

REPORT BY THE HEAD OF PLANNING AND PUBLIC PROTECTION

PLANNING APPEAL

**CONVERSION OF FORMER BOILER / GLASSHOUSE INTO A SINGLE
DWELLING AND ERECTION OF ANCILLIARY SUMMERHOUSE**

**LLANBEDR HALL ESTATE, LLANBEDR DYFFRYN CLWYD, RUTHIN,
DENBIGHSHIRE**

APPLICATION NO. 16/2013/1542/PF

1. PURPOSE OF REPORT

- 1.1 This report relates to a refusal decision of the Planning Committee for the above development, in connection with which the Council has been notified by the Planning Inspectorate that an appeal has been lodged, with a request for the appeal to be dealt with by way of a Hearing.
- 1.2 The report will provide Members with the relevant background information and request that Members appoint two representatives and agree to the engagement of a planning consultant to assist with the presentation of the case at the Hearing in accordance with Para. 9.3 of the Planning Appeals and Member Involvement Protocol.

2. BACKGROUND

- 2.1 The planning appeal has arisen from the decision of the Committee to refuse to approve proposals for the conversion of an existing building to a dwelling in the grounds of Llanbedr Hall.
- 2.2 The planning application was considered at the 14th May 2014 Planning Committee, with an Officer recommendation to GRANT permission. The Committee resolved to REFUSE permission, and the reasons for refusal were:
 1. In the opinion of the Local Planning Authority, the proposals do not comply with test ii of Policy PSE4 of the Denbighshire Local Development Plan in that the dwelling is not proposed as an affordable unit to meet local needs, hence would not contribute to the delivery of affordable housing in accordance with the Council's strategies.

2. The proposal to extend the residential curtilage beyond that approved as part of the extant planning permission 16/2009/1155/PF, including the development of a detached summer house, is not considered acceptable in principle and in terms of physical impact in terms of Policy VOE2 of the Denbighshire Local Development Plan in that it would have an unacceptable visual impact and cause unacceptable harm to the character and appearance of the landscape within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

2.4 The resolution to refuse permission was proposed by Councillor Huw O. Williams and seconded by Councillor Huw Hildich-Roberts.

2.5 The formal Certificate of Decision was dated 14th May, 2014.

2.6 As is the case in similar situations, Officers of the Council and the Consultant will provide the necessary support during the Hearing.

3. DECISION SOUGHT

3.1 As the refusal decision was contrary to Officer recommendation, it is necessary to follow the adopted Protocol for dealing with Planning Appeals and Member Involvement, hence seeking the Committee's resolution on the following:

Paragraph 9.3 states:

"Members of the Planning Committee will be required to give evidence at inquiry or informal hearing in appeals where an officer recommendation has been reversed. The Planning Committee shall appoint representatives to give evidence at the hearing/inquiry (normally the proposer and the seconder of the proposal)".

3.2 The need to engage a Planning consultant to present the Council's case also requires the resolution of Committee, allowing Officers to proceed with the necessary arrangements in time for the preparation of the Statement of Case, and the presentation of evidence at the Inquiry itself.

4. RECOMMENDATION

4.1 That the Planning Committee appoints two representatives to give evidence at the Inquiry.

4.2 That the Planning Committee agree to the engagement of a Planning Consultant to defend the reasons for refusal.

GRAHAM H. BOASE

HEAD OF PLANNING & PUBLIC PROTECTION

