

Minutes of the **Planning and Development Committee** meeting held in the  
**Town Hall, Ruthin, on Monday, 10 July 2017 at 6:45p.m.**

**PRESENT:** Councillors Ian Lewney (Chair), Stephen Beach, James Bryan, Ken Hawkins, Rosie Hughes, Robert Owen-Ellis, Geraint Woolford and Ifan Wyn.

**10. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Heather Williams.

**11. DECLARATION OF INTERESTS**

There were no declarations of interest.

**12. MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 12 June 2017 were confirmed as correct.

**13. MATTERS ARISING**

There were no matters arising.

**14. PLANNING DECISIONS**

The Clerk reported on the following planning decisions received from Denbighshire County Council:

02/2017/0313 – HSBC, St. Peter's Square, Ruthin – Replacement of existing HSBC signage with the display of 2 non-illuminated fascia signs, 1 non-illuminated hanging sign and 3 various other non-illuminated signs – Granted

02/2017/0549 – Central Garage Site, Prior Street, Ruthin – Details of mechanism for securing a contribution for the provision of open space – Approved

02/2017/0453 – Moto-r Unit 1B, Lôn Parcwr, Ruthin – Erection of covered areas to side of building – Granted

02/2017/0425 – Clwyd Bank Lodge, 34A Clwyd Street, Ruthin – Change of use of ground floor café and first floor flat to for one dwelling – Granted

02/2017/0446 – 9A Llys y Berllan, Ruthin – Crown reduction of 2 oak trees subject to a Tree Preservation Order – Granted

02/2017/0226 – Castle Hotel, St. Peter's Square, Ruthin – Change of use from car park to garden area with associated landscaping and external lighting – Granted

02/2017/0522 – Ruthin School, Mold Road, Ruthin – Installation of a portakabin building to be used as two classrooms for a temporary period of three years – Granted

02/2017/0516 – Bron Parc, Galltegra, Ruthin – Details of bat method statement, light spillage scheme, monitoring and surveillance and ecological compliance audit – Approved

02/2017/0212 – The Bungalow, Ruthin Castle, Castle Street, Ruthin – Felling of three sycamore trees annexed to the Ruthin Castle Tree Preservation Order No. 25 1963 – Refused

02/2017/0224 – Land at Castle Park Farm, Corwen Road, Ruthin – Installation of 20 metre high lattice tower supporting 3 antennae and 2 dish antennae – Refused

**The Clerk informed members that a pre-application consultation notification had been received from agents acting for CTIL and Vodafone Ltd to erect a 15 metre monopole with 3 antennas, 1 600mm diameter dish, 3 equipment cabinets and 1 meter cabinet at Golf Links Farm, Ruthin.**

**RESOLVED:** *that members had no objection in principle, but would reserve detailed comments for the full planning application.*

**15. PLANNING APPLICATIONS**

The Committee considered the following applications for planning permission submitted by Denbighshire County Council for observations.

**RESOLVED:** *that there were no objections to the following planning applications:*

**02/2017/0530 – Tesco Stores Ltd, Lôn Parcwr, Ruthin**

Modifications to site access, together with internal car park changes to improve circulation and

access/egress.

**02/2017/0563 – Woodstock, 2 Maes Cantaba, Ruthin**

Erection of extensions and alterations to dwelling.

**02/2017/0438 – Ruthin School, Mold Road, Ruthin**

Demolition of single storey building and placement of 20 single bed / study cabins for a temporary period of 3 years.

**02/2017/0558 – Land at Tŷ Newydd, Llanfwrog, Ruthin**

Details of appearance, landscaping, layout and scale of one dwelling submitted in accordance with condition no. 1 of outline planning permission code no. 02/2016/0898.

**02/2017/0606 – 40 Rhos Street, Ruthin**

Subdivision of existing dwelling to form two dwellings with associated external alterations.

**02/2017/0436 – Ruthin School, Mold Road, Ruthin**

Erection of 6 standard lights around existing car park.

**02/2017/0542 & 0543 (Listed Building) – Black Dog Picture Framing, 7 Stryd Mwrog, Ruthin**

Partial demolition of single storey building and boundary wall and erection of two storey extension.

**02/2017/0603 – Ruthin Rugby Club, Lôn Fawr, Ruthin**

Installation of 4 floodlight columns.

***RESOLVED:** with regards to the application below, the information in the Bat Survey Results report was welcomed, however the original representations regarding the application remain relevant, namely no objection in principle, but concern about the size of the proposed development on a narrow, constricted site.*

**02/2017/0363 – Land adjacent to the Old Cloisters, Church Walks, Ruthin**

Erection of a detached dwelling and new vehicular access.

**16. DATE OF THE NEXT MEETING**

***RESOLVED:** that the date of the next meeting will be Monday, 11 September 2017, at 6:45p.m.*