

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 18 July 2018 at 9.30 am.

PRESENT

Councillors Ellie Chard, Ann Davies, Meirick Davies, Peter Evans, Alan James (Vice-Chair), Brian Jones, Huw Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Bob Murray, Pete Prendergast, Andrew Thomas, Tony Thomas, Joe Welch (Chair), Emrys Wynne and Mark Young

Observer - Councillor Melvyn Mile

ALSO PRESENT

Team Leader – Places Team (SC), Principal Planning Officer (IW), Planning and Public Protection Manager (AL), Principal Planning Officer (SS), Planning Officer (CMF), Principal Planning and Public Protection Officer (CE), Solicitor (CT), Senior Planning officer – Conwy Council (MS) and Committee Administrator (SJ)

1 APOLOGIES

Apologies for absence were received from Councillors Merfyn Parry and Julian Thompson-Hill

2 DECLARATIONS OF INTEREST

Councillor Emrys Wynne declared a personal interest in item 9 on the Agenda.

3 URGENT MATTERS AS AGREED BY THE CHAIR

No urgent matters.

4 MINUTES

The minutes of the Planning Committee meeting held on 20 June 2018 were submitted.

Councillor Meirick Lloyd Davies asked if the decision against officer recommendation for the planning permission at Ysrad Isa would be presented back to the Planning Committee.

The Principal Planning Officer explained to members that the Development Manager and Head of service felt there was no need to bring the report back to the Planning Committee.

RESOLVED that the minutes of the meeting held on 20 June 2018 be approved as a correct record.

APPLICATIONS FOR PERMISSIONS FOR DEVELOPMENT (ITEMS 5-7) -

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. In order to accommodate public speaking requests it was agreed to vary the agenda order of applications accordingly.

5 APPLICATION NO. 14/2018/0360/ - CLOCAENOG FOREST WIND FARM

An application was submitted for a borrow pit for the extraction of aggregate, solely for use in the construction of the approved Clocaenog Forest Wind Farm.

At the juncture, Councillor Alan James requested the application be deferred pending the results of the hydrogeological impact assessment (HIA).

Officers informed members of some background information and confirmed that, in their view, the application could proceed on the current information.

Proposal – Councillor Alan James proposed, seconded by Councillor Mark Young that the application be deferred.

VOTE:

IN FAVOUR OF DEFERRAL – 14

ABSTAIN – 0

AGAINST DEFERRAL – 2

RESOLVED that the application be deferred to a later date.

6 APPLICATION NO. 41/2018/0009/ - CHAPEL COTTAGE, MOLD ROAD, BODFARI, DENBIGH

An application was submitted for the erection of extensions to dwellings at Chapel Cottage, Mold Road, Bodfari, Denbigh.

Public Speaker –

Martin Shutt (**For**) – stated the applicant had made decisions in line with the AONB guidelines for design of the property. The proposal was for a modern extension to the existing property with recommendations in place to allow the extension to compliment the surrounding area. Changes had already taken place to the original proposal in line with the AONB guidelines. Discussions were welcomed with the planning officer to alleviate any other concerns. The site of the application is enclosed and the proposed extension to the rear of the property concealed from view.

General Debate – a Site Inspection Panel meeting had taken place on 12 July 2018.

Councillor Christine Marston (Local Member) gave a brief background to the proposal site. Councillor Marston stated that support had been given from Bodfari Community Council with no concerns or objections from neighbouring properties received. The AONB supplementary planning guidance stated that for extensions to free standing properties there was more freedom on the design of extension. Confirmation was provided to the committee that the property was obscured from view from neighbouring properties.

Councillor Meirick Lloyd Davies stated he had visited the site. The scale of the extension to the rear of the property was more elevated to the current property and was not sympathetic in design.

Councillor Alan James informed members that he had been in attendance at the site visit. The proposal is very contemporary and felt there was scope to have a contemporary building in the area. Councillor Gwyneth Kensler hoped that the extension would be an energy saving property with high green standards.

It was confirmed by the Principal Planning Officer the height of the extension to the property is lower than the existing dwelling. Green standards would be adopted with the extension if granted. Officers had reservations on design and if the proposal was in keeping with the existing dwelling and area. It was confirmed that if the application was granted conditions would be applied to the application following discussions with the lead member.

Proposal – Councillor Christine Marston proposed to grant the application, against officer recommendation as the design is original and within the scope of the guidelines laid down within the elements of the plan, seconded by Councillor Mark Young.

VOTE:

GRANT against officer recommendation - 14

ABSTAIN – 0

REFUSE in accordance with officer recommendation - 3

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

7 APPLICATION NO. 20/2018/0484/ - BRANAS, LLANFAIR DYFFRYN CLWYD, RUTHIN

An application was submitted for erection of ground floor extension to dwelling at Branas, Llanfair Dyffryn Clwyd, Ruthin.

Proposal – Councillor Gwyneth Kensler proposed the officer recommendations to grant the application, seconded by Councillor Huw Jones.

VOTE:

GRANT – 17

REFUSE – 0

ABSTAIN – 0

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

8 CONSULTATION RESPONSE - ISSUES, OPTIONS AND PREFERRED OPTION FOR THE EMERGING NATIONAL DEVELOPMENT FRAMEWORK

The Strategic Planning and Housing Manager, introduced the report presenting the consultation response – Issues, Options and Preferred Option for the emerging National Development Framework.

Background information was provided to members on the update of the production of the Welsh Government's National Development Framework. It was stated that it will provide a framework for investment, identify key areas of growth and type and location of infrastructure. The framework will sit alongside the Planning Policy Wales. The National Development framework (NDF) will provide a framework for Regional Strategic Development Plan and Local Development Plan to conform to.

The NDF currently was at a very early stage of development. Members heard the timescale for the NDF was twenty years with a review completed every five years. Welsh Government looked at a number of different options. The preferred option named Sustainable Places. Further consultation was due to take place and a draft NDF to be produced. A report will be brought to the Planning committee following consultation.

A concern that officers had noted on the draft consultation report (Appendix 2) was housing numbers. The suggestion was Welsh Government would set the number of houses at a regional level. No further explanation had been given regarding allocation of housing numbers between authorities. Timing had been a concern. There had been a risk that the timing of the NDF and work completed on the Local Development Plan would be out of sync.

Members echoed the concerns raised from officers regarding the timing of work completed, especially in line with the Local Development Plan.

Following a unanimous show of hands, it was

RESOLVED that the Planning Committee note the report and agree the draft National Development Framework consultation response.

9 SUPPLEMENTARY PLANNING GUIDANCE: 'CARAVANS, CHALETS & CAMPING' - ADOPTION OF FINAL DOCUMENT

Councillor Emrys Wynne declared a Personal Interest in this agenda item as the report author was his daughter in law.

The Planning Officer introduced the report presenting the draft Supplementary Planning guidance (SPG): Caravans, Chalets and Camping – adoption of final document. It was highlighted to the committee that the SPG was only applicable to new sites or extension to existing sites for holiday use.

Councillor Mark Young asked if the report had been adopted at an earlier stage would previous planning applications have been granted. He raised the concern that previously permission for 'pod' had been granted with the assurance it could not become a static caravan and wanted confirmation this was still applicable.

In reply to the concerns raised by Councillor Young, the Planning Officers stated the policy remains the same. The recommendations on previous planning applications would therefore be the same. The policy direction is set in PSE12 refers to caravans, any changes would have to be made through the Local Development Plan. Confirmation was given on the definition of a caravan.

Following a unanimous show of hands it was

RESOLVED that members adopt the proposed SPG for use in determination of planning applications and appeals.

10 RHYL CONSERVATION AREA APPRAISAL

The Strategic Planning and Housing Manager introduced a report to seek members' approval to undertake consultation on the draft Rhyl Conservation Area Appraisal, with statutory bodies and members of the public.

A brief background and definition of a conservation area was provided to members. Originally there had been two conservation areas in Rhyl which were combined into one in 2007. Some concerns had been raised following the merge at certain areas losing character. A number of key changes had been proposed with certain areas to be included in the conservation area and others being removed.

The public consultation was proposed to last eight weeks and would engage with Rhyl Town Council, local residents providing information at the library, the website and the pop up shop in the White Rose Centre. Any responses to the consultation would be brought back to the Planning committee in due course.

During discussion members asked how we buildings will be managed in the conservation areas if they do not meet standards.

The Principal Planning and Public Protection Officer confirmed that no enforcement actions are taken on the property, work would be done to preserve the property. Maintaining standards is essential and taking enforcement action on works that occur that we were not aware of remains vital.

Discussions and working with the Rhyl Master Plan had continued.

Following a unanimous show of hands it was

RESOLVED that, Members approve the draft Rhyl Conservation Area Appeal, Appendix 1 to be subject to public consultation over a period of eight weeks.

The meeting concluded at 10:35 a.m.