

## **PLANNING COMMITTEE**

Minutes of a meeting of the Planning Committee held in the Council Chamber, County Hall, Ruthin on Wednesday, 11 March 2020 at 9.30 am.

### **PRESENT**

Councillors Mabon ap Gwynfor, Ann Davies, Peter Evans, Alan James (Vice-Chair), Brian Jones, Tina Jones, Christine Marston, Melvyn Mile, Bob Murray, Merfyn Parry, Pete Prendergast, Andrew Thomas, Tony Thomas, Joe Welch (Chair), Emrys Wynne and Mark Young

**Observers** - Councillor Joan Butterfield, Councillor Gareth Lloyd Davies, Councillor Meirick Lloyd Davies, Councillor Bobby Feeley, Councillor Huw Hilditch-Roberts, Councillor Martyn Holland, Councillor Richard Mainon, Councillor Barry Mellor and Councillor Peter Scott.

### **ALSO PRESENT**

Head of Planning, Public Protection and Countryside Services (EJ), The Head of Legal, HR and Democratic Services (GW), Development Control Manager (PM); Solicitor (AS); Planning Officer (PDG); Minerals officer (HP) and Committee Administrator (RTJ)

#### **1 APOLOGIES**

Councillors Ellie Chard, Gwyneth Kensler and Julian Thompson-Hill.

#### **2 DECLARATIONS OF INTEREST**

The following Councillors declared interests for the following items –

- Councillor Mark Young – agenda item 5 – declared a personal interest as he was a cabinet member and the matter was within his remit.
- Councillor Emrys Wynne – agenda item 5 – declared a prejudicial interest as his daughter in law assisted in the development of the proposed application.
- Councillor Merfyn Parry – agenda item 5 – declared a personal interest as he knew land owners in the surrounding area.
- Councillor Tony Thomas – agenda item 5 – declared a personal interest as he was the previous lead members for the application.
- Councillor Brian Jones – agenda item 6,7,8,9 and 10 – declared a prejudicial interest as the lead member.

#### **3 URGENT MATTERS AS AGREED BY THE CHAIR**

No urgent matters had been raised.

#### **4 MINUTES**

The minutes of the Planning Committee held on 12 February 2020 were submitted.

Accuracy – page 13: item 6 members highlighted that the road in question was the A547 and not the A541 which was noted.

**RESOLVED** that, subject to the above, the minutes of the meeting held on 12 February 2020 be approved as a correct record.

**5 APPLICATION NO. 46/2019/0792 - LAND AT CWTIR LANE, FORMERLY PART OF GREEN GATES FARM, ST ASAPH**

An application was submitted for the change of use of land for residential Gypsy and Traveller site to include 3 semi-detached amenity blocks with associated hardstanding access road and landscaping.

Prior to the application being discussed Councillor Emrys Wynne clarified that he did not attend the site visit, then left the chamber for the duration of the debate as he had declared a personal and prejudicial interest in this item.

**Public Speakers –**

Leanne Groves (**Against**) – thanked the committee for the opportunity to speak on behalf of her family and the surrounding community. It was stated that each parent wanted the best for their children, however imagine if things were taken away from them, this was the case for the public speaker's child Izzy who had Pitt Hopkins Syndrome. Due to the syndrome the family chose a house which was located away from urbanisation and sound pollution. When purchasing the property the legal advice was that there was no allocation of development within the LDP as the site was in the open countryside with a strong presumption against any development. With this assurance the family purchased the property. Currently there were 7 people residing at Cwtir lane. A development would affect the rural character of the community as the development was not in keeping with the character of existing buildings. There would also be an adverse impact to nature, the development would affect the wellbeing of current residents. The development would have an adverse affect on Izzy as sounds caused distress which was the medical professionals' opinions. The application could cause Izzy to live elsewhere. The proposed development would cause an already hazardous route to be more dangerous with the increased traffic.

Marc Sorrentino (**Against**) – the application was for a residential development outside the settlement boundary and the application would need to be discussed on the planning policies. The application did not comply with national policies PPW and with local planning polices RD-1 and BSC-10. The application did not meet policy RD-1, and did not comply with BSC-10 as the outskirt was not defined, the walking distance was through a farm, which was not an adequate entry way. This application was not on the outskirts. The fact that the application did not comply with the policies was a robust enough reason to refuse the application. Much has been made of the provision to the Gypsy and Traveller and sites. The Welsh Government guidance highlighted the amenities should be developed at a suitable location, however the public had been made aware that other sites which were more suitable on policy grounds and within settlements had been discussed prior on the process of allocating a site.

Trudy Aspinwall (**For**) – who was team manager of the travelling ahead project who worked with Gypsy, Roma and Traveller families in Wales and thanked the committee for the opportunity to speak on behalf of the family who would live at the proposed development at Cwtir lane. As advocates for Gypsy, Roma and Traveller families it was good news that Denbighshire was proposing a development, the news was appreciated especially with the recent hard times for Gypsy, Roma and Traveller families as there have been a loss of traditional stopping sites, and Councils have not rushed to develop sites. This would cause the Gypsy, Roma and Traveller, to be moved, evicted and moved again or retreat into bricks and mortar housing, which would lose them family links and culture, these were negative impacts on the families. In 2014 the Welsh Government legally recognised the needs and rights for Gypsy, Roma and Traveller families for appropriate accommodation and put the duty on local councils to meet this need. This would allow Gypsy, Roma and Traveller families to live with their extended families, it would also allow access to decent facilities, the family would be as any other tenants within Denbighshire, and they would pay rent, council tax and utility bills. This would allow families to maintain constant education, health care, employment and a permanent base within their community, it was something we would want for all families in Wales. It was highlighted that there was discrimination towards Gypsy, Roma and Travellers which made it hard for local Councillors as there would be a large amount of objections from locals. The proposed development was small and would have little impact on the local community. The duty of the local authority was clear, the decision should not be for a family to prove themselves, however they believed it was important that the committee knew that the family were a Denbighshire family and had been in the community for 46 years. The children attended Denbighshire schools and worked and contributed to the community, they were Welsh speaking. This was the opposite of the image which was portrayed of Gypsy, Roma and Traveller families. The family had decided to remain private and stay dignified during the whole process.

Paul Luckok (**For**) – thanked the committee for allowing him to speak, there were many people across North Wales who were supportive of Gypsy, Roma and Traveller culture, and commended Denbighshire County Councillors for bringing this application to this stage, and the officers for all of their hard work with the report. The public speaker believed there were no planning matters on which the application could be refused. Denbighshire County Council assessing the needs for Gypsy, Roma and Traveller families was a legal requirement. The public speaker understood some of the concerns and objections raised by local residents within the report, however many of the objections were not based upon planning matters and urged that local residents speak with Gypsy, Roma and Traveller families and realise that there were no threats to their ways of life from Gypsy, Roma and Traveller culture. The family which the application was aimed towards were from Denbighshire who had lived in the area for generations and were a part of the community. The public speaker understood the fears of surrounding residents especially for the family with a child with an illness, the family who would move into the proposed development also had family members with illnesses and would understand the needs alongside the existing residents. The speaker urged Denbighshire County Council grant the application.

**General Debate** – the chair queried whether any members who attended the site visit had any comments prior to allowing the local member to discuss the item. Councillor Christine Marston, outlined that whilst on the site visit it was apparent that the proposed area for development was rural, and the access roads to the site were very narrow.

Councillor Peter Scott (Local Member) – thanked the chair for the opportunity to speak. It was raised that there was a need for Gypsy and Traveller sites within Denbighshire, however the proposed location was not suitable for the application which was being discussed. Historically there had been developments proposed for the site, however none were granted planning permission. Councillor Scott stated that if the application was permitted it would cause a precedent as it was contrary to planning policy BSC10, 'Use of greenfield sites for development should be strongly avoided or strictly controlled, in favour of brownfield or previously developed sites'. The site would be developed on an open field outside of the boundary for St. Asaph, which would cause the loss of hedgerows due to landscaping work. The development would be in contradiction to Local Development Plan Policy RD 1, 'requires development to protect and where possible to enhance the local natural and historic environment'. Safety concerns were also raised with the roads to the proposed development site, which were not suitable as the road was narrow, had no street lighting and the speed limit was 60 miles per hour. Lastly the local member highlighted the overwhelming amount of objections which were received by locals in the area, there were also multiple objections from local businesses and the business park.

Councillor Meirick Lloyd Davies (Trefnant Ward) ran through the report highlighting areas, it was queried why there was no additional information within the report highlighting previous developments at the site being discussed. Within the report with regards to the road connecting to the proposed development site it stated in the report that there were sufficient passing places, the local member disagreed with this conclusion. The local member highlighted, that he was aware of a local resident who had carried out extensive research in the area in regards to development, the conclusion of which was the land had little chance of development.

Councillor Richard Mainon (Bodelwyddan Ward) thanked the chair for the opportunity to speak however highlighted a personal interest in the matter as he was a cabinet member. It was stated that the matter being discussed was one of the earliest items which the new Council needed to deal with, and he outlined that there was a genuine need for Gypsy and Traveller sites in Denbighshire. However the process had been slow, and the proposed site was not appropriate. He stated that he believed it would be beneficial for the matter to be resubmitted into the Local Development Plan which would involve all members and a solution would be found.

Officers initially responded to the local members, advising that the site had been assessed thoroughly through the adopted development plan, the most appropriate planning policy to the matter was BSC 10.

Members discussed that as they had responsibilities to listen to the concerns which had been raised by the local community and local businesses. It was understood

that there was a need for a gypsy and traveller site within Denbighshire however the suggested site was not the best suited. Members queried the definition of outskirts which was stated in the report. Members disagreed with the definition as they felt that the proposed development was outside boundary for St. Asaph, and was in open countryside. Concerns with the road to the site was reiterated as it was a narrow road and would be a risk to anyone who used it, especially with the increased traffic which would be caused by the development. It was also raised following recent weather

**Proposal** – Councillor Andrew Thomas proposed that the application be refused, as the application was a development on a greenfield site in the open countryside. Seconded by Councillor Merfyn Parry.

Members queried how many people would live at the site, and what the capacity of the proposed development would be, it was also queried how the site would be monitored.

Officers responded stating that the proposed site would be managed no different to any other housing tenancy agreement and would be monitored by the housing team within the Council. The housing team would also deal with the capacity aspect of the development as it was not a planning matter. The application was for a local family, which was 11 people who would live at the site, with 6 pitching areas for caravans. It was clarified that some of the objections which were received were not material planning considerations.

Members queried whether there had been correspondence with the traveller family to ensure that the application site was best for them. It was also queried whether there had been enough work carried out with TAN 20 and consideration given to the Welsh Language.

The committee were informed that there had been substantial discussions with the family, the family were local and Welsh speaking. The traffic assessment with the road found that roads to the site were acceptable, the increased traffic would have amount to roughly eight cars using the road each hour. There would be more passing places added to the route as part of the proposal. The accident statistics for the road for the past five years also indicated that there had been no accidents recorded.

The Head of Legal, HR and Democratic Services stated that at least one sixth of the Members' present would have to be in agreement for a recorded vote to be held. More than one sixth of those present stood in agreement to the recorded vote.

In favour of officer recommendation to grant – Councillors Mabon Ap Gwynfor and Alan James.

Against officer recommendation to grant – Councillors Ann Davies, Peter Evans, Brian Jones, Tina Jones, Christine Marston, Melvyn Mile, Bob Murray, Merfyn Parry, Pete Prendergast, Andrew Thomas, Tony Thomas, and Joe Welch.

Abstain – Councillor Mark Young.

In favour – 2

Abstain – 1

Against – 12

**RESOLVED** that permission be **REFUSED** contrary to officer recommendation on the grounds that the development would be contrary to planning policy BS 10.2 with the development taking place on a greenfield site in the open countryside.

**At this juncture (11.10 a.m.) there was a 20 minute break.**

**The meeting reconvened at 11.30 a.m.**

**6 APPLICATION NO. 01/2019/1011 - PLOT 1, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH**

An application was submitted for the construction of a Local Authority Waste Transfer Station to undertake the sorting and baling of separately collected recyclable waste; to include the erection of the main recycling building, one depot building and storage bays; installation of vehicle wash and weighbridge, siting of generator, creation of new access and associated road widening, construction of internal road, service yard, storage areas, parking, drainage and substations (To serve plots 1-5), landscaping and associated works at Land Adjacent to Colomendy Industrial Estate, Denbigh.

**Public Speakers –**

Georgia Crawley (**For**) – thanked the committee for the opportunity to speak, she clarified that she would discuss the matters of the proposals broadly, the proposed development of 5 plots which would be set over 13,500m<sup>2</sup> of new industrial and business floor space of various sizes, alongside a local authority waste transfer facility on the 8.5 hectares of employment land allocation North of the Colomendy industrial estate. The applications had been submitted separately however they had many shared aspects. The site had been allocated for employment use for 20 years however the site had not been developed due to costs of purchase and to service the site. There had been a consortium created between Denbighshire County Council, Yard Space Wales, Henllan Bakery, Lock Stock and Emyr Evans. Each respective party have planned the development and expansion they required. The collaboration has brought together civic and private development which has created an innovative and effective way to get a development brought together. The main works such as ground, road and drainage works would be completed first. The waste transfer facility would not process waste but they would collect and bundle the waste. The proposed application would allow Denbighshire to conform to the Welsh Government blueprint with curb side collection, and weekly collection of recycling. The economic impact over 5 plots would be significant. Within 5 years it was estimated that 525 direct and indirect jobs would be created. The estimated total capital investment would be £20.3 million pounds to the economic impact estimated that this would be £2.9 million injected into Denbigh's economy per annum increasing to £9 million by 2024. The scheme was considered to be in line

with Council policy PSE2. The developers have worked close with neighbours during the pre-application process to alleviate concerns and there have been no objections to the development.

### **General Debate -**

The committee were informed that they would need to determine each of the applications on their own merits. However the landscaping and highway work would affect all the applications. The area which was proposed to be developed had been allocated as employment land within the LDP. Each plot had separate proposed uses. Plot one would be a Waste Transfer Station to undertake the sorting and baling of separately collected recyclable waste, this would be required to be in line with Natural Resources Wales guidelines. Plot 2 would be for Yard Space Wales as a hybrid application for the 31 units (for B1, B2 and B8 uses). Plot 3 would be an extension for Henllan Bread which would allow them to increase production. Plot 4 was for Lock Stock to increase the amount of storage containers. Lastly Plot 5 was for Emyr Evans which was a hybrid application for the erection of 22 units and the increase of total floor space.

There had been no objections from any local residents, there also been no objections by professional bodies. However Natural Resources Wales requested that there should be sufficient Great Crested Newt mitigation and management at the site.

Councillor Mark Young (Local Member) – queried the recent extension which was granted to the quarry and whether the highways could accommodate both the quarry and the proposed development in the Colomendy industrial estate.

Officers responded informing members that the proposed development would have a new entrance developed, which would mitigate traffic, there would also be an extension to the 30mph speed zone area on Craig Road. Members' attention was drawn towards the amendment to condition 28 within the blue sheet, the drainage would need to be agreed prior to any work being commenced. Officers also confirmed that any developments would be discussed with local members.

The comments raised by Denbigh Town Council were raised and whether there would be automatic roller doors installed to mitigate any odours from the application.

In regards to automatic roller doors the applicant had considered the suggestion by Denbigh Town Council however they had decided to stay with the original proposal for practical reasons, with odour the waste would be stored in sealed skips and removed from the site daily.

**PROPOSAL** - Councillor Merfyn Parry proposed the application be granted in accordance with officer recommendations, seconded by Councillor Alan James.

### **VOTE:**

GRANT – 14

REFUSE – 0

ABSTAIN – 0

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

**7 APPLICATION NO. 01/2019/1013 - PLOT 3, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH**

An application was submitted for the erection of an extension to the existing industrial unit (for B1, B2 and B8 uses), connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1 to 5) landscaping and associated works.

**PROPOSAL** - Councillor Mark Young proposed the application be granted in accordance with officer recommendations, seconded by Councillor Merfyn Parry

**VOTE:**

GRANT – 14

REFUSE – 0

ABSTAIN – 0

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

**8 APPLICATION NO. 01/2019/1012 - PLOT 2, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH**

A hybrid application was submitted for:

- (i) Full planning permission for the erection of 6 units (for B1, B2 and B8 uses), connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1-5), landscaping and associated works
- (ii) Outline planning permission including access, layout and landscaping for the development of land for 25 units (for B1, B2 and B8 Uses)

**PROPOSAL** - Councillor Mark Young proposed the application be granted in accordance with officer recommendations, seconded by Councillor Alan James.

**VOTE:**

GRANT – 15

REFUSE – 0

ABSTAIN – 0

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

**9 APPLICATION NO. 01/2019/1014 - PLOT 4, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH**



An application was submitted for the erection of 11 units (for B1, B2 and B8 uses), change of use of land for the siting of storage containers, connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1 to 5), landscaping and associated works.

**PROPOSAL** - Councillor Mark Young proposed the application be granted in accordance with officer recommendations, seconded by Councillor Merfyn Parry

**VOTE:**

GRANT – 15

REFUSE – 0

ABSTAIN – 0

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers

**10 APPLICATION NO. 01/2019/1015 - PLOT 5, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH**

A hybrid planning application was submitted for

- (i) Full planning permission for the erection of 1 unit (for B1, B2 and B8 uses), connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1 to 5) landscaping and associated works
- (ii) Outline planning permission including access, layout and landscaping for the development of land for 21 units (for B1, B2 and B8 Uses)

**PROPOSAL** - Councillor Mark Young proposed the application be granted in accordance with officer recommendations, seconded by Councillor Merfyn Parry

**VOTE:**

GRANT – 15

REFUSE – 0

ABSTAIN – 0

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

**11 INFORMATION REPORT - PLANNING APPEALS UPDATE**

**RESOLVED** that the planning committee note the content of the report.

**12 APPLICATION NO. 05/2019/1016 - LAND AT STATION CAMP SITE, CARROG**

An application was submitted for the change of use of land to provide 14 tent pitches.

Officers gave some background to the application, and informed the committee that there was no additional information within the blue sheet. The site for the

application was already an operating camping site, the application was for an extension.

Members outlined that the proposed area was in a flood zone, and queried whether there were safety precautions should flooding would occur at the camp site.

Officers responding informed the committee that the owners were registered with the Natural Resources Wales flood warnings scheme, however if members wished, officers would raise the flood issues with the applicant.

**PROPOSAL** – Councillor Merfyn Parry proposed the application be granted in accordance with officer recommendations, seconded by Councillor Bob Murray.

**VOTE:**

GRANT – 14

REFUSE – 0

ABSTAIN – 0

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

**13 APPLICATION NO.01/2019/0959 - LAND BETWEEN OLD AND NEW RUTHIN ROAD, DENBIGH**

An application was submitted for the erection of 64 no. dwellings, construction of a new vehicular access and associated works at land between Old and New Ruthin Road, Denbigh.

**Public Speaker –**

Stuart Andrew (**For**) spoke on behalf McBride homes the applicant for the proposal and thanked the committee for the opportunity to speak for the construction of 64 dwellings on Ruthin Road, Denbigh. The site had an outline planning permission and a site development brief has been developed previously by the Council, the site was for residential development. The site would have a provision of affordable housing, and open green spaces in accordance with Council policies. With the proposed 64 dwellings 10% would be affordable dwellings, along with a financial contribution for the 0.4 of a dwelling to fulfil the 10% allocation. There would be half an acre of open green space available for public to use, and the maintenance programme for the open space would be agreed by the Council. There would also be a payment towards local schools of £75,000, there were no objections from the professional consultees, as there was no adverse impact on the amenities of existing buildings.

**General Debate –**

Councillor Mark Young (Local Member) queried why the funding from the public spaces within the application had been reduced and the education contribution was increased. It was also raised that previous applications in the area highlighted the affect which would be caused on wildlife specifically hedgehogs and hedgerows.

Officers responded to the query by stating that the original sum for open spaces was reduced as the Council would not be maintaining the green open spaces therefore the amount was reduced. The reason the education contribution was increased was that the original assessment of need in schools was re-assessed in January and the amount was increased as there was an identified need. The ecological assessment of the site indicated that there would be no adverse impact on the ecology in the area.

In response Councillor Mark Young (Local Members) queried whether Denbighshire County Council had a policy where they maintained open spaces, officers responding that it was dependant on the site however on most occasions the Council would not maintain open spaces. There were many alternatives available to maintain green spaces. The education contribution would be payed directly to the education team. Referring back to the maintenance plan for the proposed development the committee were anxious that with previous applications, a maintenance plan was not determined which caused confusion for residents. Members queried whether for future applications that maintenance can be agreed within the planning process. Officers responded stating that maintenance plans of open green spaces with applications could be discussed in a future Scrutiny Committee meeting.

Members queried whether a Welsh language impact assessment had been carried out for the application. Responding officers informed the committee that the proposed development was within the LDP and there had been a Welsh language assessment carried out during the LDP process.

Members' raised concerns with flooding in the area with the proposed development, members were informed that there had been no objections from professional bodies to the development.

**Proposal** – Councillor Merfyn Parry proposed the application be approved in accordance with officer recommendations, seconded by Councillor Alan James.

**VOTE:**

GRANT – 10

REFUSE – 0

ABSTAIN – 2

**RESOLVED** that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

**14 APPLICATION NO. 02/2019/0895 - LAND AT GLASDIR, RUTHIN**

An application was submitted for the erection of 77 no. affordable dwellings together with access, open space and associated works at Land at Glasdir, Ruthin.

**Public Speaker –**

Peter Lloyd (**For**) – the concept of Glasdir was a sustainable urban extension, with housing and employment coming together with a link road which had been planned for 20 years and was in the adopted local plan. It wouldn't come as news to the committee that the proposed development would be a much needed affordable housing development for the site. Planning policies support the development of houses on suitable undeveloped land within settlements, this development would complete the Glasdir jigsaw. The design of the houses would be low carbon development, and low energy use, which was the future for developments. With flood risk, Clwyd Alyn's consultants have worked closely with NRW and flood defence officers with the most up-to-date data and modelling to demonstrate that risks relating to the site and the consequences, including allowing for climate change on and off the site, could be acceptably mitigated in line with planning policy TAN-15. The response from statutory and internal consultees was that there were no objections. There would be benefits of the partnership between Welsh Government, Denbighshire County Council and Clwyd Alyn, with developing publicly owned land for affordable housing, for local people. There would be substantial financial contributions to open spaces, sustainable drainage and a SAB application was already lodged. The preservation of the Welsh language has been assessed with the application. The application would have high quality low carbon houses and bungalows, footpaths, cycle paths and open green spaces, which would show confidence and investment in Ruthin. This would be an innovative housing scheme which would secure £9.1million of Welsh Government investment and the committee were requested to grant the application to unlock the potential investment.

**General Debate** – Councillor Emrys Wynne (Local Member) was pleased that the item was being discussed in the committee. There have been a lot of concerns raised by local people to the proposed development and it was reassuring to see so many of the concerns answered within the report by officers. Councillor Emrys Wynne also declared a personal interest following the realisation that his brother was objecting to the development.

Councillor Bobby Feeley (Local Member) – was concerned that the increase in the number of dwellings and people would strain the existing infrastructure in the area. Concerns had been raised about the proposed area of development as it would have an effect on the traffic flow for the area which was already bad at peak times. There were concerns raised with the potential impact on the ecology of the area, and the heightened risk with flooding especially as the area was within the flood risk area. It was also highlighted that Welsh Government were in the process of strengthening policies relating to flooding, and highlighted that planning policy TAN 15 was out of date for the development.

Councillor Huw Hilditch-Roberts (Local Member) – clarified that he understood that there was a corporate need for housing and sympathised with officers when producing the report as a balanced approach was needed. However the application intended to build two and three bedroom dwellings and the designs were not in line with the character of the town. There would also need to be a lot of work carried out in respect of flood management. The traffic in the area would be affected negatively by the development, it was suggested that local knowledge should be taken into consideration especially with traffic and the effects on the local area.

Officers responded to the points raised by local members. Officers understood the concerns of members in respect of flooding and the style of the housing however it was felt that these concerns were covered within the report and in the consultations with the relevant bodies.

Councillor Bobby Feeley (Local Member) reiterated that TAN-15 within the report was out of date as it was being reviewed by the Welsh Government and queried why it was still being used within the report. Officers reported that the policy was being reviewed but they used the most up-to-date information and guidance available. It was stated that officers understood the concerns in respect of flooding in the area.

The committee raised further concerns about the mitigation of flood waters on the site and queried whether there would be an increased risk to existing developments in the area.

Officers advised that assessments of the site had been carried out to assess the implications the development could have, however officers felt that there were appropriate mitigation measures in place and therefore recommended the application be granted.

Members raised other concerns with the new schools near the location of the proposed development and the increased traffic which would occur should the development be granted.

Councillor Emrys Wynne (Local Member) thanked the committee for the discussion on the matter and he stated that there were a number of valid reasons that merited refusal of the application, including the serious concerns about flooding. However, he would propose refusal as followed:

**Proposal** – Councillor Emrys Wynne proposed that the application be refused because the proposed layout, character and design of the proposed houses would not be in keeping with the existing developments in the area. Seconded by Councillor Mabon ap Gwynfor.

**VOTE:**

GRANT – 4

REFUSE – 9

ABSTAIN – 0

**RESOLVED** that the application be **REFUSED** contrary to officer recommendations because the proposed layout, character and design of the proposed houses would not be in keeping with the existing developments in the area.