

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 18 April 2018 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, Bob Murray, Merfyn Parry, Tony Thomas, Julian Thompson-Hill, Joe Welch (Chair), Emrys Wynne and Mark Young

Observers – Councillors Bobby Feeley and Tony Flynn

ALSO PRESENT

Head of Legal, HR & Democratic Services (GW), Head of Planning & Public Protection (EJ), Development Manager (PM), Principal Planning Officer (SS), Senior Engineer: Development Control (MP), Planning & Public Protection Manager (AL), Planning Officer (KB), and Committee Administrator (SLW)

1 APOLOGIES

Apologies for absence were received from Councillors Tina Jones and Peter Scott

2 DECLARATIONS OF INTEREST

Councillors Julian Thompson-Hill, Huw Jones and Tony Thomas declared a personal interest in item 9, Supplementary Planning Guidance AONB.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters.

4 MINUTES

The minutes of the Planning Committee held on 14 March 2018 were submitted.

Page 15 – General Debate – name of Councillor should be Hugh Irving and not Hugh Evans.

RESOLVED that subject to the above, the minutes of the meeting held on 14 March 2018, be approved as a correct record.

APPLICATIONS FOR PERMISSIONS FOR DEVELOPMENT (ITEMS 5-8)

Applications received requiring determination by the Committee were submitted together with associated documentation. Reference was also made to late supplementary information (blue sheets) received since publication of the Agenda which related to particular applications.

5 APPLICATION NO. 02/2018/0065/PF - LAND AT (PART GARDEN OF) TAN Y GERDDI, MWROG STREET, RUTHIN

An application was submitted for the erection of a detached dwelling, alterations to the existing vehicular access and associated works (amended scheme to that previously approved under application code no. 02/2015/0995 at land at (part garden of) Tan Y Gerddi, Mwrog Street, Ruthin.

Public Speaker –

Catherine Cordova **(Against)** – stated that she represented six households who would potentially be affected by the development. The site had originally been purchased and planning permission granted for a two-bedroom bungalow. The size of the current application would impact on the quality of life of the existing residents caused by the diminished light into neighbouring properties together with windows facing directly on to the cottages. The building would be too large, over-powering and intrusive.

Mark Braxton **(For)** – explained he had purchased the site to build the house for himself. The house was to be a technologically advanced modern property. Mr Braxton was looking for approval to move on with the development.

General Debate – a Site Inspection Panel meeting had taken place on 16 April to assess the impact of the proposal on the surrounding area and adjacent residential properties.

Councillor Emrys Wynne (Local Member) had spoken to neighbours to the site. He was concerned about the style of the building within a conservation area but the Conservation Officer had raised no objection.

Ruthin Town Council had objected due to the siting, scale, design and massing of the building which, in their opinion, would have an adverse impact on neighbouring properties within the conservation area.

Clarification had been sought in relation to the application of the “25 degree guide” and potential loss of light at 130 and 132 Mwrog Street. Given the distances between the properties and the application of the 25 degree guide, it was Officers’ opinion that the dwelling would not pose any conflicts with the guide, and the development would not give rise to unacceptable relationships with existing properties.

During debate, concerns were raised regarding the proposed size of the application in comparison to the size of the actual site. Members relayed concerns from owners of neighbouring properties, due to the loss of light and privacy.

The original application approved in 2015 had been for a two-bedroom bungalow which, local members stated, would have been more suitable for the site within the conservation area.

It had been confirmed by planning officers that windows positioned on the west elevation would be the windows which would be able to be opened. The obscured windows on the south and east first floor elevation would not be able to be opened which would ensure the privacy of the neighbouring properties.

Following the in depth discussion, the Local Member proposed refusing the application due to the impact on neighbouring properties.

Proposal - Councillor Emrys Wynne proposed refusal of the application, against officer recommendation, due to the impact on neighbouring properties, seconded by Councillor Christine Marston.

VOTE:

GRANT in accordance with officer recommendation – 8

ABSTAIN – 0

REFUSE against officer recommendation – 9

RESOLVED that the application be **REFUSED** against officer recommendation.

6 APPLICATION NO. 21/2018/0166/PF - 12 BRYN ARTRO AVENUE, LLANFERRES, MOLD

An application was submitted for the erection of a single storey extension at 12 Bryn Artro Avenue, Llanferres, Mold.

At this juncture, Councillor Meirick Lloyd Davies requested the application be deferred due to incorrect measurements.

Officers confirmed that, in their view, the application could proceed on the current information.

Proposal – Councillor Meirick Lloyd Davies proposed, seconded by Councillor Gwyneth Kensler that the application be deferred.

VOTE:

IN FAVOUR OF DEFERRAL – 9

ABSTAIN – 0

AGAINST DEFERRAL – 7

RESOLVED that the application be deferred to a later date.

7 APPLICATION NO. 43/2018/0030/PF - FOUR WINDS CARAVAN SITE, FFORDD FFYNNON, PRESTATYN

An application was submitted for alterations to existing touring caravan park area for the siting of 12 touring caravan pitches in lieu of existing provision for 5 pitches at Four Winds Farm Caravan Site, Ffordd Ffynnon, Prestatyn.

Public Speaker –

Lyn Buck (**Against**) – explained she was the Chairman of the Abandoned Animals Association. Concern had been raised of the number of incidents involving cars towing caravans passed the Abandoned Animals Association which had included damage to the wall of the Association. There were no footpaths along the road, making it dangerous for walkers and horse-riders who utilised the road. There was poor highway access and egress. Future applications for more caravans were also a concern.

General Debate – Councillor Bob Murray (Local Member) expressed concern regarding the amount of passing places and the increase in traffic on the lane.

Traffic calming measures had been suggested but it was clarified that this would not be an option for a low traffic road.

It was confirmed that there were no objections from the Highways Officer subject to the provision of passing places on the access road from Ffordd Ffynnon.

Councillor Julian Thompson-Hill stated he had concerns regarding the prospective traffic problems but felt the application had to be assessed on its merit. Therefore he stated that regrettably, he moved to grant the application in accordance with officer recommendation.

Proposal - Councillor Julian Thompson-Hill proposed the officer recommendation to grant the application, seconded by Councillor Huw Jones.

VOTE:

GRANT – 14

ABSTAIN – 1

AGAINST – 3

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

8 APPLICATION NO. 43/2018/0158/PR - LAND ADJACENT TO MAGISTRATES COURT, VICTORIA ROAD, PRESTATYN

An application was submitted for the details of access, appearance, landscaping, layout and scale of 2 no. retail units submitted in accordance with Condition 1 on outline planning permission ref 43/2015/1241/PO (Phase 2 reserved matters application) and details of finished floor levels of 2 no. retail units submitted in accordance with condition 11 at land adjacent to Magistrates Court, Victoria Road, Prestatyn.

General Debate - Councillor Tony Flynn (Local Member) read a brief statement received from Councillor Rachel Flynn (Local Member) giving the reasons why she was not in favour of the application. Councillor Tony Flynn then went on to explain his arguments against the application which included:

- (i) whether 22 car parking spaces would be sufficient for the two retail unit customers and staff
- (ii) concerns from local residents due to the possibility of shoppers parking on the roadside
- (iii) competition for established businesses along Victoria Road which could cause them financial difficulties and even closure.

During discussion the following suggestions and issues were raised:

- (i) double yellow lines to be placed along the adjacent roadways which would be required to go out to consultation.
- (ii) car parking plan to be put in place which could include car parking opening times, cycle parking, height restriction barriers and also the use of CCTV.
- (iii) members were assured that from a planning perspective, building regulation officers would monitor the build of the approved plans and if any issues arose, planning officers would be informed.

Whilst summing up, the Development Manager confirmed two additional conditions may be addressed within recommendation A:

- (i) Suitable car parking management plan, hours of operation - whether open overnight, cycle parking, and height restriction barriers. On receipt of the car parking management plan, officers would liaise with local members as to whether to bring it back to Committee
- (ii) Yellow lines and safety markings at the junction. This was a separate highway process which would go out to consultation. Again, local members would be consulted as to whether it needed to come back to Committee.

Proposal - Councillor Huw Jones proposed the officer recommendation to grant Recommendation A and Recommendation B

VOTE:

RECOMMENDATION A (including two additional conditions):

GRANT – 17

ABSTAIN – 0

AGAINST – 0

RECOMMENDATION B

GRANT – 16

ABSTAIN – 0

AGAINST – 1

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as stipulated within the report together with the two prospective additional conditions.

9 SUPPLEMENTARY PLANNING GUIDANCE AONB

At this juncture, Councillors Julian Thompson-Hill, Huw Jones and Tony Thomas declared a personal interest.

Councillor Brian Jones, Lead Member for Highways, Planning and Sustainable Travel, introduced the report presenting the Supplementary Planning Guidance (SPG) Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) – Adoption of finalised document.

A decision was required on the matter of adopting the final document following a 10 week public consultation between November 2017 and January 2018. The Welsh Government had confirmed that following public consultation and subsequent Local Planning Authority document adoption, the SPG could be treated as a material planning consideration when determining planning applications or appeals.

The Strategic Planning Officer confirmed the production of the document had been a joint effort between Denbighshire County Council, Wrexham County Borough Council, Flintshire County Council, and the AONB Joint Committee, together with input from Natural Resources Wales.

Proposal – Councillor Tony Thomas proposed to adopt the SPG, seconded by Councillor Meirick Lloyd Davies.

VOTE:

APPROVE – 16

ABSTAIN – 0

AGAINST – 0

RESOLVED that:

- (i) The Committee confirms it has read, understood and taken account of the Wellbeing Impact Assessment as part of its consideration*
- (ii) Members adopt the draft SPG document “Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)” in line with proposed amendments as set out in the Consultation Report.*

The meeting concluded at 11.27 a.m.