

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 16 March 2016 at 9.30 am.

PRESENT

Councillors Raymond Bartley (Chair), Brian Blakeley, Jeanette Chamberlain-Jones, Bill Cowie, Meirick Davies, Stuart Davies, Peter Evans, Huw Hilditch-Roberts, Rhys Hughes, Barry Mellor, Win Mullen-James (Vice-Chair), Bob Murray, Merfyn Parry, Arwel Roberts, Julian Thompson-Hill, Cefyn Williams, Cheryl Williams and Huw Williams

Observers – Lead Member for Public Realm, Councillor David Smith
Councillors Martyn Holland and Gwyneth Kensler

ALSO PRESENT

Head of Planning and Public Protection (GB), Development Manager (PM), Principal Solicitor – Planning and Highways (SC), Development Planning and Policy Manager (AL), and Committee Administrator (SLW).

Prior to the commencement of the meeting, the Chair, Members of the Planning Committee and Officers, expressed their condolences to the wife and family of Councillor Peter Owen who sadly passed away at the weekend. The Chair paid tribute to the work undertaken by Councillor Owen over the years in his role as Councillor. One minutes silence was held as a mark of respect for Councillor Peter Owen.

1 APOLOGIES

Apologies for absence were received from Councillors Ian Armstrong, Joan Butterfield, Richard Davies, Alice Jones, Pat Jones, Dewi Owens, Pete Prendergast, Anton Sampson, Bill Tasker and Joe Welch

Councillor Jeanette Chamberlain-Jones extended thanks from Councillor Ian Armstrong to everyone who had sent get well cards and good wishes during his recent illness.

The Chair also extended thanks from Councillor Richard Davies, who was currently in hospital, to everyone for their get well wishes.

2 DECLARATIONS OF INTEREST

Councillor Raymond Bartley declared a personal interest in Item 8.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters.

4 MINUTES

The minutes of the Planning Committee's meeting held on 17 February, 2016 were submitted.

Councillor Meirick Lloyd Davies expressed his displeasure of the approval at a previous Planning Committee meeting, of the construction of a new access and alterations to the existing access at the former Pilkington Special Glass Site, Glascoed Road, St. Asaph. Councillor Lloyd Davies stated that the approval would have a detrimental effect on the neighbouring property, Derwen Deg.

Councillor Huw Hilditch-Roberts commended the standard of the minutes.

RESOLVED that the minutes of the meeting held on 17 February 2016, be approved as a correct record.

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 6)

Applications received requiring determination by the Committee were submitted together with associated documentation.

5 APPLICATION NO. 15/2016/0001/PF - CANOL Y CAE, ERYRYS

An application was submitted for the erection of a garage at Canol Y Cae, Eryrys, Mold.

General Debate – Councillor Martyn Holland (Local Member) confirmed he had no objection to the application, but he would propose additional landscaping between the garage and the boundary of the road.

Proposal – Councillor Julian Thompson-Hill proposed granting the application with an additional condition to be included for additional landscaping, seconded by Councillor Win Mullen James.

VOTE:

GRANT – 18

ABSTAIN – 0

AGAINST – 0

RESOLVED that permission be **GRANTED** in accordance with the officer recommendation as detailed within the report together with additional Landscaping.

6 APPLICATION NO. 15/2016/0026/PF - CLOVER GRANGE, LLANARMON YN IAL

An application was submitted for the erection of a detached garage with store above (partly retrospective) at Clover Grange, Llanarmon Yn Ial, Mold.

General Debate – Councillor Martyn Holland (Local Member) confirmed he had no objection to the application.

A query was raised as to why the two applications had been submitted to the Planning Committee and it was confirmed that under the scheme of delegation, if the Town and Community Councils recommend refusal, the application was required to be presented to Planning Committee.

Proposal – Councillor Julian Thompson-Hill proposed, seconded by Councillor Win Mullen James that the application be granted.

VOTE:

GRANT – 17

ABSTAIN – 0

AGAINST – 1

RESOLVED that permission be **GRANTED** in accordance with the officer recommendation as detailed within the report.

At this juncture, the Lead Member for Public Realm, Councillor David Smith, gave a brief explanation and background of the three Site Development Briefs which were to be presented to the Planning Committee.

7 SITE DEVELOPMENT BRIEF: LAND ADJOINING FORMER H.M. STANLEY HOSPITAL, ST. ASAPH - ADOPTION OF FINAL DOCUMENT

A report was submitted recommending Members agree to the adoption of the proposed Site Development Brief for the land adjoining former HM Stanley Hospital, St. Asaph.

If adopted, the Site Development Brief would become one of a series of Supplementary Planning Guidance notes (SPGs) which amplify the Denbighshire Local Development Plan 2006 – 2021 (LDP) policies and site allocations.

The Site Development Brief would form the basis for the determination of any future planning applications on the site. The aim of the brief was to provide guidance on potential issues that developers would need to take into account, locally relevant design guidance on the site and to ensure the Council's requirements for development on the site were achieved.

Public consultation took place over 8 weeks from 5 October 2015 to 30 November 2015. A consultation report including summaries of each response had been attached to the report.

Two drop-in sessions were held in St. Asaph, during the consultation period at which officers were present to talk to the public providing further information and advice.

11 written responses had been received during the consultation period and 16 comments were placed on the maps at the drop-in sessions.

Discussion took place regarding the Site Development Brief and one of the main concerns was the buffer zone around St. Kentigerns Hospice to enable continuation

of peace and tranquillity to be maintained. It was clarified that this had been included in the Site Development Brief and developers would be notified that the Local Authority were to be included in discussions regarding the landscaping near the Hospice.

Proposal – Councillor Bill Cowie proposed the Officer recommendation, seconded by Councillor Peter Evans.

VOTE:

For – 16

Abstain – 0

Against – 0

RESOLVED that Members agree to adopt the Site Development Brief for “Land adjoining former HM Stanley Hospital, St. Asaph, for use in the determination of planning applications and planning appeals.

8 SITE DEVELOPMENT BRIEF: BROOKHOUSE SITES, DENBIGH - ADOPTION OF FINAL DOCUMENT

The Chair, Councillor Raymond Bartley declared a personal interest in this item as Local Member. Councillor Win Mullen James took the Chair for this item only.

A report was submitted recommending Members agree to the adoption of the proposed Site Development Brief for the Brookhouse sites, Denbigh.

If adopted, the Site Development Brief would become one of a series of Supplementary Planning Guidance notes (SPGs) which amplify the Denbighshire Local Development Plan 2006 – 2021 (LDP) policies and site allocations.

The Site Development Brief would form the basis for the determination of any future planning applications on the site. The aim of the brief was to provide guidance on potential issues that developers would need to take into account, locally relevant design guidance on the site and to ensure the Council’s requirements for development on the site were achieved.

The Local Member, Councillor Raymond Bartley stated he and local residents were not in favour of the developments due to a number of factors including:

- Flooding
- Traffic and highways issues
- Impact on schools
- Impact on GPs and hospitals
- Services and homes for the elderly
- Sewage system & whether it can take on so many additional houses.
- Parking problems when services take place at the local Church.
- Parking problems when events take place at Brookhouse Mill.

At this juncture, the Local Member proposed to adopt the Site Development Brief, seconded by Councillor Meirick Lloyd Davies.

The Development Planning & Policy Manager confirmed the Site Development Brief would be extremely robust in terms of requirements to be upheld by the prospective developers.

The Head of Planning and Public Protection confirmed that the Local Development Plan (LDP) had been agreed and adopted by the Planning Committee as there had been evidence of a housing need which the Local Authority had to meet. A review of the LDP was due to take place in 2017. During the review, if evidence was provided which proved a change to the housing need, then that would be the time to request the de-allocation of sites. De-allocation of sites could only take place under the LDP review.

The Local Member proposed the granting of the Site Development Brief to enable significant and robust requirements for the developer to adhere to.

It was confirmed that with the adoption of the Site Development Brief, if a planning application were to be submitted which displayed a lack of infrastructure and did not meet requirements set out within the Brief, the Planning Committee had the power to refuse the application. Upon refusal, if the Developer submitted an appeal against the decision, then the Local Authority could produce the Site Development Brief as evidence.

The North Wales Hospital site had not been specifically allocated for housing but was factored as a windfall site. .

Proposal – Councillor Raymond Bartley proposed the officer recommendation, seconded by Councillor Meirick Lloyd Davies.

VOTE:

For – 17

Abstain – 0

Against – 1

RESOLVED that Members agree to adopt the Site Development Brief for the Brookhouse sites, Denbigh, for use in the determination of planning applications and planning appeals.

9 SITE DEVELOPMENT BRIEF: RESIDENTIAL DEVELOPMENT AT FFORDD HENDRE AND MAES MEURIG, MELIDEN - ADOPTION OF FINAL DOCUMENT

A report was submitted recommending Members agree to the adoption of the proposed Site Development Brief for the residential development at Ffordd Hendre & Maes Meurig, Meliden.

The Welsh Government had confirmed that following public consultation and subsequent Local Planning Authority (LPA) approval, Supplementary Planning Guidance (SPG) / Site Development Briefs, could be treated as a material planning consideration when LPAs, Planning Inspectors and the Welsh Government determined planning applications and appeals.

If adopted, the draft Site Development Brief/ SPG note would become one of a series of SPGs amplifying Denbighshire Local Development Plan 2006-2021 (LDP) Policies or principles of development for individual site allocations in a format which aimed to guide the process, design and quality of new development.

General discussion took place and Councillor Peter Evans requested it be noted that he was firmly against the development on the sites.

It was confirmed that a press release would be submitted with a full explanation of the process of adopting a Site Development Brief to ensure residents were aware the Brief would be a mechanism to ensure criteria were met within the development.

Proposed – Councillor Meirick Lloyd Davies proposed the officer recommendation, seconded by Councillor Bill Cowie.

VOTE:

For – 16

Abstain – 0

Against – 1

RESOLVED that Members adopt the Site Development Brief – Residential development at Ffordd Hendre & Maes Meurig, Meliden, in line with proposed amendments as outlined in the Consultation Report.

10 TREES AND LANDSCAPING SUPPLEMENTARY PLANNING GUIDANCE - CONSULTATION DRAFT

A report was submitted recommending Members agree the draft Supplementary Planning Guidance (SPG) on trees and landscaping as a basis for public consultation.

Following the adoption of the Denbighshire Local Development Plan, an updated SPG on trees and landscaping was required in order to provide further guidance for developers, Officers and Members. A draft SPG for public consultation was attached to the report.

Proposal – Councillor Stuart Davies proposed the officer recommendation, seconded by Councillor Julian Thompson-Hill.

VOTE:

For – 18

Abstain – 0

Against – 0

RESOLVED that Members agree the draft SPG on trees and landscaping as a basis for public consultation.

11 PLANNING APPEAL ANALYSIS 2015/2016

A report was submitted recommending Members note the contents of the report and raise any issues on particular cases with the Officers outside of Planning Committee.

RESOLVED that Members note the contents of the report and raise any issues on particular cases with the Officers outside of Planning Committee.

At this juncture, Councillor Gwyneth Kensler expressed her thanks to the officers and the late Jane Kennedy who had worked on the North Wales Hospital project.

The meeting concluded at 11.10 a.m.