

PLANNING COMMITTEE

Date – 19TH JUNE 2024

ADDENDUM REPORT BY HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE SERVICES

AGENDA ORDER, LATE INFORMATION AND AMENDMENTS TO PLANNING COMMITTEE REPORTS

The following sheets are an addendum to the main agenda for the Committee. They set out the order in which items will be taken, subject to the discretion of the Chair. They provide a summary of information received since the completion of the reports, and matters of relevance to individual items which should be taken into account prior to their consideration.

Where requests for public speaking on individual planning applications have been made, those applications will normally be dealt with at the start of that part of the meeting.

AGENDA FOR THE MEETING

1. APOLOGIES (pages 5 – 6)
2. DECLARATIONS OF INTEREST (pages 7 - 8)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 9 – 16)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 5 - 8)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public speaker items			
6	15/2021/0318/PR	LAND ADJACENT ERW GOED, LLANARMON YN IAL, MOLD	51
7	44/2023/0783/PF	LAND ADJACENT TO CHURCH YARD ENTRANCE FRONTING CHURCH STREET RHUDDLAN	139
Non-Speaker Items			
5	03/2024/0102/PF	CEIRIOG, BIRCH HILL, LLANGOLLEN	17
8	47/2023/0796/PS	BIOGEN WAEN, HOLYWELL ROAD, RHUALLT, ST ASAPH	173

PUBLIC SPEAKER ITEMS

Item No.6 – Page 51

Code No. 15/2021/0318/PR

Location: Land at Erw Goed, Llanarmon Yn Ial, Mold

Proposal: Details of the appearance, landscaping, layout and scale of 12 dwellings submitted in accordance with condition 1 of outline permission code no. 15/2013/1080 (Reserved Matters application)

LOCAL MEMBERS: Councillor Terry Mendies (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Richard Jones (agent)

Late representations – None.

Additional Information – None.

Officer Note – None.

Amended/ additional conditions – None.

Item No. 7 – Page 139

Code No. 44/2023/0783/PF

Location: Land adjacent to Church Yard Entrance fronting Church Street, Rhuddlan

Proposal: Erection of 1 no. detached dwelling and associated works (resubmission)

LOCAL MEMBER(S): Cllr Anne Davies
Cllr Arwel Roberts (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Peter Lloyd (agent) (attending virtually).

Addendum Report –

The application was subject to a Site Inspection Panel meeting at 10:00 on Friday 14th June 2024.

In attendance were:

CHAIR – Councillor Mark Young

VICE CHAIR – Councillor Alan James

LOCAL MEMBER – Councillor(s) Ann Davies, Arwel Roberts

GROUP MEMBERS –

Conservative Group – represented by Councillor Ann Davies

Green Group – represented by Councillor Martyn Hogg

Independent Group – represented by Councillor Andrea Tomlin

Labour Group – represented by Councillor Alan James

Plaid Cymru Group – represented by Councillor Delyth Jones

COMMUNITY COUNCIL – represented by Cllr Gareth Rowlands

The Officers present were Paul Mead (Development Manager) and Chris Evans (Conservation Officer)

The reason for calling the site panel was to allow opportunity to view the site and surroundings. In particular to assess the impacts the development proposal would have on local features of interest.

At the Site Inspection panel meeting, Members considered the following matters:

1. The basis of the application for the erection of a single, detached dwelling in the conservation area.
2. Representations received on the application.
3. The site in relation to the surrounding area, the character of the conservation area and the proposed siting and design of the dwelling.

In relation to the matters outlined:

1. The Officers described the proposed development and highlighted the siting, design and access for the proposed bungalow via plans.
2. The Officers explained that concerns had been raised by the Town Council and others in the community about the siting and proximity of the proposed dwelling, its design and use of materials and the impacts it could have on the Listed Church gates.
3. Members observed the distances of the proposed dwelling to neighbouring properties and noted SPG guidance. Members observed the range of buildings in the area and the use of stone and render to various properties. Members noted the proposed access (as exiting), the retention of the existing boundary treatments and the siting of the modest, low level bungalow as proposed on the plans. Members asked questions about landscaping, construction management and the suggested planning conditions.

Late representations – None.

Additional Information – Amended plans have been submitted to show the location of stonework on the elevations of the proposed dwelling, along with a revised street scene drawing. The Conservation Officer has commented that the proposal to include stonework is acceptable.

Revised street scene drawing:



Officer Note – The proposed amendments to the design of the dwelling are considered acceptable. As a result, proposed planning condition 2 will need to be amended to reflect the new plans.

Amended/ additional conditions –

2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission.

- (i) Existing Site Plan (Drawing No. 3278/1A/MAY/2021) - Received 25 October 2023
- (ii) Proposed Site, Floor and Elevation Plans (Drawing No. 3278/2/MAY/2021 Amended 08/05/2024) - Received 15 June 2024
- (iii) Planning, Design and Access and Heritage Statement - Received 30 January 2023
- (iv) Archaeological Watching Brief (Ref 1242, CPAT dated 7/8/14) - Received 30 January 2023
- (v) Street scene Drawing No. 3278/3/MAY/2021 - Received 15 June 2024
- (vii) Window and Door Details Drawing 3278/4/MAY/2021 - Received 09 May 2024

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development.

Additional Condition

15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the dwelling hereby permitted shall only be used as a Class C3 dwelling and for no other use within Class C.

Reason: In order to ensure permanent housing is provided and retained for future occupiers in the interests of housing need.

Non-Speaker Items

Item No.5 – Page 17

Code No. 03/2024/0102/PF

Location: Ceiriog, Birch Hill, Llangollen

Proposal: Subdivision of existing dwelling to form one ground floor flat and one flat on the second and third floors including retrospective extension of parking area

LOCAL MEMBER(S): Councillor Karen Edwards (c)
Councillor Paul Keddie

OFFICER RECOMMENDATION: TO GRANT

Late/Additional representations:

- Andrew Williams, Bodnant, Birch Hill, Llangollen
- Meurig Hughes, Islwyn, Birch Hill, Llangollen

Summary of planning-based representations in objection:

- Basements in these types of properties collapsing due to increased loads placed on them.
- Property should remain as a single dwelling – as it was built for.
- Two garages opposite that require unrestricted access.
- Existing problems with both the flow of traffic and the current parking arrangements on Birch Hill.
- Parking area – one-third of the total surfaced area is impractical for any realistic practical car parking. Cars would overhang into the highway.
- Vehicle access would be off Birch Hill which is an old narrow road due to on street parking.
- The proposed plan will have a negative impact and worsen the traffic and parking issues.
- Photo provided showing two cars using the parking area as a passing place whilst a supermarket delivery van comes down the hill.
- There have been numerous accidents on Birch Hill involving parked cars.
- How will the property be used: HMO, Hostel or Air BnB would all require more parking.

Additional Information – None.

Officer Note -

Having regard to the additional comments received, Planning and Highway Officers would reiterate that the submitted plans show four parking spaces that comply with the Council's parking standards, both in terms of the number of spaces required and the size of each space. This is an improvement of two additional spaces plus cycle storage. Proposed condition 3 requires that the parking area would be in place prior to the occupation of the development; therefore, without these being delivered in accordance with the approved plan, the property cannot be divided.

Amended/ additional conditions –

5. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the dwelling and flat hereby permitted shall only be used as a Class C3 dwelling and for no other use within Class C.

Reason: In order to ensure permanent housing is provided and retained for future occupiers in the interests of housing need and in the interest of the safety and free flow of traffic on the adjoining highway.

Item No.8 – Page

Code No. 47/2023/0796/PS

Location: Biogen Waen, Holywell Road, Rhualt, St Asaph

Proposal: Variation of condition 3 of planning permission 47/2012/1120 to include "the anaerobic digestion of food waste and/or non-waste crops"

LOCAL MEMBER: Councillor Chris Evans (c)

OFFICER RECOMMENDATION: TO APPROVE

Late representations – None.

Additional Information – None.

Officer Note – None

Amended/ additional conditions – None.
