



**Bryniau Clwyd a
Dyffryn Dyfrdwy**
Clwydian Range
and Dee Valley

Ardal o Harddwch Naturiol Eithriadol
Area of Outstanding Natural Beauty

SUMMARY OF AONB PLANNING CONSULTATIONS

APRIL 2017 – SEPTEMBER 2017

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
055920	Land at Maes Mynan Quarry, Afonwen, CH7 5UB	Change of use to holiday park (Amended plans)	Object	Withdrawn 23/08/17	
05/2017/0239	Land adjacent to Tyn Y Lliadiart Industrial Estate, Corwen, LL21 9RJ	Erection of a food manufacturing plant, warehousing and office facilities and associated works.	No objection in principle, but concerns over scale of development; design changes suggested.	Granted 19/06/17	
15/2017/0172	Engine House at Former Nant Lead Mine, Eryrys, CH7 4TD	Restoration and conversion of engine house and erection of extension to form dwelling	Concerns over impact on sensitive site but accept need to restore Listed Building. Further details required.		
07/2017/0241	Fedw Waen, Llandrillo, LL21 0SP	Erection of extension to front of dwelling	No observations	Granted 10/05/17	N/A
03/2016/1017	Abercregan House Llangollen, LL20 7PS	Erection of an agricultural building	Additional detail required, suggest design changes	Granted 12/05/17	
47/2017/0255	Bryntirion Farm Rhualt, LL17 0TG	Erection of an agricultural building	Query agricultural need, suggest design changes.	Refused 08/05/17	
056630	Plas Yn Llan, Cilcain, CH7 5PB	Conversion of existing outbuilding to holiday units	Support, subject to Conservation Officer views	Granted 03/05/17	N/A
056631	Plas Yn Llan, Cilcain, CH7 5PB	Listed Building application for conversion of existing outbuilding to holiday units	Support, subject to Conservation Officer views	Granted 12/10/17	N/A
16/2017/0198	Rhesgoed Farm Llanbedr D C LL15 1YE	Change of use of agricultural land to camping site	No objection, subject to seasonal use, landscaping and other controls		
05/2017/0202	Land adj Maes Y Waen, Carrog LL21 9AH	Development of land by the erection of six dwellings (outline application)	No objection subject to retention of rural character and affordable housing.		
05/2017/0266	Station Camp Site Carrog, LL21 9BD	Extension to existing camp site	No objection subject to landscaping and extra controls on use	Granted 14/07/17	
05/2017/0129	Coed y Glyn, Glyndyfrdwy, LL21 9BP	Erection of Log Cabin	Object	Granted 18/07/17	
056527	Bod Arthur, Cadole, CH7 5LL	Extension and re-modelling of dwelling	No objection	Granted 10/05/17	N/A
41/2017/0222	Heron Cottage, Forge Farm, Bodfari, LL16 4DW	Erection of single storey extension to rear of dwelling	No objection subject to pitched slate roof	Granted 15/07/17	
05/2017/0320	Flat Fferyllfa Corwen, LL21 0AB	Erection of conservatory to rear	No observations subject to Conservation Officer views	Refused 20/07/17	N/A
05/2016/1237	Corwen Day Nursery, LL21 0DN	Erection of two storey extension	No objection, suggest painting of building	Granted 07/07/17	
056718	Tirionfa, Nannerch, Mold, CH7 5RW	Lawful development certificate for holiday caravan	No observations	Granted 09/05/17	N/A
056735	New Bungalow, Gwernafield CH7 5ET	Erection of detached garage/workshop/store	No observations subject to landscaping scheme	Granted 09/05/17	
056703	Former Centre Point Garage, Afonwen	Erection of 3no. dwellings	Object – outside settlement boundary	Refused 05/07/17	
056782	Maes Yr Haf, Gwaenysgor, LL18 6EW	Variation of agricultural occupancy condition on permission 0741/89	No objection, suggest reduced period for variation.		
056684	19 Railway Terrace, Afonwen, CH7 5UD	Erection of log cabin for use as Arts and Craft Room	No observations on principle, suggest colour of materials	Granted 23/05/17	
03/2017/0329	44 Berwyn Street,	Construction of a new vehicular	Object – impact on historic	Refused	

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
	Llangollen, LL20 8NB	access	character of area	06/06/17	
27/2017/0308	Bryn Rhedyn Llandynan, Llangollen, LL20 7YU	Erection of garden room/study above existing garage	Serious concerns over scale, suggest design changes	Granted 27/06/17	
03/2017/0095	Land adj to 4 Craig Y Don, Llangollen, LL20 8LD	Erection of 2 no. semi-detached dwellings and associated works	No objection, suggest design changes		
15/2017/0121	Outbuilding at Cyfnant Ganol Llanarmon-Yn-Ial CH7 4QD	Extension, alterations and conversion of barn into 2 dwellings	No objection, suggest design changes and removal of PD rights	Granted 15/06/17	
056751	Pen Uchaf Barn, Caerwys, CH7 5BH	Change of use of barn to a single dwelling	No objection in principle but design unacceptable.	Withdrawn 17/05/17	
16/2017/0331	Land at Bryn Glas, Llanbedr Dyffryn Clwyd LL15 1UP	Erection of detached dwelling and associated works	No objection subject to retention of trees, hedges and stone walls.	Granted 25/05/17	
03/2017/0084	The Pines, Abbey Road, Llangollen, LL20 8SW	Conversion and extension of existing garage to holiday accommodation	No objection	Granted 14/07/17	N/A
03/2017/0329	44 Berwyn Street, Llangollen, LL20 8NB	Construction of a new vehicular access (amended plans)	Serious concerns, but defer to Conservation advice	Refused 06/06/17	
27/2017/0244	Outbuilding at Dinbren Isa, Llangollen, LL20 8ED	Conversion of barn to dwelling (revised scheme to ref no 27/2004/1196)	No objection subject to no impact on existing footpath, design changes and removal of PD rights	Granted 12/05/17	
P/2017/0255 (Powys)	Cefn y Maes Rhydycroesau Oswestry SY10 7JB	Installation of one wind turbine (height 101m) and ground mounted solar array.	Concerns over impact of turbine, suggest reduced height.		
21/2017/0045	4 Bryn Artro Avenue, Llanferres, CH7 5SG	Erection of replacement dwelling	No objection in principle, retain existing hedge	Granted 14/06/17	
21/2017/0178	Windyridge, Loggerheads, CH7 5SB	Erection of a replacement dwelling and associated access	No objection subject to landscaping and stone boundary/retaining walls.	Granted 23/06/17	
05/2017/0449	Hendre Forfydd Bach, Carrog LL21 9LD	Extension to existing agricultural building for housing sheep	No objection	Granted 27/06/17	N/A
03/2017/0347	25 Castle Street Llangollen, LL20 8NY	Change of use from Class A1 to class A3	No observations	Granted 07/07/17	N/A
056890	Transmitting Station, Moel Y Parc, Afonwen, CH7 5UU	Prior notification of proposed installation of back-up power generator	No objection	Granted 12/06/17	N/A
10/2017/0330	Land at Brooklyn Bryneglwys LL21 9LG	Development of land by 6 dwellings (outline application with access)	No objection in principle but serious concerns about loss of hedge and trees		
05/2017/0239	Land adjacent to Tyn Y Llidiart Industrial Estate, Corwen, LL21 9RJ	Erection of a food manufacturing plant, warehousing and office facilities and associated works (Amended plans).	No objection in principle; welcome reduction in height but suggest resiting.	Granted 14/06/17	
15/2017/0476	1 Maes Ial, Llanarmon Yn Ial CH7 4PZ	Erection of extension and alterations to dwelling	No objection	Granted 27/06/17	N/A
05/2017/0457	Corwen Hydro, Nant y Pigyn, Corwen	Change cladding of Turbine House approved under Code No. 05/2014/0836	No objection, recommend front elevation clad in stone	Granted 15/06/17	
05/2017/0387	Cae Inion Corwen, Ll21 9BY	Change of use to camping site including 6 bell tents, facilities building, parking and access track	No objection, suggest additional landscaping, control of colour and reinstatement	Granted 29/06/17	
05/2017/0423	Fron Newydd Carrog, LL21 9LA	Erection of an agricultural building for sheep	No objection, suggest reduced height, materials and landscaping	Granted 24/07/17	
05/2017/0466	Corwen Health Centre, LL21 0DN	Erection of extensions and internal alterations	Welcome investment, no objection, suggest stone boundary wall	Granted 14/07/17	
03/2017/0511	Riverwood Llangollen, LL20 8LA	Installation of 2 no. dormer windows	No objection	Granted 12/10/17	N/A
42/2017/0514	Red Roofs, Dyserth, LL18 6BY	Erection of extension to dwelling	No objection	Granted 11/07/17	N/A
15/2017/0534	Bod Alun, Llanarmon Yn Ial, CH7 4QE	Erection of extensions and alterations to dwelling	No objection	Granted 17/07/17	N/A
18/2017/0430	Coed Coppi Fancer, Llandyrnog LL16 4LY	Alterations to dwelling and balcony and construction of dormer to side of dwelling	No objection, suggest natural slate roof	Granted 07/07/17	
47/2017/0346	Panorama, Rhuallt Ll17	Siting of two holiday pods	No objection, suggest site	Granted	

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
	0TG		restoration and lighting conditions	05/07/17	
057051	Grove Villa, Llanasa, CH8 9NE	Listed Building Application for alterations to garden wall	No objection subject to Conservation Officer views.	Refused 17/07/17	N/A
057052	Grove Villa, Llanasa, CH8 9NE	Alterations to garden wall to provide parking area	No objection subject to Conservation Officer views.	Refused 17/07/17	N/A
057020	NTL Transmitting Station, Moel Y Parc, CH7 5UU	Telecommunications upgrade installation and associated works	No objection	Granted 17/07/17	N/A
05/2017/0501	Former HSBC Bank Corwen, LL21 0AH	Installation of external access ramp (Listed building application)	No objection but suggest design changes	Granted 26/07/17	
03/2017/0574	44 Pengwern Llangollen, LL20 8AT	Erection of extension to dwelling	No objection	Granted 07/08/17	N/A
03/2017/0632	Former Natwest 38 Castle Street Llangollen, LL20 8NH	External alterations including new shop front	No objection subject to details of signage	Granted 07/08/17	
03/2017/0609	Gifts from Wales Castle Street Llangollen, LL20 8PE	Erection of extension and alterations to shop and external fire escape	No objection subject to design, materials and lighting details	Granted 22/09/17	
03/2017/0452	Pen Y Bryn Barn Llangollen, LL20 7PS	Change of use of holiday accommodation dwelling	No objection, suggest removal of PD rights.		
05/2017/0395	Station Camp Site, Carrog, Ll21 9BD	Lawful development certificate for use of land for touring caravans and tents	Serious concerns raised		
15/2017/0577	Pen Y Maes Llanarmon Yn Ial CH7 4QF	Erection of extension to dwelling	No observations	Granted 02/08/17	N/A
15/2017/0529	Pen Y Bryn Eryrys Mold, CH7 4DA	Erection of extensions to dwelling	No objection	Granted 27/07/17	N/A
15/2017/0573	Ty Minffordd, Eryrys CH7 4DD	Erection of garage with first floor accommodation	Suggest reduction in scale and alternative materials	Granted 13/09/17	
057050	Land opposite Fair Haven, Gwernymynydd, CH7 5LQ	Replace existing 10m high monopole for a 12.0m high mast and associated development	No objection subject to colour of mast and equipment	Granted 27/07/17	
057081	Braeside, Pantymwyn, CH7 5EN	Alterations to roof, demolition of buildings and other alterations	No objection, suggest slate roof	Granted 31/07/17	
057168	Tan Y Fron, Pantymwyn, CH7 5EN	Conversion of attic space and erection of rear extension	No objection	Granted 22/08/17	N/A
057175	Belmont, Pantymwyn, CH7 5EN	Demolition of existing conservatory and extension to rear of dwelling	No observations	Granted 22/08/17	N/A
057096	Plas Uchaf, Cilcain, CH7 5NE	First floor extension to existing dwelling	No objection, suggest landscaping and measures to minimise light spillage	Granted 15/08/17	
057125	Pen Uchaf Farm, Caerwys, CH7 5BH	Conversion and extension of existing stone barn to create a single dwelling	No objection subject to design changes and landscaping	Granted 14/08/17	
15/2017/0287	Outbuildings at Plas Farm Llanarmon Yn Ial CH7 4QJ	Conversion of outbuilding to form 1 no. dwelling and treatment plant	No objection subject to design changes and landscaping		
21/2017/0427	6 Rectory Lane Llanferres CH7 5SR	Single storey rear extension and dormer windows	No objection, suggest design changes	Granted 30/08/17	
09/2017/0619	Ysgubor Ystlum Bodfari LL16 4DE	Erection of extensions and alterations to dwelling	No objection, subject to further details of solar PV	Granted 30/08/17	
17/2017/0284	Crown Hotel Llandegla, LL11 3AD	Erection of extension to create a garden room	Concerns over design	Refused 05/09/17	
15/2017/0711	Graig Goch Isa Mynydd Du CH7 4BR	Erection of a detached garage	No objection subject to cladding finish and no impact on trees	Granted 30/08/17	
22/2017/0634	Glyst, Llangynhafal LL15 1RT	Demolition of garage and erection of double garage	No objection	Granted 13/09/17	N/A
47/2017/0689	Ysgubor Tremeirchion LL17 0UP	Erection of a car port/store building	No objection	Granted 18/09/17	N/A
057243	Trelan Bungalow, Cilcain, CH7 5NX	Erection of extension to bungalow	No objection	Granted 01/09/17	N/A
057207	Field Cottage Gwaenysgor Ll18 6EW	Demolition of existing dwelling and erection of 2 dwellings and 1 apartment	Object		
057226	Field Cottage Gwaenysgor Ll18 6EW	Installation of a single wind turbine of 17.8m to blade tip and associated works	Serious concerns; further information required		

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
057189	Holmescales, Pantymwyn, CH7 5NJ	Erection of extensions, re-modelling of existing house and garage conversion	No observations, suggest natural slate and natural timber finishes	Granted 25/08/17	
057271	Trefechan Barn, Afonwen, CH7 5UP	Erection of extension to side and front of dwelling	No objection, suggest control of external lighting	Granted 01/09/17	
056631	Plas Yn Llan, Cilcain, Mold, CH7 5PB	Listed Building application to convert outbuilding to holiday units	Support subject to views of Conservation Officer	Granted 12/10/17	N/A
10/2017/0747	Bryn Y Ffynnon Bryneglwys LL21 9LN	Erection of extension to dwelling	No objection subject to slate roof and protection of dark skies	Refused 20/09/17	
053325	land adj Siglen Uchaf Gwernymynydd, CH7 5LG	Outline application for the erection of 10 No. dwellings (Amended plans)	No objection in principle subject to element of affordable homes		
27/2017/0657	3 Fron Deg Llandynan, LL20 7YU	Erection of extensions and alterations to dwelling	No objection subject to finish of natural stone facing	Refused 14/08/17	
21/2017/0481	Mill Cottage Loggerheads CH7 5SB	Excavations to form patio area and erection of fencing (retrospective)	Concerns over retrospection; object	Refused 16/10/17	
21/2017/0713	Land at Bryn Gerllig Maeshafn CH7 5LU	Deposit of excavated material on agricultural land (retrospective)	Concerns over retrospection; no observations subject to reseeding		
10/2017/0627	Land at Ty Isaf Bryneglwys LL21 9LF	Erection of an agricultural workers dwelling (outline application)	No objection subject to proven agricultural need		
05/2017/0202	Land adj Maes Y Waen, Carrog LL21 9AH	Development of land by the erection of six dwellings (outline application) (Amended plans)	No objection subject to retention of rural character and affordable housing.		
03/2017/0467	Llangollen Civic Amenity Site LL20 7UH	Change of use of land to form a public amenity space (pocket park) and associated works	Support		
03/2017/0770	38 Bishops Walk Llangollen, LL20 8RZ	Erection of extension to dwelling and garage and erection of garden shed	No objection	Granted 22/09/17	N/A
05/2017/0589	Foel Bach Corwen, LL21 9BY	Change of use of land from agriculture to vehicle hire (Retrospective)	Concerns over retrospection; no observations subject to additional landscaping		
057226	Field Cottage Gwaenysgor Ll18 6EW	Erection of barn or animal sanctuary, retrospective change in levels	Concerns over retrospection and need; object		
P/2017/0645	Bwythyn Pen Y Gaer, Garth, LL20 7YN	Erection of detached double garage	No objection subject to tree protection, suggest local stone facing	Granted 13/09/17	
21/2017/0713	Land at Bryn Gerllig Maeshafn CH7 5LU	Deposit of excavated material on agricultural land (retrospective)	Supplementary comments relating to site restoration and compliance		
10/2017/0780	Glan Y Wern, Bryneglwys LL21 9LH	Erection of a replacement porch	No objection, suggest minor design changes	Granted 28/09/17	
05/2017/0578	Y Bwthyn Glyndyfrdwy LL21 9HW	Demolition of lean-to porch/store and erection of extension to dwelling	No objection, suggest material changes	Granted 04/10/17	
18/2017/0699	Outbuildings at Fron Gelyn, Llandyrnog LL16 4LY	Conversion of outbuildings to form 2 no. holiday units, and associated works	No objection		N/A
18/2017/0752	Coed Coppi Fancer Llandyrnog LL16 4LY	Erection of a utility building for the storage of equipment	No objection	Granted 22/09/17	N/A
20/2017/0769	Cae Ffolt Llanfair Dyffryn Clwyd LL15 2UW	Change of use to holiday accommodation and extension to rear	No objection subject to holiday use only	Granted 04/10/17	
16/2017/0824	The Gate House Llanbedr D C, LL15 1UP	Erection of hipped roof over existing flat roof area	No objection subject to views of Conservation Officer	Granted 12/10/17	N/A
03/2017/0829	Glas Aber, Llangollen, LL20 8AA	Erection of extension to dwelling	No objection	Granted 16/10/17	N/A
03/2017/0733	Land adjoining Tregwern, Llangollen	Erection of dwelling, garage and vehicular access	No objection subject to Conservation Officer views, stone walls and tree retention	Refused 09/10/17	
057416	2 Gadlys Court, Llanasa, CH8 9LY	Erection of single storey extension	No objection	Granted 11/10/17	N/A

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
17/2016/1029	Plough Hotel Llandegla LL11 3AB	Change of use of existing Inn to Bed and Breakfast facility and access	Support, suggest amended boundary treatment and lighting controls		
053332	Land adj Siglen Uchaf, Gwernymynydd, CH7 5LG	Erection of Ino. dwelling and detached garage (Amended plans)	No objection subject to no impact on existing trees		
15/2017/0767	Land adjoining Canol Y Cae, Eryrys CH7 4BX	Installation of loose boxes for horses within existing building and new manege	No objection, recommend reduced size, landscaping and use/lighting conditions	Granted 22/09/17	
057497	Penallt, Cilcain CH7 5NN	Single storey extension to and entrance porch	No objection subject to Conservation Officer views		N/A
P/2017/0699	Kronospan, Chirk, LL15 5NT	Log Delivery/ Transfer System/Building for Replacement Wood Chipping/Flaking System and Demolition of Existing Facilities	Serious Concerns; impact on AONB and WHS setting		
P/2017/0700	Kronospan, Chirk, LL15 5NT	Development of a raw board store	Serious Concerns; impact on AONB and WHS setting		
47/2017/0582	New Inn Cottage Tremeirchion LL17 0UG	Demolition of cottage and outbuilding and erection of a replacement dwelling	Object; inappropriate design		
057475	The Barn, Fron House, Nannerch, CH7 5RW	Erection of detached double garage	No objection; require details of lighting		
03/2017/0743	Land at Bryn Awel Geraint Llangollen, LL20 8AA	Change of use of land by the siting of 3 no. shepherd huts for holiday use	No objection; suggest design amendments and landscaping	Granted 13/10/17	
47/2017/0839	Bryntirion Farm Rhuallt LL17 0TG	Erection of an agricultural building for lambing	No objection, subject to agricultural need and landscaping		N/A
17/2017/0833	Land near Maes Maelor, Llandegla LL11 3AA	Erection of a timber reception building (retrospective)	No objection, suggest reinstatement condition		
15/2017/0893	Parc Farm Holiday Park, Llanarmon Yn Ial CH7 4QW	Erection of a boundary wall with inset signs and freestanding sign	No objection to wall but object to freestanding sign		
03/2017/0725	Former HSBC, Bridge Street Llangollen, LL20 8PF	Change of use from a bank to an outdoor pursuit's HQ, café and bunk house	Support, subject to Conservation Officer views. Suggest design changes		
Total Number of Applications: 115					

Policy and Strategic Consultation Responses: April 2017 – September 2017

WG Consultation - Draft Circular for the Planning of Gypsy, Traveller and Show People Sites

Kronospan Long Term Landscape Strategy (May 2017)

WG Consultation – Draft Integrated Sustainability Appraisal Scoping Report for the National Development Framework

Flintshire Draft SPG Note 8A – Great Crested Newt Mitigation Requirements

WG Consultation - Taking Forward Wales' Sustainable Management of Natural Resources

Notes:

- (1.) Denbighshire planning application code numbers are shown as **12/3456/7891**, Flintshire as **12345** and Wrexham as **P/1234/5678**. Details of applications can be viewed on the Planning Portal for the relevant authority. See links below:

<http://planning.denbighshire.gov.uk/Planning/lg/GFPlanningWelcome.page>

http://planning.wrexham.gov.uk/Planning/lg/planssearch.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning

<http://www.flintshire.gov.uk/en/Resident/Planning/Databases/Planning-Applications.aspx>

- (2.) LPA response to AONB comments colour coded as follows: **green** for fully accepted, **orange** for part accepted and **red** for not accepted.
- (3.) Local Planning Authority (LPA) position updated 18/10/17.
- (4.) Copies of full AONB comments on specific applications available on request.