



**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

OCTOBER 2018 - MARCH 2019

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
22/2018/0859	Land at Plas Dolben Llangynhafal LL16 4LN	Erection of rural enterprise dwelling (outline application)	No objection, recommend protection of existing trees and landscaping	Granted 27/02/19	
42/2018/0929	Dincolyn Dyserth LL18 6BY	Extension to dwelling, alterations to access and extended curtilage	No objection, but concerns re design; recommend design changes and landscaping	Granted 08/11/19	
21/2018/0944	The Byre, Caer Odyn Llanferres CH7 5SF	Erection of a link attached double garage	No objection, suggest changes to materials	Granted 15/11/19	
058312	Tirionfa, Nannerch, CH7 5RW	Proposed replacement of a static caravan with holiday chalet (Amended plans)	Still concerned about scale and precedent	Refused 24/10/18	
059004	Hillside, Loggerheads Road, Cilcain, CH7 5PG	Erection of timber chalet and car port to replace an summer house and garage	No objection to car port subject to materials but object to chalet	Refused 12/11/18	
21/2018/0703	Uplands, Pant Du Road, Eryrys CH7 4DD	Alterations to existing garage and outbuilding as ancillary accommodation	Concerns with principle of development, favour extending existing dwelling	Refused 12/10/18	
16/2018/0799	Land adjoining Bryn Derw, Llanbedr DC LL15 1TB	Development of 2 affordable dwellings (outline application)	No objection subject to local need, concerns over design	Withdrawn 23/01/19	N/A
P/2018/0835	Sycamore Cottage, Trevor LL20 7YR	Side garage extension	No objection in principle, suggest design changes	Granted 12/02/19	
22/2018/0974	Ty Newydd Llangynhafal LL15 1RU	Erection of extension and alterations to dwelling	No objection	Granted 22/11/18	N/A
22/2018/0859	Land at Plas Dolben Llangynhafal LL16 4LN	Erection of rural enterprise dwelling (outline) Amended plans	No objection subject to views of Conservation Officer	Granted 27/02/19	N/A
43/2018/0751	Land south west of Ffordd Ty Newydd off Ffordd Talargoch, Meliden	Construction of new link road in association with application 43/2018/0750 for residential development	No observations subject to landscaping and lighting details		
43/2018/0750	Land at Mindale Farm, Meliden LL19 8PG	Demolition of dwelling and erection of 133 dwellings and ancillary works, in association with application 43/2018/0751 for new link road	No observations subject to landscaping and lighting details		
03/2018/0785	Land Off Vicarage Road, Llangollen	Amendments to layout and substitution of house types and two garage types	No observations	Granted 25/10/18	N/A
16/2018/0973	Ruthin Lodges, Llanbedr DC	Erection of new 11kv overhead electricity line	No observations	Granted 22/11/18	N/A
03/2018/0970	Land at (Part garden of) Fairlawns Llangollen LL20 7BW	Details of 1 no. dwelling relating to outline permission 03/2016/1195	Suggest amendments to conserve existing tree and additional landscaping	Granted 27/11/18	
059046	South View, Nercwys, CH7 4AZ	Two storey side and rear extensions	Concerns about scale and design	Refused 06/11/18	
47/2018/0962	Bryn Awel, Cwm, LL18 6HU	Erection of stables for private use (retrospective application)	Deplore retrospection but no objection	Granted 12/12/18	N/A
41/2018/0943	Nant Gwilym Farm Tremeirchion LL17 0UG	Erection of extensions and alterations to dwelling	No objection subject to lighting details	Granted 04/12/18	
03/2018/1003	The Station, Abbey Road, Llangollen, LL20 8SN	Demolition of building and erection of replacement modular building	Disappointed with modular design, suggest temporary permission	Granted 30/11/18	
05/2018/0832	Tyn Y Ceubren Glyndyfrdwy	Erection of two-storey rear extension to dwelling	No observations subject to materials and lighting details	Granted 6/11/18	

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
	LL21 9HN				
058954	The Old Coach House, Llanasa, CH8 9NF	Conversion of existing garage into 2 bedroom holiday annex	No objection subject to Conservation Officer views	Refused 13/12/18	N/A
42/2018/0923	Land off Meliden Road, Dyserth LL18 6BP	Erection of 61 dwellings, alterations to access and associated works	No observations subject to landscaping, layout and lighting amendments	Granted 10/04/19	
42/2018/0929	Dincolyn Dyserth LL18 6BY	Extension to dwelling, alterations to access and curtilage (Amended plans)	Support amendments. No objection	Granted 08/11/18	N/A
27/2018/0724	Blue Doors, 3 Fron Deg, Llandynan LL20 7YU	Erection of extensions and alterations to dwelling (Amended Plans)	Support amendments. No objection	Granted 22/11/18	N/A
05/2014/0849	Land to side of Plas Gwyn/Sun Inn Glyndyfrdwy L21 9HG	Development of land by the erection of a dwelling (outline application including access)	No objection, suggest sympathetic design and landscaping	Granted 27/02/19	
05/2018/0988	Rhydnonnen Isaf Rhewl Llangollen LL20 7AJ	Erection of an agricultural building (retrospective application)	Deplore retrospection but no objection subject to landscaping	Granted 05/12/18	
10/2018/0987	Cae Mawr Llandegla LL11 3BD	Construction of 2 holiday cabins and associated works	Object , adverse landscape impact	Withdrawn 07/12/18	N/A
03/2018/0760	Foel Isa Vivod Llangollen, LL20 7LP	Erection of single storey extension and 2 storey rear extension to dwelling	No objection subject to slate roof	Granted 20/11/18	
15/2018/0759	Land at North Hills Farm, Graianrhyd, CH7 4QS	Change of use for 6 holiday lodges, 15 camping pitches and associated works	Object , impact on views of AONB	Refused 21/02/19	
03/2018/0982	Hollies Cottage Llangollen, LL20 8LN	Alterations to dwelling to form a two-storey extension	No objection	Withdrawn 19/12/18	N/A
P/2018/0835	Sycamore Cottage, Trevor LL20 7YR	Side garage extension (Amended plans)	Welcome amendments. No objection in principle, suggest design changes	Granted 12/02/19	N/A
16/2018/1024	Beechbank, Tan Y Bryn, Llanbedr DC LL15 1AQ	Erection of single storey side extension/lean-to	No observations	Granted 13/12/18	N/A
03/2018/1091	Llandyn Hall Farm Llangollen, LL20 7UH	Variation of permission no. 03/2018/0698 to change appearance of extension	No observations	Granted 17/12/18	N/A
05/2018/1097	Tyn Llwyn Cottage Glyndyfrdwy LL21 9HN	Conversion and extension of outbuilding to holiday accommodation	Concerns re design, suggest redesign and lighting/holiday use conditions	Granted 04/01/19	
20/2018/1041	Hirdir, Pentre Celyn LL15 2HF	Replacement agricultural building	No objection, suggest lighting and landscaping conditions	Granted 13/12/18	
058262	Windyridge, Gwaenysgor, LL18 6EP	Erection of two storey extension (Amended Plans)	No objection subject to stone finish	Granted 15/01/19	
059037	Maes y Coed Farm, Afonwen, CH7 5UB	Listed Building application for restoration of pig outbuildings	No objection subject to Conservation Officer views.		N/A
15/2018/1076	Land at Erw Goed Llanarmon Yn Ial CH7 4QX	Variation of condition to reposition access to land for residential purposes.	No objection	Granted 16/01/19	N/A
059220	Nannerch Hall Farm, Nannerch, CH7 5RD	Extensions and alterations	No objection	Granted 06/02/19	N/A
18/2018/1122	Land adj Maes Llan Llandyrnog LL16 4HF	Variation of planning permission 18/2016/0400 to allow additional 2 years to submit reserved matters	No objection	Granted 10/01/19	N/A
27/2018/1068	3 Brynffynnon Cottages, Rhewl LL20 7BJ	Erection of extension to dwelling	No objection subject to suitable lighting	Granted 14/01/19	
15/2018/0869	Preswylfa Eryrys CH7 4BR	Demolition of existing dwelling and erection of replacement dwelling	No objection subject to materials, landscaping and lighting conditions	Granted 21/02/19	
27/2018/0925	Site of Former Pentrefelin Bungalow Llangollen, LL20 8EE	Construction of a new vehicular access to serve existing stables	Serious concerns ; impact on WHS; insufficient information	Refused 03/01/19	
47/2018/1066	Land south to Burwen, Rhualt LL17 0TE	Erection of 1 dwelling, detached garage, and new vehicular access	Concerns re scale; request additional information and re-consultation	Granted 18/03/19	
05/2018/1081	Allt Y Celyn, Carrog LL21	Change of use of land for horses,	No objection subject to materials,	Granted	

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	9LD	erection of stables and parking	landscaping and lighting conditions	14/12/18	
17/2018/0700	The Grousemoor (former Plough Inn) Llandegla LL11 3AB	Change of use of land siting 9 touring caravan pitches and 7 glamping pods	Serious concerns ; inadequate consideration of landscape impact	Withdrawn 15/01/19	N/A
059228	Lynwood, Pantymwyn CH7 5EP	Proposed replacement dwelling	No objection subject to lighting conditions	Granted 09/01/19	
059267	Hill Top, Cilcain, CH7 5NP	Erection of detached garage	No objection subject to lighting conditions	Granted 04/01/19	
47/2018/1118	St Beunos College Tremeirchion LL17 0AS	Alterations west wing, construction of a new boiler house and associated works	No objection subject to Conservation Officer views	Granted 08/01/19	N/A
15/2018/1039	Land adjacent to Bryn Tirion, Eryrys CH7 4BX	Variation of conditions on permission 15/2007/1065 for extension of time	No objection	Granted 21/12/18	N/A
21/2018/1006	St Davids, Cadole CH7 5LL	Demolition of conservatory, erection of extension and loft conversion	No objection subject to lighting condition	Granted 10/01/19	
15/2018/0965	Outbuildings at Plas Farm Llanarmon Yn Ial CH7 4QJ	Conversion of outbuilding to dwelling (Listed Building Application)	No objection subject to Conservation Officer views		N/A
059045	Maes y Coed Farm, Afonwen CH7 5UB	Change of use of renovated horsebox as holiday accommodation	No objection subject to temporary condition and Conservation Officer views	Refused 14/02/19	N/A
059305	Woodcote, Gwernaffield, CH7 5ET	Erection of attached annexe	No objection in principle but concerns re scale and impact on tree	Granted 09/01/19	
059261	Bwlch Cottage, Cilcain, CH7 5NS	Erection of extension and dormer window in roof	No objection subject to materials	Granted 26/02/19	
20/2018/1129	Pendyffryn Pentre Coch LL15 2YD	Erection of extension to dwelling	No observations	Granted 10/01/19	N/A
15/2018/1111	Clover Grange, Llanarmon Yn Ial, CH7 4TB	Demolition of conservatory and construction of two storey extension	Serious concerns re scale and design	Refused 14/02/19	
15/2018/1076	Land at Erw Goed Llanarmon Yn Ial CH7 4QX	Variation of condition to reposition access to land for residential purposes (amended plans)	No objection	Granted 16/01/19	N/A
20/2018/1142	Llidiart Fawr, Pentre Celyn LL15 2HL	Demolition of dwelling and erection of replacement dwelling	No objection, suggest landscaping and lighting conditions	Granted 23/01/19	
20/2018/0792	Outbuilding at Garreg Lwyd Pentrecelyn LL15 2HR	Conversion of redundant building to dwelling, access and car port (Amended plans)	Welcome addition of new stone walls and gate design	Granted 15/05/19	
47/2018/1172	Sylwfan Tremeirchion LL17 0UN	Erection of outbuildings/retaining wall (partly retrospective)	Object , inappropriate in Conservation Area	Withdrawn 04/02/19	N/A
059362	Aran, Ffordd Telia, Gwaenysgor, LL18 6EW	Erection of car port and extensions to side and rear	No objection subject to Conservation Officer views	Granted 08/02/19	N/A
41/2018/0977	Bella Vista, Bodfari LL16 4EG	Erection of a replacement agricultural workshop/store	Query agricultural need, suggest design changes	Granted 06/02/19	
03/2018/1148	Deeside Bistro, Llangollen, LL20 8PN	Installation of replacement window based extractor fan	No objection subject to Conservation Officer views	Granted 21/02/19	N/A
059021	Fron House, Nannerch, CH7 5RW	Proposed extension, siting of 4 holiday lodges, new car park and driveway	Object to part of proposals, suggest design changes, materials and lighting		
05/2018/1213	Sun Inn Glyndyfrdwy LL21 9HG	Erection of extension to provide additional holiday accommodation	No objection subject to lighting and landscaping conditions	Granted 13/02/19	
15/2018/1130	Parc Farm Caravan Park, Llanarmon Yn Ial CH7 4QW	Extension of stone wall with inset hoarding sign	No objection subject to note to applicant re further signage	Granted 13/03/19	
059362	Aran, Ffordd Telia, Gwaenysgor, LL18 6EW	Erection of car port and extensions to side and rear (Amended plans)	No objection subject to Conservation Officer views	Granted 08/02/19	N/A
16/2018/1204	Land rear of Plas Isa Cottage Llanbedr DC, LL15 1UT	Formation of vehicular access and associated works	No objection subject to landscaping	Granted 15/04/19	

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45/2018/1215	Land at Rhyl South East, Rhyl LL18 4RQ	Erection of 96 dwellings and associated works	No objection subject to additional landscaping and biodiversity measures		
059381	South View, Nercwys, CH7 4AU	Alteration and extension to dwelling	No observations subject to materials	Granted 12/02/19	
03/2018/1205	Land adjacent to Maes Y Coed, Berwyn, LL20 8AL	Erection of dwelling incorporating existing agricultural building and siting of 2 holiday pods	Object. Contrary to policy and adverse landscape impact	Refused 27/02/19	
21/2018/1173	Uplands Pant Du Road Eryrys CH7 4DD	Alterations to existing garage and outbuilding for holiday accommodation	Concerns raised, request further information	Granted 06/02/19	
03/2018/0236	Capel Pont, Llangollen, LL20 8HT	Erection of car port	No objection subject to Conservation Officer views	Granted 18/03/19	N/A
03/2018/1160	Gamelin, Llangollen LL20 8TF	Erection of two storey extension to dwelling	No observations	Granted 09/05/19	N/A
41/2019/0015	Minehead, Bodfari LL16 4EG	Erection of extensions to dwelling	No objection	Granted 04/03/19	N/A
47/2018/1066	Land south to Burwen, Rhualt LL17 0TE	Erection of 1 dwelling, garage and new access (Amended plans)	Improved scheme; suggest materials, landscaping and lighting conditions	Granted 18/03/19	
03/2018/1141	Tyn Y Wern Hotel Llangollen, LL20 7PH	Demolition of existing hotel and, erection of 12 dwellings	Object; adverse landscape impact		
059338	Maes Mynan Hall, Afonwen, CH7 5UB	Change of use of carehome to mix of residential and leisure use	No objection, suggest landscape plan and lighting conditions		
059394	Heron's Retreat, Afonwen CH7 5AD	Approval of details - landscaping and chalet appearance (057687)	No objection subject to colour of materials		
059261	Bwlch Cottage, Cilcain, CH7 5NS	Erection of extension and dormer window in roof (Amended plans)	No objection subject to materials	Granted 26/02/19	N/A
10/2019/0010	New Inn Bryneglwys LL21 9LP	Change of use to campsite for 10 tents, siting of 3 no. camping pods and use of woodland and field for tents	No objection subject to landscaping, materials, lighting and seasonal use		
15/2018/0869	Preswylfa, Eryrys CH7 4BR	Demolition of existing dwelling and erection of replacement dwelling (Amended plans)	No objection subject to materials, landscaping and lighting conditions	Granted 21/02/19	
05/2018/1209	Powys House Corwen, LL21 9EG	Change of use of function/games room to holiday let	No objection subject to holiday use and lighting conditions	Granted 11/04/19	
03/2018/1084	Penddol Farm Caravan Park Llangollen LL20 8SS	Siting of a static unit for use as manager's dwelling for supervision of caravan site	No objection subject to need, suggest materials and lighting conditions	Refused 21/03/19	
17/2018/1184	Ty Hir Farm Llandegla LL11 3AH	Alterations to garage and erection of a single storey extension	No objection in principle, suggest design changes and lighting condition		
41/2019/0147	Station House Caravan Site Bodfari LL16 4DA	Lawful Development Certificate for use of building for music practice	No observations	Refused 28/03/19	N/A
059545	Pen Y Bryn, Gwernymynydd, CH7 5LG	Erection of two storey extension to dwelling	No objection, suggest alternative materials and lighting condition	Granted 28/03/19	
41/2019/0089	Outbuildings at Nant Gwilym Farm Tremeirchion LL17 0UG	Conversion of outbuildings to 4 holiday let units, and associated works	No objection subject to materials, window detail and lighting conditions	Granted 17/04/19	
47/2019/0099	New Inn Cottage Tremeirchion LL17 0UG	Details of materials and landscaping (Code No. 47/2018/0411)	Suggest alternative materials and additional landscaping	Granted 14/03/19	
17/2019/0182	Pen Y Stryt Farm Llandegla LL11 3AH	Conversion of outbuilding to ancillary accommodation for existing dwelling	No objection subject to ancillary accommodation condition	Granted 15/04/19	
22/2019/0188	Land at Plas Dolben Llangynhafal Denbigh, LL16 4LN	Details of dwelling submitted for outline permission 22/2018/0859	No objection	Granted 26/04/19	N/A
03/2018/1179	Glas Aber, Geraint Llangollen, LL20 8AA	Change of use by siting 7 holiday accommodation units, toilet/showerunit and car parking area	Object; adverse landscape impact	Refused 27/03/19	
16/2018/1185	Haulfan Llanbedr Dyffryn Clwyd	Demolition of dwelling, erection of 2 detached dwellings	No objection subject to materials, lighting and tree protection		

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	LL15 1UT				
13/2018/1149	Bron Parc, Galltefya, Ruthin, LL15 2AR	Erection of a free range egg production unit including silos and associated works	No observations subject to landscaping and lighting conditions		
20/2019/0162	Bryn Teg, Graigfechan, LL15 2HA	Erection of extensions to side and rear of property with associated works	Concerns re scale and design	Granted 17/04/19	
15/2019/0208	Arwelfa, Llanferres CH7 5TA	Erection of detached garage	No objection	Granted 15/04/19	N/A
03/2019/0195	The Old Vicarage Nursing Home Llangollen LL20 8HF	Erection of a single storey new wing extension to provide 8 bedrooms	No objection subject to materials and tree protection		
059672	Moelfryn, Llanasa, CH8 9NE	Conversion of barn into holiday let accommodation	No objection subject to holiday use and lighting		
27/2019/0225	Plas Eliseg Llantysilio LL20 8DE	Proposed conversion of garage to a holiday let	No objection subject to holiday use, lighting and landscaping	Granted 02/05/19	
03/2019/0011	51 Church Street Llangollen, LL20 8HY	Installation of external staircase and fence	No objection subject to Conservation Officer views		N/A
10/2019/0232	Y Bwthyn, 6 Penrhos Bryneglwys LL21 9LU	Demolition of existing sun lounge and erection of single storey extension	No objection	Granted 15/05/19	N/A
17/2019/0279	Land at (Part garden of) 2 Queens Cottages Llandegla, LL11 3AG	Variation of conditions for extension of time for reserved matters and commencement of permission 17/2015/1153	No objection	Granted 20/05/19	N/A
05/2019/0245	Llys Owain, Corwen, LL21 0AH	Change of use to Community Enterprise and Visitor Centre	Support subject to Conservation Officer views		N/A
18/2019/0239	Land at Sunnycroft Llandyrnog LL16 4LR	Change of use and erection of building for construction of vehicular trailers (retrospective)	Deplore retrospection. Recommend landscaping, and lighting conditions	Refused 23/05/19	N/A
41/2019/0213	Outbuilding at Warren House, Bodfari, LL16 4DP	Conversion of outbuilding into annexe accommodation	No objection suggest design changes and lighting conditions		
Total Number of Applications: 106					

Policy and Strategic Consultation Responses: October 2018 - March 2019

NRW Consultation: Landscape Sensitivity and Capacity Assessment - Draft Guidance

Welsh Government Consultation - Draft Climate Change Adaptation Plan for Wales

Wrexham Local Development Plan 2013 – 2028: Consultation on Proposed Focussed and Minor Editing Changes

Pontcysyllte Aqueduct and Canal WHS - Draft Management Plan 2019-2029

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 30/05/19
- (4.) Copies of full AONB comments on specific applications available on request.