

Minutes of the **Planning and Development Committee** meeting held in the **Council Chamber, County Hall, Ruthin, on Monday, 10 June 2019 at 8:00p.m.**

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

1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. ELECTION OF CHAIR

Councillor Heather Williams was proposed and seconded as Chair of the Planning and Development Committee, and there were no other nominations.

RESOLVED: *unanimously that Councillor Williams be elected Chair of the Planning and Development Committee for the forthcoming civic year, and to thank Councillor Ian Lewney for chairing the Committee for the past three years.*

3. DECLARATION OF INTERESTS

Councillor John Wynne Hughes declared a personal interest in planning application 02/2019/0392 – Ruthin Community Hospital as an employee of Betsi Cadwaladr University Health Board.

4. TERMS OF REFERENCE

Members were requested to review the Planning and Development Committee Terms of Reference, and to adopt the final version. It was proposed that a sentence be added to state that the Terms of Reference be reviewed annually.

RESOLVED: *to update the Terms of Reference as outlined above, and to adopt the revised version.*

5. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 7 May 2019 were confirmed as correct.

6. MATTERS ARISING

The Chair asked whether a formal planning application had been received from Aldi Stores and the Clerk confirmed that it had not been received to date.

7. PLANNING DECISIONS

The Clerk reported that the following planning decisions had been determined by Denbighshire County Council:

02/2019/0219 – Bronwylfa, 8A Market Street, Ruthin - Change of use of former shop (Class A1) to a Yoga Studio (Class D2) – Granted

02/2019/0220 - Bronwylfa, 8A Market Street, Ruthin - Display of advertisement signs – Granted

02/2019/0276 – Dyffryn Service Station, Denbigh Road, Ruthin – Details of measures to protect existing borehole and prevention of contamination of ground water during construction phase – Approved

02/2019/0257 – Land at 46 Castle Park, Ruthin - Erection of one dwelling including construction of a new vehicular access – Granted

02/2019/0118 – Crafnant, Ffordd Llanfair, Ruthin – Erection of 2 dwellings, alterations to existing vehicular access, construction of new vehicular access and associated works – Granted

02/2019/0307 – Ruthin School, Mold Road, Ruthin - Variation of condition no. 2 of planning permission 02/2015/0313/PF to allow an extension of time period for siting of a temporary classroom for a further two years – Approved

02/2019/0221 – Land at Glasdir, Ruthin – Details of equipped play area and the treatment of the associated open space area – Approved

02/2018/1072 – Land at (part garden of) The Nook, Bryn Goodman, Ruthin – Demolition of garage, erection of 1 detached dwelling, alterations to existing driveway and associated works –

Granted.

8. 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.*

02/2019/0392 – Ruthin Community Hospital, Llanrhydd Street, Ruthin

Demolition of existing flat roof extension and erection of new single storey extension to provide new GP facilities. Internal alterations and refurbishment. Alterations to vehicular access road and car park and formation of additional car parking area

02/2018/1108 – Land at (part garden of) Y Fron, Mwrog Street, Ruthin – amended plans

Erection of a detached dwelling and alterations to existing vehicular access

02/2019/0460 & 0461 (Listed Building application) – 2A Record Street, Ruthin

Installation of gas fired domestic heating system with gas fired boiler and balanced flue

RESOLVED: *that there were objections to the following planning application for the reasons below.*

13/2018/1149 – Bron Parc, Galltegefa, Ruthin

Erection of free range egg production unit including silos and associated works including access.

Although members are mindful of the need to diversify in the agricultural industry, they are of the opinion that the size and scale of the proposed plans are too much for the site, and that the development would have an environmental impact on the surrounding area, with regards to likely pollution and bad odours. It would also add to the heavy traffic on the road from Ruthin to Clawddnewydd, especially the section from the mini roundabout to St. Mwrog's Church which is already facing traffic issues.

9. APPLICATION TO EXTINGUISH FOOTPATH 9 AND PART OF FOOTPATH 10 AND DIVERT PARTS OF FOOTPATHS 8 AND 11 AT MAES HAFOD, RUTHIN

Members were requested to consider the proposals regarding footpaths at Maes Hafod, Ruthin, as detailed in a letter from Tania Evans, Denbighshire County Council Countryside Access Officer.

RESOLVED: *to support the application in order to provide clarity for local residents.*

10. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 8 July at 7.45pm.*