

PLANNING COMMITTEE

Date – 14th MAY 2025

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
2. DECLARATIONS OF INTEREST (pages 7 - 8)
3. APPOINTMENT OF CHAIR
4. APPOINTMENT OF VICE-CHAIR
5. URGENT MATTERS AS AGREED BY THE CHAIR
6. MINUTES (Pages 9 – 12)
7. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 7 - 10)
8. INFORMATION REPORT ON THE NEW TECHNICAL ADVICE NOTE 15

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public speaker items			
7	07/2024/1377/PF	OUTBUILDINGS ADJ BRYN PENLLYN FARM, LLANDRILLO	13
9	47/2024/1056/PC	TY CELYN, CWM, RHYL	85

Non Speaker items			
8	12/2024/1398/HH	3 CRUD YR AWEL, CLAWDDNEWYDD	65
10	47/2024/1385/HH	8 DYFFRYN TEG, RHUALLT	115
11	N/A	INFORMATION REPORT ON TAN 15	137

PUBLIC SPEAKER ITEMS

Item No.7 – Page 13

Code No. 07/2024/1377/PF

Location: Outbuildings Adj Bryn Penllyn Farm, Llandrillo

Proposal: Conversion and extension of existing outbuilding to form one holiday let unit (Use Class C6) including, installation of ground source heat pump, solar panels to roof, erection of lean-to bat roost to adjacent barn, formation of parking, landscaping and associated

LOCAL MEMBER: Cllr Gwyneth Ellis
Cllr Alan Hughes

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Mrs Fran Burn

PUBLIC SPEAKER AGAINST – Mr Mike James

Addendum Report – None

Late representations –

Andrew Greenough Pant Y Llyn, Llandrillo – reiterates comments previously made, and addressed in the main report.

Public Protection Officer:

Following further consideration of the Planning Committee Report, Public Protection Officers have requested a further condition to require the submission of a Construction Management Plan prior to any construction works commencing on site.

Additional Information – None.

Officer Note – Officers consider that the additional condition for a Construction Method Statement (as requested by the Public Protection Officer) is reasonable and should be added.

Suggested additional condition:

The following additional condition is therefore proposed to be inserted as Condition 21:

21 No site clearance or construction works shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of, but not be limited to, the following details;

- a) the arrangements for the parking of vehicles of site operatives and visitors;*
- b) the hours of site works and deliveries;*
- c) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses;*
- d) measures to minimise noise and disturbance to neighbouring residential properties / properties in the vicinity of the site; and,*
- e) Details of the source of water to be used for construction activities.*

Reason 21 In the interests of protecting public and residential amenity, pollution prevention and control, and of the safety and the free flow of traffic on the adjoining highway.

Item No. 9 – Page 85

Code No. - 47/2024/1056/PC

Location: Ty Celyn, Cwm, Rhyl

Proposal: Retrospective application for a change of use of land to a mixed use comprising; residential, agricultural in connection with the existing smallholding and arboricultural uses, and operational development associated with the aforementioned uses, comprising the erection of a steel framed building, provision of new hardstanding layer on pre-existing hardstanding and alterations to a means of access to a highway.

LOCAL MEMBER: Cllr Chris Evans (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – Sioned Edwards, Cadnant Planning

PUBLIC SPEAKERS AGAINST – None

Addendum Report –

The application was subject to a Site Inspection Panel meeting at 10am on 9th May 2025

In attendance were:

CHAIR – Councillor Mark Young

VICE CHAIR – Councillor Alan James

LOCAL MEMBER – Councillor Chris Evans

GROUP MEMBERS –

Conservative Group – represented by Councillors Peter Scott and James Elson
Denbigh Independent Alliance – represented by Councillor Merfyn Parry
Green Group – represented by Councillor Martyn Hogg
Independent Group – represented by Councillor Chris Evans
Labour Group – represented by Councillor Alan James
Plaid Cymru Group – None

COMMUNITY COUNCIL –

Tremeirchion, Cwm and Waen Community Council – represented by Aled Morris

The Officers present were Sarah Stubbs (Development Management).

The reason for calling the site panel was to allow opportunity to view the character of the surrounding area and how the site relates to the surrounding area (including dwellings) and AONB.

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

1. The character and use of the site and details of the proposal.
2. The planning history of the site, in particular the application withdrawn in 2023.
3. The site in relation to the nearby residential properties and boundary of the AONB.

In relation to the matters outlined:

1. The Officer outlined the proposals which include the change of use of land for a mixed use of residential, agricultural (existing smallholding) and arboricultural uses and the associated development including the storage building. Members observed the site features, storage building and boundaries and the access works which have been undertaken.
2. The Officer outlined the nature of the previous planning application, which included a Class B2 timber storage and processing facility and how this proposal differs from the previously withdrawn scheme. Members asked about the use of the building on site.
3. Members observed the location of residential properties at a higher level on Rhualt Road and also observed the landscaping/site boundaries.

Late representations –

1.Mr M. Hearth, Marl Cottage, Cwm
Footage of activity on the smallholding submitted

2.Mr Rob Kelly, Bod Hamer, Cwm
Concerns regarding noisy activity taking place, sound recordings submitted with the response.

Additional Information – None

Officer Note –

In response to the additional representations from the neighbours, none of the information submitted appears to relate to the planning application site or proposal and relates to activity taking place on the existing agricultural smallholding.

Amended/additional conditions:

Amendment suggested to Condition 4: -

4. The steel framed building shall only be used for the storage of machinery/equipment in connection with the approved mixed use of the site for residential, agricultural in connection with the existing smallholding and arboricultural uses (for Arbworks Uk Ltd only).

Reason: To ensure the appropriate use of the building in the open countryside and to protect the amenity of the site and surroundings.

Amendment suggested to condition 10:

10. Should the use of the Arboricultural business (Arbworks UK Ltd) cease or move to a different site, the steel framed storage building shall be removed and the site restored in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The details for the site restoration shall be submitted to the Local Planning Authority within 6 months of the use ceasing and shall include details of the timing of site restoration. Only those details as approved shall be implemented thereafter.

Reason: In the interest of visual amenity and the amenity of the area

NON SPEAKER ITEM(S)

Item No. 8 – Page 65

Code No. 12/2024/1398/HH

Location: 3 Crud Yr Awel, Clawddnewydd

Proposal: Erection of extension to rear of dwelling and associated works

LOCAL MEMBER: Cllr Eryl Williams

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – None

PUBLIC SPEAKER AGAINST – None

Addendum Report – None

Late representations – None

Additional Information –

Officer Note – None

Item No. 10 – Page 115

Code No. 47/2024/1385/HH

Location: 8 Dyffryn Teg, Rhualt, St Asaph

Proposal: Erection of dormer windows to front and rear to provide additional living accommodation within the roof space (resubmission)

LOCAL MEMBER: Cllr Chris Evans (c)

OFFICER RECOMMENDATION: TO GRANT

PUBLIC SPEAKER FOR – None

PUBLIC SPEAKER AGAINST – None

Addendum Report – None

Late representations – None

Additional Information –

Officer Note – None

Item No. 11 – Page 137

Information report: Technical Advice Note 15 – Development, flooding and coastal erosion

OFFICER RECOMMENDATION: That members note the content of the report.
