

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 13 September 2017 at 9.30 am.

PRESENT

Councillors Ellie Chard, Ann Davies, Meirick Davies, Peter Evans, Alan James (Vice-Chair), Brian Jones, Huw Jones, Pat Jones, Gwyneth Kensler, Christine Marston, Tony Thomas, Julian Thompson-Hill, Joe Welch (Chair), Emrys Wynne and Mark Young

Observers – Councillor Rhys Thomas

ALSO PRESENT

Head of Planning and Public Protection (GB); Team Leader – Places Team (SC); Development Manager (PM); Principal Planning Officer (IW); Senior Engineer – Highways (MP); Planning Officer (EO'C) and Committee Administrator (SJ)

1 APOLOGIES

Apologies for absence were received from Councillors Tina Jones, Bob Murray, Merfyn Parry and Peter Scott

2 DECLARATIONS OF INTEREST

Councillor Pat Jones – Personal interest – Agenda item 10

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters had been raised.

4 MINUTES

The minutes of the Planning Committee meeting held on 12 July 2017 were submitted.

***RESOLVED** that the minutes of the meeting held on the 12 July 2017 be approved as a correct record.*

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 11) -

Applications received requiring determination by the committee were submitted together with associated documentation. Reference was also made to late supplementary information received since publication of the agenda which related to particular applications. It was noted that there were no public speaking requests.

5 APPLICATION NO. 01/2016/1243 CA - FORMER DENBIGH TECHNOLOGY AND VOCATIONAL EDUCATION CENTRE, MIDDLE LANE, DENBIGH

An application was submitted for the demolition of former school buildings at the site of former Denbigh Technology and Vocational Education Centre, Middle Lane, Denbigh.

Councillor Meirick Lloyd Davies raised questions over access to the site.

In reply to Ward Member, Councillor Gwyneth Kensler, officers clarified that application lies to the Council for Conservation Area Consent and the application had been referred to Planning Committee. This was to allow Members to give consideration to concerns raised by CADW over the proposed loss of the original school building of 1903 if consent was granted in the terms sought.

Proposal - Councillor Gwyneth Kensler proposed, seconded by Councillor Mark Young that the application be granted in accordance with officer recommendation.

VOTE:

GRANT – 15

REFUSE – 0

ABSTAIN – 0

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as stipulated within the report.

6 APPLICATION NO. 02/2017/0688 PF - 15 HAULFRYN, RUTHIN

An application was submitted for the formation of vehicular access and parking area to front of dwelling, at 15 Haulfryn, Ruthin

Councillor Emrys Wynne (Local Member) spoke in favour of the application. He believed it would be of benefit to the cul-de-sac and neighbouring occupants. Councillor Meirick Lloyd Davies raised concerns regarding surface water and asked if an alternative to tarmac could be adopted to aid in the absorption of surface water. In response to Councillor Meirick Lloyd Davies' concerns officers responded that the site already offered a pavement with drainage in place to control water levels. The Principal Planning Officer informed members it was within their power to include a condition within the application that a porous surface be adopted within the boundary plot to aid in the absorption of excess water.

Proposal – Councillor Emrys Wynne proposed the Officer recommendation to grant the application, including the condition of having a porous surface to the boundary area, seconded by Councillor Peter Evans.

VOTE:

GRANT – 13

REFUSE – 0

ABSTAIN – 0

RESOLVED that with the inclusion of the additional condition the application be **GRANTED** in accordance with officer recommendations as stipulated within the report.

7 APPLICATION NO.15/2017/0573 PF - TY MINFFORDD, ERYRYS, MOLD

An application was submitted for the erection of a detached double garage with first floor accommodation at Ty Minffordd, Eryrys, Mold.

Proposal – Councillor Huw Jones proposed, seconded by Councillor Julian Thompson-Hill that the application be granted in accordance with officer recommendation with the inclusion of the additional condition that the garage purpose is solely for the enjoyment of the occupiers of Ty Minffordd and not as any self-contained living accommodation.

VOTE:

GRANT – 12

REFUSE – 5

ABSTAIN – 0

RESOLVED that with the inclusion of the additional condition the application be **GRANTED** in accordance with officer recommendations as stipulated within the report.

8 APPLICATION NO. 16/2017/0628 PF - TYN Y CELYN, LLANBEDR DYFFRYN CLWYD, RUTHIN

An application was submitted for the demolition of existing dwelling and outbuildings and the erection of a replacement dwelling at Tyn Y Celyn, Llanbedr Dyffryn Clwyd, Ruthin.

The Development Manager explained that the applicant's agent had requested the application be deferred to allow sufficient time to gather information, in reply to Clwyd Powys Archaeological Trust (CPAT) comments to the proposal.

Proposal - Councillor Ann Davies proposed, seconded by Councillor Mark Young the application be deferred.

VOTE:

FOR DEFERRAL – 14

AGAINST DEFFERAL – 0

ABSTAIN – 0

RESOLVED that the application be deferred to a later date.

9 APPLICATION NO. 43/2017/0541 PF - 1 LINDEN CLOSE, PRESTATYN

An application was submitted for alterations and extensions to a dwelling at 1 Linden Close, Prestatyn.

General debate - Councillor Julian Thompson-Hill (Local Member) welcomed the amendments to condition 3 of the application as detailed in the supplementary information. Councillor Julian Thompson-Hill raised concerns that the balcony would be out of character for the area and would affect the privacy of neighbouring properties. Councillor Meirick Lloyd Davies echoed the concerns raised regarding neighbouring occupants.

In response to concerns raised by members, the Planning Officer explained condition 3 of the recommendation included the erection of obscured glass screens to reduce the potential for overlooking.

Proposal- Councillor Ellie Chard proposed, seconded by Councillor Peter Evans that the application be granted in accordance with officer recommendations.

VOTE:

GRANT – 12

REFUSE – 1

ABSTAIN – 2

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as stipulated within the report.

10 APPLICATION NO.45/2017/0335 PO - LAND ADJACENT TO 21 STANLEY PARK AVENUE, RHYL

Councillor Pat Jones declared a personal interest (her son is friend of the applicant).

An application had been submitted for the development of 0.05ha of land by erection of 1 dwelling (outline application including access, layout, scale) at land adjacent to 21 Stanley Park Avenue, Rhyl

Councillor Brian Jones (Local Member) spoke in favour of the application, following discussions with neighbouring occupants also in favour of the development. Councillor Ellie Chard concurred with the local resident's views in favour of the application. The Planning Officer gave a brief history of the background to the application and stated the applicant had acquired extra land, which was to include a garden at the rear of the property, increasing the size of the application site and the accessibility.

Proposal – Councillor Brian Jones proposed, seconded by Councillor Alan James that the application be granted in accordance with officer recommendations of the proposed development in planning terms.

VOTE:

GRANT – 15

REFUSE – 0

ABSTAIN – 0

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as stipulated within the report.

11 APPLICATION NO.45/2017/0575 PF - 8/9 MARKET STREET, RHYL

An application was submitted to change the use of class A1 retail shop to class A2 financial and professional services and ancillary accommodation to the rear of no8 at no 8/9 Market Street, Rhyl.

The Planning Officer explained a revision to the description of the application had been included in the supplementary papers to clarify that the proposal, is to introduce an A1 use to No8 market Street and to address concerns raised by Rhyl Town Council.

Proposal - Councillor Alan James proposed the Officer recommendation to grant the application, seconded by Councillor Pat Jones.

VOTE:

GRANT – 15

REFUSE – 0

ABSTAIN – 0

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

12 PLANNING APPEALS UPDATE

An information report was submitted outlining the recent decisions by the Planning Inspectorate on planning appeals lodged against determinations on planning applications by the County Council. The information report covered the period of September 2016 to date. Members were encouraged to contact relevant officers directly outside the meeting if they required more information.

RESOLVED that the information report be received.

The meeting concluded at 10:15 a.m.