

Minutes of the **Planning and Development Committee** meeting held in the **Council Chamber, County Hall, Ruthin, on Monday, 8 April 2019 at 8:15p.m.**

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

73. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Ian Lewney and Jabez Oakes. In the Chair's absence, Councillor Heather Williams was nominated to chair the meeting.

74. DECLARATIONS OF INTEREST

There were no declarations of interest.

75. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 11 March 2019 were confirmed as correct.

76. MATTERS ARISING

There were no matters arising.

77. PLANNING DECISIONS

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

02/2019/0084 – Clwydfryn, Prior Street, Ruthin – Installation of gas fired boiler balanced flue and mains gas supply – Granted

02/2019/0094 – 29 Llawr y Dyffryn, Ruthin - Erection of first floor extension over existing garage – Granted

02/2019/0031 – 36 Bro Deg, Ruthin - Erection of first floor extension to existing dwelling – Granted

02/2019/0052 – Fron Haul, Llanfwrog, Ruthin – Details of demolition works, lighting and external lighting scheme and the provision for nesting swallows, submitted in accordance with conditions number 4, 6 and 8 of planning permission 02/2018/0942 – Approved

02/2018/1194 – Duinrell, 73A Erw Goch, Ruthin - Erection of extension to the front of the dwelling – Granted

02/2019/0069 – Priory House, 9 St. Peter's Square, Ruthin - Change of use from a retail shop to a coffee shop – Granted

02/2019/0196 – Clywedog, 28 Ty'n y Parc, Ruthin – Erection of extension and adaptations to the dwelling - Granted

02/2019/0119 – Bryn Tawel, Llanfair Road, Ruthin – Erection of extensions and alterations to dwelling - Granted

78. 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.*

02/2019/0238 – 5 Lllys y Castell, Ruthin

Erection of extensions to dwelling including access ramps.

02/2019/0257 – Land at 46 Castle Park, Ruthin

Erection of one dwelling including construction of a new vehicular access.

02/2019/0219 – Bronwylfa, 8A Market Street, Ruthin

Change of use of former shop (Class A1) to a Yoga Studio (Class D2)

02/2019/0220 - Bronwylfa, 8A Market Street, Ruthin

Display of advertisement signs.

Comments – the applicant is kindly requested to consider using bilingual signs, and it is suggested that the longer signs should be the same length as the windows at the sides, in order

to remain in proportion.

RESOLVED: *that there was an objection to the following application:*

02/2019/0183 – Land to the rear of Ty Cefn, Llanfwrog, Ruthin

Details of appearance, landscaping, layout and scale of 2 dwellings submitted in accordance with condition no. 1 of outline planning permission 02/2018/0445.

The proposed dwellings remain too large for the site in terms of size and massing. The dwellings would be close together and close to the site boundaries.

79. PRE-APPLICATION PLANNING CONSULTATION

Members were informed about a pre-application planning consultation by Macbryde Homes regarding the proposal to construct 69 dwellings of affordable tenure and associated open space, access, draining and infrastructure at land off Llys Famau, Ruthin. The consultation had commenced that day, for a period of 28 days. Members stated it was hoped to arrange a public meeting in the vicinity so that people could view the proposals and discuss any concerns with the developer's representatives.

RESOLVED: *to respond to express concerns regarding the number of dwelling units/density of the proposed development, the proposed access and the potential impact on local infrastructure and facilities.*

80. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Tuesday, 7 May 2019 at 8:00pm.*