

Minutes of the **Planning and Development Committee** meeting held in the
Town Hall, Ruthin, on Monday, 11 September 2017 at 6:45p.m.

PRESENT: Councillors Stephen Beach, James Bryan, Ken Hawkins, Rosie Hughes,
Robert Owen-Ellis, Heather Williams, Geraint Woolford and Ifan Wyn.

17. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ian Lewney (Chair). Councillor Ifan Wyn was nominated and elected chair for the meeting.

18. DECLARATION OF INTERESTS

There were no declarations of interest.

19. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 10 July 2017 were confirmed as correct.

20. MATTERS ARISING

The Clerk was requested to check whether a full planning application had been received from Vodafone's agents for the mast at Golf Links Farm.

21. PLANNING DECISIONS

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

02/2017/0399 – Rear of 15 Ffordd Edern, Ruthin – Crown reduction of 1 no. oak tree subject to a Tree Preservation Order – Granted

02/2017/0431 – Land at (part garden of) Tan y Gerddi, Mwrog Street, Ruthin – Erection of detached dwelling - Refused

02/2017/0563 – Woodstock, 2 Maes Cantaba, Ruthin - Erection of extensions and alterations to dwelling – Refused

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 – Granted

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 – Granted

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 – Granted

02/2017/0606 – 40 Rhos Street, Ruthin - Subdivision of existing dwelling to form two dwellings with associated external alterations – Granted

02/2017/0648 – 1 Min yr Afon, Ruthin – Erection of extension to dwelling – Granted

02/2017/0639 – 26 Stryd y Brython, Ruthin – Works to 2 no. wych elm, 1 no. sycamore and 1 no. holly tree subject to a Tree Preservation Order – Granted

02/2017/0368 – Land adjacent to Castle Farm, Llanfair Road, Ruthin – Refused

02/2017/0687 – 34 Castle Park, Ruthin – Erection of extensions and alterations to dwelling – Granted

22. 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:

02/2017/0794 – Woodstock, 2 Maes Cantaba, Ruthin

Erection of extensions and alterations to dwelling.

02/2017/0845 – Castle Farm, Llanfair Road, Ruthin

Demolition of existing buildings and erection of one detached dwelling.

RESOLVED: that there were concerns regarding the overdevelopment of the site and loss of amenity space in relation to the following planning application. Members were in favour of making representations to this effect. Councillor Jim Bryan abstained his vote.

02/2017/0761 – 20 Clwyd Street, Ruthin

Erection of summerhouse/overspill accommodation.

RESOLVED: to clarify whether all the proposed development is contained within the development site, and therefore within the development boundary, as the three septic tank system appears to be outside the development site in relation to the planning application below.

02/2017/0797 – Land to rear of Tŷ Cefn, Llanfwrog, Ruthin

Development of 0.09 ha of land by the erection of a dwelling, installation of a new septic tank and associated works (outline application including access).

23. CONSULTATION ON LOCAL DEVELOPMENT PLAN REVIEW REPORT AND DRAFT DELIVERY AGREEMENT FOR THE REPLACEMENT LDP

Members considered the LDP review documents and suggested having this as an agenda item for the next meeting to gather members' views before the closing date of Friday, 20 October 2017.

RESOLVED: to consider responses to the Local Development Plan review documents at the next meeting.

24. NOTICE OF APPLICATION FOR APPROVAL OF A MATTER IN ACCORDANCE WITH DEVELOPMENT CONSENT ORDER SI 2014 No. 2441

Members noted the information from Innogy Renewables UK Ltd in connection with the above.

RESOLVED: to note the information.

25. PLANNING TRAINING OPPORTUNITY

Members considered the offer to attend planning training on 'How to be more effective when responding to planning applications' to be held by Planning Aid Wales in Acton Community Resource Centre, Wrexham on Thursday, 28 September, 6.30pm – 9.00pm at a cost of £35.00 per delegate.

RESOLVED: to contact the Chair of the Committee to enquire whether he wished to attend the training event.

26. DATE OF THE NEXT MEETING

RESOLVED: that the date of the next meeting will be Monday, 9 October 2017, at 6:45p.m.