and allow Planning Committee to agree them before any decision was issued. Member's approval of the conditions to be imposed on the planning consent permission was sought.

General Debate –

Councillor Merfyn Parry (local member) thanked the officers for the communication, which was carried out whilst formulating the conditions following the discussion at the previous Planning Committee meeting.

Councillor Merfyn Parry proposed the conditions be approved as listed within the report, seconded by Councillor Peter Scott.

VOTE –

For – 17

Against – 0

Abstain – 0

RESOLVED that the planning application be **GRANTED** in accordance with the conditions set out within the report.

6 APPLICATION NO. 45/2022/0644 - 30 BEDFORD STREET, RHYL

An application was submitted for a change of use of offices to form a dwelling and agree proposed condition at 30 Bedford Street, Rhyl (previously circulated). At the 24th May 2023 meeting of Planning Committee, it was resolved to grant planning permission. As this was contrary to the Officer recommendation to refuse, Members also requested that Officers draft a set of planning conditions and allow Planning Committee to agree them before any decision was issued. Member's approval of the conditions to be imposed on the planning consent permission was sought

General Debate –

Councillor Alan James (local member) thanked all officers for the assistance with the conditions which were set before members for consideration at today's meeting.

Officers thanked the local member for the introduction and guided members towards the late representation sheet, circulated before the committee and highlighted a change to condition 3. The condition would restrict the change the use to use solely as a C3(a) dwelling and for no other purpose (including any other purpose in class C of the schedule to the Town and Country Planning (Use Classes) Order 1987(amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification). Officers clarified that this was to ensure the proposal provides a dwelling for the community.

Councillor Alan James proposed the conditions be agreed seconded by Councillor Win Mullen James.

VOTE –

For – 17

Against – 0

Abstain – 0

RESOLVED that the planning application be **GRANTED** in accordance with the conditions set within the report.

7 MONA OFFSHORE WINDFARM NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT

The Development Control Manager introduced the Mona offshore windfarm nationally significant infrastructure project report (previously circulated), seeking members' approval to submit a formal consultation response to the pre-application consultation on behalf of the Council.

Officers guided members to Appendix 1 within the report, identifying all concerns raised throughout the pre-consultation period. The officer reassured members that there would be many opportunities to raise concerns throughout the whole process with the application; however, they were happy to receive any comments or additions members had to include within the pre-application consultation response.

General Debate –

Councillor James Elson raised concerns with the project, especially regarding the cumulative nature of the proposals in Cefn Meiriadog. He accepted the need for renewable energy; however, he suggested a holistic approach be taken to minimise the impact on the rural community. Councillor Elson suggested the possibility of an offshore substation to bring all projects together, then one line into the land, which would preferably be at a brownfield site.

Councillor Merfyn Parry suggested a health impact report be produced to ascertain the short-term and long-term impacts of exposure to EMF and the possible links with childhood leukaemia; Councillor Chris Evans seconded these concerns.

Councillor Peter Scott echoed the concerns that Councillor Elson had raised; the cumulative impact was the main issue, which would significantly impact a small area.

The Development Control Manager thanked members for the comments with regards to the project pre-consultation, and summarised what would be included within the response as comments from Planning Committee–

- emphasise the need for a holistic approach;
- long-term health impacts to be raised and;
- longer-term impact of EMF issues, impacts on St Asaph (vehicle routes etc.).

Councillor James Elson proposed approval to submit the comments set out in APPENDIX 1 as the Council's formal consultation response to the developer's statutory pre-application consultation on the proposed Mona offshore windfarm with the addition of the comments from Planning Committee set out above seconded by Councillor Peter Scott.

VOTE –

For – 17

Against – 0

Abstain – 0

RESOLVED that the pre consultation response be ***APPROVED*** in addition to the comments made by the Planning committee.

The Development Control Manager informed the committee once the changes were made, local members would have sight of the response before any response was sent.

The meeting concluded at 11:00am