



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

Ardal o Harddwch Natïrïol Eiddoradol
Area of Outstanding Natural Beauty

SUMMARY OF AONB PLANNING CONSULTATIONS

OCTOBER 2019 – MARCH 2020

Code No. (1)	Site Address	Brief Description of Development	Summary of AONB Comments	LPA Decision	Response to AONB Comments (2)
18/2019/0812	The Beeches Highfield Park Llangwyfan LL16 4LU	Alterations to existing care building to form self-contained care units	No objection subject to lighting details	Granted 28/10/19	
16/2019/0700	Outbuilding at Wernog, Llanbedr Dyffryn Clwyd LL15 1YE	Conversion of outbuilding to holiday accommodation and formation of an enlarged vehicular turning area and additional tree planting (Amended plans)	No objection subject to views of County Ecologist and Forestry Officer and lighting details	Granted 19/11/19	
05/2019/0736	1 Trevalyn Cottage Carrog LL21 9BA	Erection of side and rear extension	No objection subject to design amendments	Refused 23/12/19	N/A
05/2019/0803	Carreg Afon Corwen, LL21 9EH	Internal and external alterations to farmhouse and associated works	No objection subject to Conservation Officer views and lighting condition.	Granted 04/12/19	
03/2019/0780	1 Walton House Llangollen, LL20 8LF	Works to trees in Llangollen Conservation Area	No objection subject to views of Forestry Officer	Granted 29/10/19	N/A
15/2019/0798	Beech Cottage Llanarmon Yn Ial CH7 4QX	Demolition of existing garage and erection of new domestic garage/workshop	No objection subject to Conservation Officer views and lighting condition	Granted 31/10/19	
15/2019/0250	North Hills Farm Graianrhyd CH7 4QS	Replacement of agricultural store to provide 4 no. holiday accommodation units (Amended plans)	Support revised design approach but maintain objection to scale of development.	Granted 04/12/19	
18/2019/0812	The Beeches Highfield Park Llangwyfan LL16 4LU	Alterations to existing care building to form self-contained care units (Amended plans)	No objection to lighting details	Granted 28/10/19	N/A
20/2019/0844	Coleg Cambria Llysfas LL15 2LB	Erection of a sprinkler tank and pump house	No objection	Granted 14/11/19	N/A
060516	9 Llys Fammau, Pantymwyn CH7 5EZ	Erection of single storey extensions	No observations subject to materials	Granted 7/11/19	
47/2019/0766	Land known as Burns Cottage, Cwm LL18 5SG	Erection of dwelling and garage	No objection subject to Conservation Officer views and lighting condition.	Granted 13/11/19	
41/2019/0801	Land Adjacent to Hendre Bodfari LL16 4BP	Development of land with rural enterprise dwelling (outline application)	Concerns re siting, suggest alternative		
47/2019/0741	Outbuildings at Pen Uchaf, Tremeirchion LL17 0US	Conversion of outbuilding to form holiday let accommodation	No objection subject to holiday use and lighting conditions	Granted 25/11/19	
060382	Larkfield, Pantymwyn, CH7 5EN	Dormer extension to rear and replacement sun room (Amended plans)	No observations subject to materials	Granted 15/11/19	
03/2019/0859	Awelfryn Llangollen, LL20 8TF	Re-rendering of external facade of dwelling	No objection	Granted 14/11/19	N/A
05/2019/0826	Bonwm Cottage Corwen, LL21 9EG	Erection of single storey extension and roof terrace	No objection subject to lighting details	Granted 05/12/19	
20/2019/0885	Land at Three Pigeons Inn Graigfechan LL15 2EU	Variation of planning permission 20/2018/0540 to amend holiday pod design	No objection	Granted 11/12/19	N/A
27/2019/0727	Land at Isfryn Llandynan LL20 7YU	Development of land by erection of detached dwelling (outline)	Object. No local need established and not infill development	Refused 23/10/19	
03/2019/0597	Land at Pen Y Bryn Llangollen, LL20 7PS	One Planet Development including retention of static caravan and other structures and erection of polytunnels and associated works	Concerns re retrospection. Recommend refusal if One Planet criteria not met. Otherwise recommend landscaping, lighting and reinstatement conditions		
20/2019/0867	Coleg Cambria Llysfas	Details of external lighting	No objection	Granted	N/A

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	LL15 2LB			31/10/19	
20/2019/0871	War Memorial, Llanfair DC, Ruthin	Proposed repair works to existing war memorial	No objection subject to Conservation Officer views	Granted 11/12/19	N/A
059568	Maes Alyn Farm, Cilcain, CH7 5PG	Outline application for the erection of agricultural workers dwelling	No objection in principle but concerns re current siting.		
P/2019/0744	Land adjoining Chapel farm, Newbridge LL14 3JA	Erection of stable block	Object. Unacceptable impact on setting of Listed Building and the AONB	Refused 12/12/19	
05/2019/0768	Park Grove, Llidiart Y Parc, LL21 9EL	Erection of a two storey detached domestic garage and workshop	Concerns re scale of building	Granted 14/11/19	
17/2019/0863	12 Tai Newyddion Llandegla LL11 3BH	Erection of extensions to dwelling, change of use of land to domestic curtilage,	No objection, subject to landscaping and removal of PD rights	Withdrawn 20/04/20	N/A
27/2019/0876	Ty Canol Farm Eglwyseg Llangollen, LL20 8EH	Erection of an agricultural building to store logs	No objection	Granted 14/11/19	N/A
27/2019/0877	Ty Canol Farm Eglwyseg Llangollen, LL20 8EH	Erection of an agricultural building for cattle	No objection	Granted 20/12/19	N/A
27/2019/0878	Ty Canol Farm Eglwyseg Llangollen, LL20 8EH	Erection of extension to existing agricultural building for cattle	No objection	Granted 07/01/20	N/A
20/2019/0847	Fron Bach Graigfechan, LL15 2EY	Erection of a replacement dwelling and extension to residential curtilage	Object. Not a permanent dwelling, no essential need and inappropriate design	Withdrawn 20/11/19	N/A
20/2019/0884	Land adjacent to Bwlch Y Llyn, Pentre Coch, LL15 2YG	Erection of a detached local needs affordable dwelling (outline application)	Object. Unacceptable open countryside location and no essential need		
060035	Cae Newydd Farm, Nercwys, CH7 4AY	Erection of agricultural barn and Alterations to Access (Amended plans)	Recommend new stone frontage wall		
060590	Warren Cottage, Pantymwyn, CH7 5NL	Alterations to cottage, addition of first floor and conversion of car port	No objection subject to materials and lighting condition	Granted 11/12/19	
060520	Bryngwyn Farm, Gwernymynydd, CH7 4DY	Erection of building for housing of calves and horses (Retrospective)	Deplore retrospection. No observations subject to lighting and removal of other buildings	Granted 30/01/20	
10/2019/0843	Cae Mawr Llandegla LL11 3BD	Construction of 2 holiday cabins and associated works (Resubmission)	Concerns re overdevelopment of site. Suggest amendments		
060251	Foel Awel 2 Ffordd Y Llan, Cilcain, CH7 5NH	Variation of condition (planning permission 052287) to allow further time for start of work	No objection	Granted 10/12/19	N/A
060622	Cilcain Community Shop, Village Hall, Cilcain, CH7 5NN	Erection of a Sign on an Existing Post	No objection subject to Conservation Officer views	Granted 10/12/19	N/A
27/2019/0963	Bryntysilio Bottom Lodge Berwyn LL20 8BS	Erection of a single storey extension	No objection subject to materials and lighting conditions	Granted 18/03/20	
15/2019/0953	Land at Erw Goed Llanarmon Yn Ial CH7 4QX	Variation of conditions (planning permission 15/2013/1080) to allow extension of time	No observations	Granted 20/12/19	N/A
17/2019/0937	Land at London House, Llandegla LL11 3AG	Development of land with a detached dwelling (outline application)	No objection	Granted 07/02/20	N/A
16/2019/0969	Lilac Cottage Llanbedr Dyffryn Clwyd LL15 1UP	Demolition of existing dwelling and erection of 3 detached dwellings	No objection in principle subject to retention of existing dwelling and design changes		
060536	Fron House, Ffordd Y Cwm, Nannerch, CH7 5RW	Extension to outbuilding to create art studio and siting of two holiday lodges	No objection in principle subject to design changes and other safeguards		
059568	Maes Alyn Farm, Cilcain, CH7 5PG	Outline application for the erection of agricultural workers dwelling (Amended plans)	No objection in principle but maintain concerns re current siting.		
03/2019/0975	Glascoed, Llangollen, LL20 8AW	Details of planting scheme submitted (permission 03/2019/0670/PF)	No objection	Granted 05/12/19	N/A
43/2019/0730	Former Plas Deva Caravan Park Meliden LL19 8NR	Erection of 41 affordable dwellings and associated works (Amended plans)	Suggest materials and lighting amendments	Granted 24/02/20	

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41/2019/0671	Land south-west of Ty Draw Farm Bodfari LL16 4DP	Change of use from agriculture to mixed use horses, retention of stables, and caravan for ancillary purposes (Amended plans)	Suggest landscaping and storage conditions; concerns re permanent siting of caravan	Granted 12/02/20	
43/2019/0685	Tan Y Bryn Meliden LL19 8PT	Demolition of existing extension, erection of new rear extension, and alterations to roof (partly retrospective)	Deplore retrospection; Object ; inappropriate design		
05/2019/0890	Land adjoining Cemetery Carrog LL21 9AP	Development of land by erection of 7 dwellings (outline application)	No objection in principle but concerns re layout and appearance	Refused 27/04/20	
03/2019/1003	Land Off Vicarage Road Llangollen	Variation of condition (03/2016/0300) to amend house types and site layout	No observations	Granted 21/04/20	N/A
05/2019/0938	Land at New Inn Farm Glyndyfrdwy LL21 9HG	Development of land with 5 dwellings and access (outline application – all matters reserved)	No objection in principle subject to design, affordable housing, landscaping and lighting.		
17/2019/0686	Llandegla Fisheries Casgan Dittw Llandegla LL11 3AA	Development of 2 holiday pods, 3 shepherds huts, 2 lodges 15 camping pitches and 10 touring caravan pitches, communal building and associated works (Amended plans)	Welcome amendments to scheme and suggested indicative landscape framework	Granted 24/12/19	N/A
27/2019/1018	Land at Isfryn Llandynan LL20 7YU	Development of land by erection of detached dwelling (outline)	Object . No local need established and not infill development	Refused 04/03/20	
03/2019/1031	20 West Street Llangollen, LL20 8RG	Repositioning of dormer window and installation of new roof lights	No objection subject to materials	Granted 27/01/20	
060725	The Shack, Pantymwyn Road, Cilcain, CH7 5NL	Replacement dwelling of similar footprint and scale	No objection in principle but suggest reduced scale, landscaping and lighting	Granted 24/04/20	
21/2019/1033	Tan Y Graig Maeshafn CH7 5LR	Variation of Condition of planning permission 21/2019/0197 to amend proposed detached garage	No objection	Granted 08/01/20	N/A
21/2019/1039	Plas y Ffynnon Maeshafn CH7 5LR	Alterations to existing dwelling	No objection subject to lighting details	Granted 22/01/20	
03/2019/1006	Plas Berwyn Llangollen LL20 8BW	Removal of flat garage roof and replace with hipped roof (Resubmission)	No objection subject to Conservation Officer views	Granted 30/01/20	N/A
03/2019/1007	Plas Berwyn Llangollen LL20 8BW	Removal of flat garage roof and replace with hipped roof (Listed Building Resubmission)	No objection subject to Conservation Officer views	Granted 30/01/20	N/A
05/2019/1028	Coed Ial Glyndyfrdwy LL21 9BN	Erection of single storey conservatory extension with tiled roof	No objection subject to materials and lighting condition	Granted 21/12/19	
05/2019/0935	Carreg Afon Holyhead Road Corwen, LL21 9EH	Variation of condition (Code No 05/2019/0215) to amend workshop design	No objection	Granted 27/01/20	N/A
21/2019/1032	The Paddock Llanferres CH7 5SH	Erection of extension to existing domestic building and associated works	Suggest proposals be considered as a rural enterprise dwelling		
060201	Land at Plas Yn Llan Cilcain, CH7 5PB	Construction of 18 Dwellings with associated access and footpaths	Object . Contrary to policy and impact on Conservation Area	Withdrawn 21/01/20	N/A
05/2019/1038	Rhydonnen Isaf Rhewl Llangollen, LL20 7AJ	Installation of gasification and biogas CHP systems within existing agricultural building (retrospective)	Concerns re retrospection but no objection	Granted 10/02/20	N/A
05/2019/0886	Land adjoining Cemetery, Carrog LL21 9AP	Erection of 2 dwellings, access and landscaping (Amended plans)	No objection but suggest materials and landscaping	Granted 18/03/20	
05/2019/1016	Land at Station Camp Site, Carrog LL21 9BD	Change of use of land to provide 14 tent pitches	No objection subject to landscaping and seasonal use	Granted 18/03/20	
05/2019/0835	Tan Y Gaer Corwen, LL21 9HU	Conversion of outbuildings to 5 holiday units, parking, landscaping and associated works	No objection subject to landscaping, lighting and holiday use conditions	Granted 05/03/20	
03/2019/0548	Land Adjacent to Dee Cottage Llangollen, LL20 8SA	Erection of two blocks of flats comprising 21 residential units; access; parking and landscaping	No objection in principle but concerns about design and scale of development.		
42/2019/0157	Land at (part garden of)	Erection of dwelling, garage and	No objection subject to lighting		

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	Mount House Dyserth LL18 6BY	new vehicular access	amendments and tree conservation		
20/2019/1097	Fron Bach Graigfechan LL15 2EY	Certificate of lawfulness of existing use of building as a dwelling house	No comments but suggest need to reduce curtilage if case proven	Granted 05/02/20	
27/2019/1072	Land adjacent to Llanarth, Llantysilio, LL20 8BU	Details of dwelling re outline permission 27/2008/1000	No objection subject to materials and lighting conditions	Granted 04/03/20	
16/2019/1055	Land at Rhesgoed Farm Llanbedr DC, LL15 1YE	Erection of agricultural building for the storage of hay and fodder	Object to siting, suggest alternative approach	Withdrawn 02/04/20	N/A
060784	Y Fron Farm, Cilcain, CH7 5PB	Five glamping pods, access and associated works	No objection subject to landscaping, lighting, materials and holiday use conditions		
47/2019/0795	Vizsla, Marian Cwm LL18 6HU	Erection of car port	No objection subject to lighting condition	Granted 04/03/20	
17/2019/1057	Bodidris Hall, Llandegla, LL11 3AL	Alterations to 4 dwellings and conversion of Listed outbuildings (amendment to approved scheme)	No objection subject to Conservation Officer views and lighting details		
060828	Tan Y Fron, Gronant, LL19 9TL	Erection of one new single storey dwelling	No objection subject to landscaping, lighting and permitted development conditions		
060808	Gop Farm, Gwaenysgor, LL18 6DG	Erection of a General Purpose Storage Building and associated works	No objection subject to materials, landscaping and lighting conditions	Granted 21/04/20	
060810	Gop Farm, Gwaenysgor, LL18 6DG	Construction of an Earth Bank Lagoon and associated works	No objection subject to landscaping		N/A
060809	Gop Farm, Gwaenysgor, LL18 6DG	Erection of a covered silage store and associated works	No objection subject to materials, landscaping and lighting conditions		
17/2019/0937	Land at London House, Llandegla LL11 3AG	Development of land with detached dwelling - outline (Amended plans)	No objection	Granted 07/02/20	N/A
21/2020/0041	The School House Llanferres CH7 5SN	Felling of 1 sycamore tree subject to a Tree Preservation Order	No objection subject to Tree Officer views and replanting	Granted 28/02/20	
15/2019/1065	Burley Hill Garage Eryrys CH7 4DD	Retrospective application for change of use of land to timber yard	Deplore retrospection but no objection subject to height, landscaping and lighting conditions	Granted 26/03/20	
060810	Gop Farm, Gwaenysgor, LL18 6DG	Construction of Earth Bank Lagoon and associated works (Amended plans)	No objection subject to landscaping		
060934	5 Pen Y Coed, Nannerch, CH7 5RS	Demolition of existing extensions and proposed rear extension, porch and garage.	No objection subject to lighting condition	Granted 01/05/20	
060696	Land at Llys Newydd Gwernymynydd, CH7 4AF	Outline application for 28 dwellings	Concerns re contrary to current policy and overdevelopment of site		
27/2019/0761	Abbey Grange Hotel Llangollen, LL20 8DD	Change of use of land to a camping, caravan and motorhome site	LVIA required, concerns re static vans and extent of site		
060945	3 Llys Fammau, Pantymwyn, CH7 5EZ	Proposed extension	No objection subject to materials and lighting condition	Granted 01/05/20	
060961	Nant Y Gain, Cilcain, CH7 5AE	Extension and alterations to units 1 & 2 to form 1 unit of tourist accommodation	No objection subject to lighting condition		
060808	Gop Farm, Gwaenysgor, LL18 6DG	Erection of a General Purpose Storage Building and associated works (Amended plans)	No objection subject to materials, landscaping and lighting conditions. Further details of access requested	Granted 21/04/20	N/A
060798	Former Centre Point Garage, Afonwen, CH7 5UB	Erection of 2 no. live/work units with associated off-road parking	Object. Development in open countryside.		
060981	Y Nyth, Gwernaffield, CH7 5ES	Demolition of existing and erection of rear extension	No objection subject to lighting condition	Granted 21/04/20	
05/2019/1050	Corwen FC, War Memorial Park, Corwen LL21 0DN	Erection of a spectator stand	No objection subject to materials, landscaping and lighting	Granted 20/03/20	
060784	Y Fron Farm, Cilcain,	Five glamping pods, access and associated works (Amended plans)	No objection subject to landscaping		N/A

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	CH7 5PB				
060827	Plas Yw, Cilcain, CH7 5QS	Proposed conversion of outbuilding for holiday lets	No objection subject to holiday use, landscaping lighting and part re-design		
060998	Thomas Plant Hire, Caerwys, CH7 5BL	Variation of condition 7 on planning permission 052645 re operational hours	No observations		N/A
10/2020/0038	Plas Yn Rhos Bryneglwys LL21 9NE	Erection of extensions to dwelling	No objection subject to Conservation Officer view. Suggest design changes	Withdrawn 31/03/20	N/A
10/2020/0109	Ty Newydd Bryneglwys LL21 9NE	Conversion of outbuilding to form a dwelling and new package treatment plant	No objection in principle but object to design.		
03/2019/0955	Pengwern Hall Llangollen, LL20 8AW	Works to Listed Building	No objection subject to views of Conservation Officer		N/A
43/2019/0685	Tan Y Bryn Meliden LL19 8PT	Demolition of existing extension, erection of new rear extension, and alterations to roof (partly retrospective). Erection of retaining wall, additional parking and storage shed (Amended plans)	Suggest design changes		
03/2018/1141	Tyn Y Wern Hotel Llangollen LL20 7PH	Demolition of hotel and erection of 14 dwellings (Amended plans)	Maintain objection to proposals		
061042	Trelan Newydd, Cilcain, CH7 5NX	Erection of domestic garage with ancillary facilities	No objection in principle, suggest design changes, landscaping and lighting	Granted 15/04/20	
15/2020/0132	Tan Y Marian Llanarmon Yn Ial CH7 5TQ	Conversion of existing outbuilding to form 'granny annex' accommodation	No objection subject to lighting condition	Granted 17/04/20	
22/2020/0186	Wayside Cottage and Isfryn Llangynhafal LL16 4LN	Erection of domestic garages (retrospective application)	No objection in principle, suggest design changes, and lighting condition	Granted 24/04/20	
20/2020/0050	The Cottage, Fron Isaf, Pentrecelyn LL15 2HR	Alterations to attached barn to form an extension to the existing dwelling	No objection in principle, suggest design changes, and lighting condition		
Total Number of Applications: 102					

Policy and Strategic Consultation Responses: October 2019 – March 2020

WG National Development Framework 2020-2040 Consultation Draft

Flintshire Deposit Local Development Plan 2015-2030 Consultation

Denbighshire LDP 2018-2033: Additional Candidate Sites Consultation

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/planssearch.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, **amber** for part accepted and **red** for not accepted.
- (3.) Local Planning Authority (LPA) position updated 27/05/20.
- (4.) Copies of full AONB comments on specific applications available on request.