

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in Council Chamber, County Hall, Ruthin and by video conference on Wednesday, 19 July 2023 at 9.30 am.

PRESENT

Councillors Ellie Chard, Karen Edwards, James Elson, Chris Evans, Jon Harland, Huw Hilditch-Roberts, Alan James, Delyth Jones, Julie Matthews, Terry Mendies, Raj Metri, Win Mullen-James, Merfyn Parry, Arwel Roberts, Gareth Sandilands, Peter Scott (Vice-Chair), Andrea Tomlin, Cheryl Williams, Elfed Williams and Mark Young (Chair)

Observer – Councillor Pauline Edwards

ALSO PRESENT

Paul Mead – Development Control Manager; Paul Griffin – Principal Planning Officer; Clare Lord – Legal Officer; Mike Parker – Senior Engineer, Development Control; Luci Mayall – Planning Officer; Sue Rees – Trainee Legal Officer; Zoom Host – Rhodri Tomos-Jones; and Committee Administrator – Sharon Walker

1 APOLOGIES

Apologies for absence were received from Councillor Gwyneth Ellis

2 DECLARATIONS OF INTEREST

Councillor James Elson declared a personal interest in Item 5 (Cwm Hyfryd, Llandyrnog) as the applicant is a vet to his two ponies.

Councillor Mark Young declared a personal interest in Item 5 (Cwm Hyfryd, Llandyrnog) as the applicant is a vet to his pets.

Councillor Delyth Jones declared a personal interest in Item 7 (Land adjacent to Pen Ddwy Accar, Lawnt, Denbigh) as she has connections with neighbours on either side of the application property.

Councillor Merfyn Parry declared a personal interest in Item 7 ((Land adjacent to Pen Ddwy Accar, Lawnt, Denbigh) as his Company deals with the applicant of the farm.

3 URGENT MATTERS AS AGREED BY THE CHAIR

None.

4 MINUTES

The minutes of the Planning Committee held on 21 June 2023 were submitted.

Matters Arising –

Item 7, Mona Offshore Windfarm Nationally Significant Infrastructure Project - Councillor Merfyn Parry asked for an update regarding the health impact report.

Planning Officers confirmed they would look into this and circulate a response to all Planning Committee members.

RESOLVED that, subject to the above, the minutes of the meeting held on 21 June 2023 be approved as a correct record.

Applications received requiring determination by the Committee were submitted together with associated documentation. Reference was also made to late supplementary information received since the publication of the agenda, which contained additional information relating to those applications. In order to accommodate public speaking requests, it was agreed to vary the agenda order of applications accordingly.

5 APPLICATION NO. 01/2023/0231/PF - LAND ADJACENT TO PEN DDWY ACCAR, LAWNT, DENBIGH LL16 4SU

An application was submitted for the change of use of land by the siting of 2 no. timber cabins for holiday let purposes, installation of septic tanks, landscaping vehicular access, parking and associated works at land adjacent to Pen Ddwy Accar, Lawnt, Denbigh.

PROPOSED by Councillor Win Mullen-James that the application be deferred, SECONDED by Councillor Delyth Jones.

VOTE –

For Deferral – 18

Against – 0

Abstain – 2

RESOLVED that the planning application be **DEFERRED**.

6 APPLICATION NO. 18/2021/1243/PF - LAND TO THE REAR OF KINMEL ARMS INN, LLANDYRNOG, DENBIGH LL16 4HN

An application was submitted for the erection of 5 Rotunda Roundhouses for holiday let purposes, erection of associated storage shed, alterations and extension to existing access, formation of parking, landscaping and associated works at land to the rear of Kinmel Arms Inn, Llandyrnog, Denbigh.

Public Speakers –

Zac Addison (Agent) (For) – reasons were given for approving the application. It was confirmed that should something not work, the round houses could be taken down and put back to field. Access track would cause loss of 10% of land. There were hedgerows which would grow higher and act as screening. The application

was linked with the Kinmel Arms and want the businesses to work in tandem. Employment of local people would be beneficial to the local community. People from the site would visit the Kinmel Arms. Planning conditions were requested to link the two businesses.

Victoria Conry (Against) – each round house is 100 square metres and would be detrimental to the dark skies initiative. The access to the site would be on a blind bend. The site is an open field and concerns have been raised regarding utilities. There is a high pressure gas main running through the site. Planning office acknowledges there is no evidence for this in the support of the application linking the Kinmel Arms. Planning Permission is not required to open the Kinmel Arms. The village could not support the Kinmel Arms in the past so why would that be different now especially during a cost of living crisis. 1.2 hectares of land would no longer be farmed and the public house was not originally considered as part of the application.

General Debate –

A Site Inspection Panel meeting had taken place on Friday 14 July 2023 to allow Members the opportunity to view the application site in relation to the surrounding area and neighbouring properties.

Planning Officers confirmed the application was under Policy PSE 5 not PSE 12. E application related to which were moveable from the land and the structures were considered to be development.

A meeting had taken place at the site on 30 June 2023 for local residents and this had been very well attended. Councillor Merfyn Parry had chaired the meeting. At the meeting a number of people were supportive of the opening of the Kinmel Arms but did not want the businesses to run in tandem of each other.

The Senior Highway Engineer confirmed it was an established point of access. The round houses were to have their own designated parking area. The access would be sufficient width for 2 vehicles to pass safely. The traffic generated for the 5 x 1bed round houses would be very low. It was not considered a highway risk to refuse this application.

Under Condition 14 there was a rooflight in the design of the roundhouse which could have an impact on the dark skies. There could be control proposals put in place.

The site would be open all year round. Condition 10 dealt with the number on site. Site rules would be submitted to the Planning Department. If noise became an issue on a regular basis, colleagues from Public Protection would become involved for a noise abatement notice.

Condition 3 offered security that the roundhouses could not be lived in as a second home.

The economic benefits outweighed the negative impact for the loss of agricultural land.

It was confirmed by officers that if either business were to fail then both businesses would close.

Councillor Huw Hilditch-Roberts **PROPOSED** the application be granted, in accordance with officer recommendation, **SECONDED** by Councillor Chris Evans.

VOTE –

For – 20

Against – 0

Abstain – 0

RESOLVED that the planning application be **GRANTED** in accordance with officer recommendation.

**At this juncture (10.25 a.m.) there was a 10 minute break.
The meeting reconvened at 10.35 a.m.**

**7 APPLICATION NO. 18/2023/0237/PF - CWM HYFRYD, LLANDYRNOG,
DENBIGH LL16 4HW**

An application was submitted for the erection of an agricultural building and associated works at Cwm Hyfryd, Llandyrnog, Denbigh.

Public Speaker –

Fiona Jones (Applicant) (For) – The field had been purchased in October 2022 as it was adjacent to the applicant's property. The field was for a horse, pony and some sheep. The building to be erected on the land would be shelter for animal and storing equipment and caravan. Following discussion with neighbours, the location of the agricultural building was now in a position which was out of sight. The roadside hedge currently approximately 8 ft tall will grow higher for screening. Down lighters are to be installed and manure management going to have an area at side of the building.

General Debate –

A Site Inspection Panel meeting had taken place on Friday 14 July 2023 to allow Members the opportunity to view the site and to appreciate issues raised by the Community Council and neighbours.

The local member, Councillor James Elson informed Planning Committee members that the applicant had worked with Planning Officers to ensure the siting of the agricultural building did not impact on anyone.

Councillor Merfyn Parry **PROPOSED** the application in accordance with planning officer recommendations, **SECONDED** by Councillor Alan James.

VOTE –

For – 19

Abstain – 0

Against – 0

RESOLVED that the planning application be **GRANTED** in accordance with officer recommendation.

8 APPLICATION NO. 45/2023/0122/PF - 39 WELLINGTON ROAD, RHYL LL18 1BA

An application was submitted for change of use of shop (Use Class A1) to form Gallery and Music Bar (Use Class A3) and associated works at 39 Wellington Road, Rhyl.

Councillor Alan James PROPOSED to grant the application in accordance with officer recommendation, SECONDED by Councillor Karen Edwards.

VOTE –

For – 20

Abstain – 0

Against – 0

RESOLVED that the planning application be **GRANTED** in accordance with officers recommendation.

THE MEETING CONCLUDED AT 10:55 A.M.