

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

**PRESENT:** Councillors Stephen Beach, Gavin Harris, Ken Hawkins, Ian Lewney, John Wynne Hughes, Robert Owen-Ellis, Heather Williams and Ifan Wyn.

**34. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**35. DECLARATION OF INTERESTS**

Councillor Ian Lewney declared an interest in application 02/2018/0952 – 48 Bryn Rhydd, Ruthin, as the applicant is his employer.

**36. MINUTES OF THE PREVIOUS MEETING**

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

**37. MATTERS ARISING**

There were no matters arising.

**38. PLANNING DECISIONS**

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

02/2018/0343 – Land at (part garden of) The Nooke, Bryn Goodman, Ruthin – Demolition of garage, erection of 1 detached dwelling, alterations to existing driveway and associated works - Refused

**39. 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, subject to the comments below.*

**02/2018/0889 – Land at Glasdir, Ruthin**

Substitution of house types on plots 201-242 (amendment to previously approved scheme 02/2006/0900/PR).

**02/2018/0952 – 48 Bryn Rhydd, Ruthin**

Erection of extension and alterations to dwelling.

**02/2018/0967 – HSBC, 1 St. Peter's Square, Ruthin**

Insertion of 2 penetrations within internal walls to allow Radon mitigation works.

**02/2018/0984 – 40 Rhos Street, Ruthin**

Variation of condition 2 of planning permission code no. 02/2018/0984 to allow amended design.

**02/2018/1025 – Land at Birch House Business Centre, Hen Lôn Parcwr, Ruthin**

Erection of 4 light industrial units and associated works.

**02/2018/0942 – Fron Haul, Llanfwrog, Ruthin – amended plan**

Demolition of existing dwelling, erection of a replacement dwelling, installation of a package treatment plant and associated works.

*Members had no objection to the amended plan, but the comments regarding the original application for planning permission remain applicable i.e. if granted, planning permission to be subject to a condition to ensure that the original dwelling, or outbuildings, is demolished and that permitted development rights are removed, in accordance with Policy RD4 – Replacement of Existing Dwellings, Denbighshire Local Development Plan.*

**02/2018/0641 – 39 Well Street, Ruthin – amended plans**

Change of use from A1 retail to A3 micro pub

Members decided that they could not make comments on the following application:

**02/2018/0945 – 9 Cae Castan, Ruthin** – Erection of extension and alterations to dwelling as the site plan was inadequate to enable an understanding of the impact of proposed extension on neighbouring properties

**RESOLVED:** *to inform Denbighshire County Council Planning Department accordingly and request a detailed site plan.*

#### **40. NOTICE OF PLANNING APPEAL**

Members were requested to consider any further comments regarding planning appeal lodged by Mr Justin Astbury regarding Y Fron, Mwrog Street, Ruthin – erection of detached dwelling and construction of a new vehicular access to serve the existing dwelling (Welsh Office ref. APP/R6830/A/18/3213259).

**RESOLVED:** *to note the notice and that there were no further comments regarding the planning application.*

#### **41. DATE OF THE NEXT MEETING**

**RESOLVED:** *that the date of the next meeting will be Monday, 3 December 2018 at 6:45pm.*