

Minutes of the **Planning and Development Committee** meeting held in the **Council Chamber, County Hall, Ruthin, on Monday, 12 February 2018 at 6:45p.m.**

PRESENT: Councillors Ian Lewney (Chair), Stephen Beach, Jim Bryan, Robert Owen-Ellis, Ken Hawkins, Rosie Hughes, Heather Williams and Ifan Wyn.

63. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor John Wynne Hughes.

64. DECLARATION OF INTERESTS

There were no declarations of interest.

65. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 8 January 2018 were confirmed as correct.

66. MATTERS ARISING

There were no matters arising.

67. PLANNING DECISIONS

The Clerk reported that the following planning decisions had been received from Denbighshire County Council:

02/2017/1130 – Wynnstay Stores Plc, Park Road, Ruthin – Lawful development certificate for the existing use of the site as Class A1 retail – Granted

02/2017/1113 – Hafan Deg, Llanfair Road, Ruthin – Demolition of existing dwelling, erection of 2 no. detached dwellings and alterations to existing vehicular access – Granted

02/2017/1129 – Co Operative Retail Services Ltd – Display of replacement signage – Granted

02/2017/1030 – Hew House, Ruthin Castle, Castle Street – Erection of extension and alterations to dwelling – Granted

02/2017/0777 – 25 Well Street, Ruthin – Conversion of and alterations to attached garage to form extension to existing café and bakery (Listed Building application) - Granted

68. PLANNING APPLICATIONS

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

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

02/2017/1224 – Co-operative Retail Service Ltd, Station Road, Ruthin

Installation of replacement plant to external yard and redecoration of shop front frames and doors.

02/2018/0002 & 0003 (Listed Building application) – 9 & 9A Castle Street, Ruthin

Alterations and extension to dwelling.

02/2018/0011 – 5 The Park, Ruthin

Erection of a single storey extension to dwelling.

02/2018/0020 – Land adjoining 5 Ffordd Rhufon, Ruthin

Crown reduction of 5 horse chestnut trees subject to a Tree Preservation Order.

02/2018/0075 - Castle Farm, Llanfair Road, Ruthin

Subdivision and alterations to existing dwelling to form 2 no. dwellings and associated works.

02/2018/0102 – Bryn Celyn, Llanfair Road, Ruthin

Erection of extension to dwelling.

RESOLVED: *that there was a **strong objection** to the following application, due to the siting, scale, design and massing of the building. The proposed plan is larger than the dwelling granted permission in 2015, especially the massing at the first floor level. Members remain of the opinion that the scale and massing of the proposed building would constitute overdevelopment of the site, and would have an adverse impact on neighbouring properties in the Conservation Area.*

02/2018/0065 – Land at (part garden of) Tan y Gerddi, Mwrog Street, Ruthin

Erection of a detached dwelling, alterations to the existing vehicular access and associated

works (amended scheme to that previously approved under application no. 02/2015/0995).

69. FREE PLANNING TRAINING

Members considered an invitation for two members to attend a free planning training workshop by Planning Aid Wales to be held at the Ruthin Castle Hotel and Spa on 22 February, 2.30pm – 5.45pm. Several members were unable to attend due to work commitments. It was suggested that Councillor John Wynne Hughes be asked if he wished to attend the training workshop. Councillors Jim Bryan, Stephen Beach and Heather Williams were also willing to attend.

RESOLVED: *to ask Councillor John Wynne Hughes whether he wished to attend and to reserve spaces for two members of the Planning Committee.*

70. RUTHIN MARKET TOWN OF THE FUTURE – UPDATING THE PLAN

Members of the Amenities Committee were also be present to hear the latest developments with regards to updating the above plan. Councillor Gavin Harris outlined the work undertaken in 2012 to produce the first version, and the proposal to review the plan and update it with a cohesive vision for future projects and developments in Ruthin. He had discussed this with the Asset Management Department and Economic Development section of Denbighshire County Council, both willing to provide £500 towards the cost of the next stage, and was also hopeful that the Planning Department would contribute towards the updated plan. He explained that Bro Rhuthun Tourism Group was being resurrected and would be willing to provide some of their funds, as would the Manorhaus. The author of the original plan, Dr. Matthew Jones, had provided a Scoping Report and Project Proposal for updating the plan, at a total cost of £2,350 and Councillor Harris requested that members consider a contribution of £1,000 from the Town Council. This was proposed by Councillor Anne Roberts and seconded by Councillor Robert Owen-Ellis and agreed unanimously.

RESOLVED: *that Ruthin Town Council contribute £1,000 towards the cost of updating the Ruthin – Market Town of the Future Plan.*

71. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 19 March 2018, at 6:45p.m.*