

Minutes of the **Planning and Development Committee** meeting held in the
Council Chamber, County Hall, Ruthin, on Monday, 9 September 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.

19. APOLOGIES FOR ABSENCE

There were no apologies for absence.

20. DECLARATION OF INTERESTS

Councillor Ken Hawkins declared an interest in item 6 on the agenda, specifically planning application 02/2019/0618 for extensions to dwelling at 52 Erw Goch, Ruthin, as an application relating to a neighbouring property.

21. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 8 July 2019 were confirmed as correct.

22. MATTERS ARISING

There were no matters arising.

23. PLANNING DECISIONS

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

- 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 – Granted
- 02/2019/0381 – Ruthin School, Mold Road, Ruthin – Prior notification for demolition of refectory block and adjoining linking structure – Not required
- 02/2019/0405 – Oakleigh, 12 Llanfair Road, Ruthin – Construction of a new vehicular access, parking area and associated works – Granted
- 02/2019/0517 – Tŷ Cefn, Llanfwrog, Ruthin – Erection of agricultural storage shed and formation of associated track – Granted
- 02/2019/0524 – Land at 46 Castle Park, Ruthin – Details of foul water drainage, surface water and land drainage submitted in accordance with condition number 4 of planning permission 02/2019/0257/PF – Approved
- 02/2019/0303 – 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 – Granted
- 02/2019/0615 – Land at Fron Haul, Rhos Street, Ruthin – Work to trees annexed to the former Glyndwr District Council Tree Preservation Order – Granted
- 02/2019/0630 – Scott House, Corwen Road, Ruthin – Works to trees subject of a Tree Preservation Order – Granted

24. 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.*

02/2019/0723 – Tabernacl Welsh Presbyterian Chapel, Well Street, Ruthin

Removal and works to trees within Ruthin Conservation Area

Councillors were eager for replacement planting using more appropriate species to replace the trees to be felled.

02/2019/0728 – 64 Mwrog Street, Ruthin

Erection of extension to dwelling and associated works

02/2019/0729 – Rugog, Llanfair Road, Ruthin

Erection of extension to dwelling

02/2019/0618 – 52 Erw Goch, Rhuthun

Erection of extensions to dwelling

02/2019/0749 – Alltwen, Galltegefa, Rhuthun

Erection of two storey rear extension

25. DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2018-2033 DRAFT PREFERRED STRATEGY CONSULTATION

Members had been requested to view the documents prior to the meeting, especially the 10 candidate sites in Ruthin, all proposed as housing/residential sites. Some Councillors reported that they had attended the consultation exhibition regarding the Denbighshire Local Development Plan. Members welcomed the proposed use of brownfield sites in Canol y Dre and the former school playing field of Rhos Street School and Ysgol Pen Barras. There were concerns about the proposed sites between Corwen Road and Wrexham Road, due to being classed as 'essential setting' relating to Ruthin Castle and the site is known to become waterlogged. Similar concerns were expressed regarding the candidate site on Mold Road, which would have an adverse impact on the approach to Ruthin and also on the Area of Outstanding Natural Beauty. Members deemed that a candidate site off Denbigh Road did not comply with the policies in the Favoured Strategy and requested that it was not included, and that the Glasdir site be allocated for recreational use rather than housing.

RESOLVED: *to respond to Denbighshire County Council's Planning Policy Department with the comments above.*

26. APPLICATION FOR AN ENVIRONMENTAL PERMIT TO OPERATE AN INSTALLATION AT: CLIFFORD JONES TIMBER LTD., BRICKFIELD LANE, RUTHIN, DENBIGHSHIRE, LL15 2TN

Members were asked to consider the above application to operate an installation for the preservation of wood with chemicals at the site.

RESOLVED: *that there was no objection to the application.*

27. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 7 October 2019 at 8pm.*