

APPEAL ANALYSIS April 2015 - March 2016

	<u>Appeal Case</u>	<u>Decision Date</u>	<u>Decision</u>	<u>Appeal Type</u>	<u>Officer Recommendation</u>	<u>Committee or Delegated Decision</u>	<u>Town Council Response</u>
1	43/2014/0790/PF Outbuilding at 41, Gronant, Road, Prestatyn. <i>Conversion of redundant outbuilding and extension to rear to form 1 no. dwelling.</i>	17/06/2015	Allowed	Written	Refuse	Delegated	No objection
2	43/2014/1241/PF Saints Health & Fitness, Meliden <i>Erection of a single storey link extension</i>	24/06/2015	Allowed	Informal Hearing	Refuse	Delegated	Object
3	42/2013/0316/PF Land adj 22 Rhodfa Gofer, Dyserth <i>Erection of 1no. dwelling and means of access</i>	14/07/2015	Dismissed	Written	Refuse	Delegated	No objection
4	45/2014/0075/PF Land adj New Pines Caravan Park, Rhyl <i>Use of land for provision of 18no. static caravan units as an extension to the existing holiday park and widening of existing access track</i>	21/08/2015	Dismissed	Informal Hearing	Refuse	Delegated	Object
5	21/2014/0032/PC Big Covert, Clwyd Forest, Maeshafn <i>Erection of wooden tool store and shelter for managing the woodland (retrospective)</i>	14/09/2015	Dismissed	Written	Refuse	Committee	Object
6	21/2014/0096/PF Clwyd Forest, Big Covert, Maeshafn <i>Retention of existing shed and erection of wood</i>	14/09/2015	Dismissed	Written	Refuse	Committee	Object

APPEAL ANALYSIS April 2015 - March 2016

	<i>store (partly in retrospect)</i>						
7	45/2015/0298/PF 140A Vale Road, Rhyl <i>Change of use from builders merchants to motor vehicle body shop and spray booth and associated alterations including installation of vent chimney</i>	10/11/2015	Dismissed	Written	Refuse	Committee	Object
8	45/2015/0178/PF 51, Brighton Road, Rhyl <i>Erection of 2 storey pitched roof extension to provide an additional 2 no. apartments</i>	19/11/2015	Dismissed	Written	Refuse	Delegated	No objection
9	45/2014/1327/PS Fronfraith, 1 Broughton Ave, Rhyl <i>Removal of Condition no's 2 & 3 of pp ref 45/2014/0746 relating to the provision of open space & affordable housing in connection with change if use of offices to form 6 residential apartments.</i>	29/12/2015	Allowed	Written	Refuse	Delegated	Object
10	15/2015/0395/PF Ty Isa, Pant Du Road, Eryrys <i>Erection of 2 storey extension to side of dwelling and change of use of part of land to form extension to curtilage.</i>	05/01/2016	Dismissed	Written	Refuse	Delegated	Object

APPEAL ANALYSIS April 2015 - March 2016

- Total of 10 planning appeal decisions from April 2015 to date
- 1 Enforcement appeal ALLOWED at Golygfa, Llwyn y Rhos, Llanrhaeadr relating to Over-height fencing.
- 7 of those 10 decisions have supported the Council's decision (70%)
- All but 2 appeals were dealt with by the simple written method keeping costs low
- 7 of the 10 appeal cases were borne out of delegated Officer decisions. The other 3 stemmed from decisions made at Committee
- Of the 7 delegated decisions the Council won 4 of the subsequent appeals
- Of the 3 Committee based decisions the Council won ALL 3 of the subsequent appeals
- Members followed Officers recommendation on ALL 3 of the Committee based decisions
- No awards of costs were awarded against the Council within this period.