



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

Ardal o Harddwch Naturiol Eiddoradol
Area of Outstanding Natural Beauty

SUMMARY OF AONB PLANNING CONSULTATIONS

OCTOBER 2017 – MARCH 2018

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
21/2017/0928	16 Rectory Lane Llanferres, CH7 5 SR	Demolition of porch and erection of attached garage	No objection	Refused 17/11/17	N/A
03/2017/0898	18 Bishops Walk Llangollen, LL20 8RZ	Erection of extension to front of dwelling	No objection	Granted 16/11/17	N/A
20/2017/0771	The Barn Pentre Coch LL15 2YF	Change of use of store to annex accommodation	No objection	Granted 06/11/17	N/A
05/2017/0860	Station Camp Site Carrog, LL21 9LB	Details of landscaping scheme	Additional landscaping required	Granted 25/10/17	
057427	Ty Hir, Nercwys, CH7 4AU	Change of use of land to a site for 23 no. tourist lodges	Object		
057419	Kelston Farm, Gwespyr, CH8 9LU	Demolition of existing dwelling and erection of replacement dwelling	No objection, subject to Conservation Officer views and re-use of existing stone	Granted 16/10/17	
47/2017/0903	Ffynnon Beuno Tremeirchion, LL17 0UE	Siting of shepherds hut for sale of hot and cold food	No objection, subject to colour and reinstatement conditions	Granted 06/11/17	
057610	The Chalet, Gwaenysgor, LL18 6EP	Erection of single storey extension to existing dwelling	No objection, subject to Conservation Officer views	Granted 27/11/17	N/A
20/2017/0955	Bryn Creigiog Graigfechan, LL15 2EY	Erection of replacement and new dormers to dwelling	No objection	Granted 03/01/18	N/A
27/2017/0945	Land opposite Abbey Dingle, Llantysilio LL20 8DD	Erection of 11kv overhead lines supported by wood poles	No observations, subject to Conservation Officer views	Granted 16/11/17	N/A
47/2017/0865	Henllys Tremeirchion LL17 0UR	Variation of condition to allow a further 3 years to commence development	No observations	Granted 05/12/17	N/A
27/2017/0938	Ty Isa, Llandynan Llangollen, LL20 7YU	Erection of an agricultural building for livestock	No objection, subject to additional tree planting	Granted 16/11/17	
27/2017/0873	Canalside Bungalow Llantysilio LL20 8EE	Erection of a replacement detached garage	No objection, suggest alternative materials	Granted 04/12/17	
21/2017/0957	4 Bryn Artro Avenue Llanferres CH7 5SG	Erection of replacement dwelling	No objection, suggest alternative materials and landscaping	Granted 13/12/17	
057642	Bryngwyn Farm, Gwernymynydd, CH7 4DY	Conversion of redundant rural building to holiday accommodation	No objection, suggest design changes	Granted 08/02/18	
15/2017/0172	Engine House At Former Nant Lead Mine, Eryrys CH7 4TD	Restoration and conversion of engine house to dwelling and associated works; including new access track (amended plans)	Concerns over impact on sensitive site but accept need to restore Listed Building. Further details required		
15/2017/0173	Engine House At Former Nant Lead Mine, Eryrys CH7 4TD	Listed Building application for restoration and conversion of engine house to dwelling (amended plans)	Concerns over impact on sensitive site but accept need to restore Listed Building. Further details required		
057687	Heron's Retreat, Afonwen, CH7 5AD	Variation of condition on permission 054249 for more time to submit details	No observations	Granted 22/12/17	N/A
057623	Maes Mynan Quarry, Afonwen, CH7 5UB	Change of use of land to mixed-use holiday and leisure park	Object	Granted subject to S106	
15/2017/0969	Land at Capel Bethel Llanarmon Yn Ial CH7 4QE	Change of use of grazing land to extend existing burial ground	No objection, suggest hedge planting	Withdrawn 13/12/17	N/A
15/2017/0998	Bryn Defaid, Mynydd Du CH7 4BR	Construction of a manege for personal use	Concerns over siting and scale, suggest alternative scheme.	Refused 11/12/17	

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15/2017/0893	Parc Farm Holiday Park, Llanarmon Yn Ial, CH7 4QW	Erection of boundary wall with inset sign and display area (Amended plans)	Support deletion of freestanding sign	Granted 13/12/17	N/A
05/2017/0589	Foel Bach, Corwen, LL21 9BY	Retrospective change of use of agricultural land to vehicle hire/maintenance (Amended plans)	Support additional landscaping, suggest wildflower seed mix	Granted 29/11/17	
17/2016/0658	Llandegla Trout & Coarse Fishery, Llandegla, LL11 3AA	Extensions to existing shop/café and garage building to provide managers accommodation; siting of containers and shepherd hut toilet units	Part no objection, part object; suggest design, landscaping and lighting conditions.		
01/2017/0844	Tennis Courts, Lower Park, Denbigh, LL16 3EL	Installation of floodlights to tennis courts	No objection, suggest measures to mitigate light pollution	Granted 11/12/17	
15/2017/1078	Vine Cottage Llanarmon Yn Ial CH7 4QX	Variation of condition of to allow an additional 5 years to commence works	No observations	Granted 02/01/18	N/A
16/2017/0986	Pen Y Waen Llanbedr Dyffryn Clwyd LL15 1SU	Extension to garden store to form a therapy pool and changing area	No objection	Granted 10/01/18	N/A
03/2017/1050	The Mount, Berwyn Llangollen, LL20 8AL	Removal of sun room and erection of extensions	No objection	Granted 02/01/18	N/A
P/2017/0923	The Old Shop, Bettisfield SY13 2LN	Demolition of dwellings and erection of 2 detached dwellings.	No observations	Granted 01/05/18	N/A
03/2017/0725	Former HSBC Llangollen LL20 8PF	Change of use to outdoor pursuit's headquarters, including café and bunk house (Amended plans)	Welcome amendments. No objection	Granted 27/12/17	N/A
15/2017/1104	Preswylfa, Eryrys CH7 4BR	Erection of extensions and alterations to dwelling	Concerns over scale, additional information required	Refused 10/01/18	
15/2017/1063	Pen Y Coed, Eryrys CH7 4DD	Alterations and extension to conservatory	No objection	Granted 10/01/18	N/A
17/2017/1031	The Willows Llandegla LL11 3AG	Change of use of restaurant to holiday accommodation	No objection	Granted 27/12/17	N/A
057592	The Old Coach House, Llanasa, CH8 9NF	Conversion of existing detached garage into holiday annex	No objection, subject to Conservation Officer views, suggest design changes	Withdrawn 08/01/18	N/A
21/2017/0878	Tyn Yr Ynn Farm Maeshafn CH7 5LU	Prior Notification for agricultural/forestry building	No objection	Granted 18/12/17	N/A
17/2017/1145	Ty Newydd Llandegla LL11 3AU	Erection of extensions and alterations to dwelling	No objection, suggest design changes	Granted 18/01/18	
03/2017/1134	4 Fairway View Llangollen LL20 7PS	Erection of extension to dwelling	No objection, subject to Conservation Officer views	Granted 18/01/18	N/A
03/2017/1135	4 Fairway View Llangollen LL20 7PS	Erection of extension to dwelling (Listed Building)	No objection, subject to Conservation Officer views	Granted 13/01/18	N/A
05/2017/1097	Cae Einion Corwen, LL21 9BY	Change of use of land to camping site including the erection of 7 bell tents	No objection, suggest landscaping and materials conditions	Granted 25/01/18	
057822	Stanton, Gwernymynydd, CH7 5LQ	Erection of extension to existing house and garage	No objection, suggest natural slate roof	Granted 25/01/18	
10/2017/1159	Bodanwyddog Llandegla LL11 3BB	Erection of extension to cattle store	No objection	Granted 22/01/18	N/A
16/2017/1074	Land at Cae Glas Llanbedr DC LL15 1US	Development of land by the erection of dwelling (outline application)	No objection subject to retention of trees and landscaping	Granted 28/03/18	
41/2017/1154	Ty Nant Helygen Bodfari LL16 4DP	Erection of extension and alterations to dwelling	No objection subject to materials	Granted 25/01/18	
10/2017/1146	Land adj Paradwys Bryneglwys LL21 9LL	Change of use of land and the formation of a menage	Object to siting and scale, suggest alternative site and design	Granted 27/03/18	
03/2017/1099	Land adj Tregwern Llangollen, LL20 8RH	Erection of dwelling, garage and construction of a new vehicular access	No objection subject to views of Conservation Officer and materials	Granted 22/01/18	
03/2017/1185	Abercregan House Llangollen, LL20 7PS	Erection of extension to dwelling	No objection	Granted 02/02/18	N/A
15/2017/1151	Brenhinlle Fawr Llandegla, LL11 3AT	Alterations to garage to provide residential annex accommodation	Additional justification required; suggest additional conditions.	Granted 18/01/18	
057834	Smithy House, Nannerch, CH7 5RD	Erection of extension to rear of dwelling	Concerns with design; suggest Conservation Officer involvement	Granted 22/02/18	
03/2017/1228	The Pines, Llangollen	Erection of extension and	No objection	Granted	N/A

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
	LL20 8SW	alterations to dwelling		09/02/18	
03/2017/1157	The Llangollen Goods Yard, Llangollen LL20 8SN	Variation of condition to allow an extension of time to commence development	No objection	Granted 27/02/18	N/A
20/2017/1219	Genus Breeding Ltd Llanrhydd LL15 2UP	Demolition of building and erection of a two-storey laboratory building	No objection, suggest materials, landscaping and lighting conditions	Granted 20/03/18	
09/2018/0019	Ysgubor Isaf, Bodfari LL16 4DD	Erection of extension to dwelling	Concerns with scale, suggest landscaping	Granted 14/03/18	
18/2017/1144	Coed Coppi Fancer Llandyrnog LL16 4LY	Insertion of gate to field for maintenance	No objection	Granted 06/03/18	N/A
057975	Nannerch Hall Farm, Nannerch, CH7 5RD	Conversion of coach house to commercial office and new side extension	No objection subject to materials	Granted 20/04/18	
057949	Tan Y Fron, Gronant, LL19 9TL	Erection of one new dwelling	No objection, suggest materials and landscaping	Granted 01/03/18	
057882	Plas Hafod Hotel, Gwernymynydd, CH7 5JS	Demolition of existing conservatory, extensions for new bedrooms, dining room and entrance	Support improvement of hotel in principle but serious concerns about impact on Listed Building		
47/2017/0839	Bryntirion Farm Rhualt LL17 0TG	Erection of an agricultural building for lambing (Amended plans)	No objection subject to agricultural need and landscaping	Granted 14/03/18	
16/2018/0107	3 Bathafarn Cottages Llanrhydd LL15 2YA	Installation of replacement windows (retrospective Listed Building application)	Concerns over retrospection; no observations subject to Conservation Officer views.	Refused 04/04/18	N/A
03/2018/0057	Bron Heulog, Llangollen LL20 7UH	Alterations and extension to dwelling	No observations	Granted 15/03/18	N/A
15/2018/0106	Bryn Defaid, Mynydd Du CH7 4BR	Construction of a manege for personal use (Amended scheme)	No objection subject to landscaping and lighting	Granted 15/03/18	
16/2018/0027	Ty Capel Llanbedr Dyffryn Clwyd LL15 1UT	Erection of dwelling	No objection in principle but concerns over scale and materials		
03/2018/0070	Rowlands Pharmacy Llangollen, LL20 8RY	Installation of fascia, totem and wall mounted signs	No observations	Granted 15/03/18	N/A
057207	Field Cottage, Gwaenysgor LL18 6EW	Demolition of the existing house of a new 6 bedroom family dwelling (Amended plans).	Concerns over scale of development, suggest landscaping, materials and removal of PD rights		
058031	The Croft, Gwernymynydd, CH7 5JW	Erection of first floor extension	No objection	Granted 16/03/18	N/A
27/2018/0125	Ty Craig, Berwyn Llangollen, LL20 8BS	Erection of extension to dwelling and reinstatement of dry stone wall	No objection subject to Conservation Officer views	Granted 25/04/18	N/A
23/2018/0046	Clocaenog Forest Saron Denbigh	Variation of condition on code no. 23/2016/0875 to amend Ecological Management Scheme	No observations	Granted 18/04/18	N/A
21/2018/0166	12 Bryn Artro Avenue, Llanferres CH7 5SG	Erection of single storey rear extension	No objection subject to matching materials		
23/2017/1218	Bryn Morfydd Hotel Llanrhaeadr Denbigh, LL16 4NP	Demolition of existing hotel and construction of new hotel, holiday lodge park and associated works.	No observations on principle but concerns over loss of trees, light pollution and landscaping		
09/2017/1125	Candy Mill Bridge Bodfari LL16 4DR	Infill of void under bridge including flood culverts	No objection, suggest provision for future recreational access		
09/2018/0111	Castell Bach, Bodfari LL16 4HT	Alterations and restoration of building as extension to existing dwelling	No objection subject to Conservation Officer views	Granted 27/03/18	N/A
41/2018/0199	1 Derwen Terrace Bodfari LL16 4DH	Erection of first floor rear extension to dwelling	No observations		N/A
41/2018/0009	Chapel Cottage Bodfari LL16 4DW	Erection of extensions to dwelling	Serious concerns with design.		
20/2018/0043	Land at Ty Coch Farm, Graigfechan LL15 2HB	Details of 2 dwellings (outline permission 20/2016/0164)	Concerns with design, landscaping and materials		
27/2018/0035	Gyfelia Farm Rhewl Llangollen, LL20 7YT	Erection of agricultural building for the storage of hay	No objection	Granted 27/03/18	N/A
27/2018/0036	Gyfelia Farm Rhewl	Erection of agricultural building	No objection subject to materials	Granted	

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	Llangollen LL20 7YT	for the storage of cattle and machinery	and landscaping	26/03/18	
27/2018/0160	Ty Newydd Eglwyseg LL20 8EH	Erection of extension to dwelling	No objection	Granted 27/03/18	N/A
03/2018/0204	Maytree Fron Bache Llangollen, LL20 7BW	Erection of extensions and alterations to dwelling	No objection subject to materials	Granted 26/04/18	
15/2018/0203	Pen Y Ffrith Llanarmon Yn Ial CH7 4QX	Alterations and extensions to dwelling	No observations	Granted 01/05/18	N/A
47/2018/0100	Tyddyn Y Graig Tremeirchion Ll17 0UR	Change of use of land from agricultural to equestrian and erection of stable block	No objection to personal use, suggest lighting controls and landscaping	Granted 27/03/18	
22/2018/0129	Cyffion, Llangynhafal LL16 4LN	Erection of extension and alterations to dwelling	No objection	Granted 04/04/18	N/A
20/2017/1219	Genus Breeding Ltd Llanrhydd LL15 2UP	Demolition of building and erection of a two-storey laboratory building (Amended plans)	Materials acceptable, concerns relating to landscaping and lighting	Granted 20/03/18	
16/2018/0027	Ty Capel Llanbedr Dyffryn Clwyd LL15 1UT	Erection of dwelling (Amended plans)	No observations		N/A
05/2017/0085	National Westminster Bank Corwen, LL21 0DE	Conversion of former bank into holiday accommodation	Support, subject to Conservation Officers views		
03/2018/0181	Y Golf, Llangollen, LL20 8HN	Change of use from care home to holiday let	No objection		N/A
Total Number of Applications: 84					

Policy and Strategic Consultation Responses: October 2017 – March 2018

Denbighshire LDP Review Report and Replacement LDP Draft Delivery Agreement

'Hedgehog Street' Campaign

Flintshire LDP Preferred Strategy Consultation

Draft Supplementary Planning Guidance Note – Clwydian Range and Dee Valley AONB

Planning Appeal Decision: Pant y Maen Windfarm, Land adj to Llyn Bran (25/2015/0321)

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/plansearch.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 10/05/18.
- (4.) Copies of full AONB comments on specific applications available on request.