

Minutes of the **Planning and Development Committee** meeting held in the **Old Courthouse, St. Peter's Square, Ruthin, on Monday, 11 November 2019 at 8:00p.m.**

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

28. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Jabez Oakes.

29. DECLARATION OF INTERESTS

There were no declarations of interest.

30. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 9 September 2019 were confirmed as correct.

31. MATTERS ARISING

A thank you letter had been received from Denbighshire County Council for the comments regarding the Local Development Plan candidate sites in Ruthin.

32. PLANNING DECISIONS

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

02/2019/0568 – Land at Glasdir, Ruthin – Details of proposals for laying out, future management and maintenance of open space area submitted in accordance with condition 7 of planning permission 02/2018/0889 – Approved

02/2019/0723 – Tabernacl Welsh Presbyterian Chapel, Well Street, Ruthin - Removal and works to trees within Ruthin Conservation Area – Granted

02/2019/0729 - Rugog, Llanfair Road, Ruthin - Erection of extension to dwelling – Granted

02/2019/0799 – Hafan Deg, Llanfair Road, Ruthin – Details of mechanism to comply with the Council's policies and guidance in relation to the provision of open space submitted in accordance with condition 7 of 02/2017/1113 – Approved

02/2019/0728 – 64 Mwrog Street, Ruthin - Erection of extension to dwelling – Granted

02/2019/0618 – 52 Erw Goch, Rhuthun - Erection of extensions to dwelling - Granted

02/2019/0749 – Alltwen, Galltegfa, Rhuthun - Erection of two storey rear extension - Granted

02/2018/0101 – Ysgol Brynhyfryd, Mold Road, Ruthin – Erection of safety fence - Granted

33. 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.*

02/2019/0820 – Land off A525 between Ruthin Auction and Brickfield Lane, Ruthin

Display of 3 fascia signs (internally illuminated), 1 vinyl sign (non-illuminated), 1 totem sign (internally illuminated) and 1 low level sign (non-illuminated)

02/2019/0842 – 2 Erw Goch, Ruthin

Erection of extension to dwelling, resurfacing of existing driveway and associated landscaping

02/2019/0831 – 17 Ffordd Eder, Ruthin

Works to trees forming part of Tree Preservation Order

02/2019/0906 – Gwynfryn, Cerrig Street, Llanfwrog, Ruthin

Erection of extension to existing agricultural building

02/2019/0894 – Tŷ'n y Wern, Corwen Road, Ruthin

Upgrading of existing HV overhead line

02/2019/0922 – Awelon, School Road, Ruthin

Works to trees within Ruthin Conservation Area

02/2019/0856 – Land opposite St. John’s Ambulance Hall, Prior Street, Ruthin

Felling of 3 beech trees within Ruthin Conservation Area.

Members were concerned about the loss of these mature trees with historical connections to the Cornwallis-West family. They asked whether alternative options had been considered e.g. build a new retaining wall in front of the current wall. The road is a one way road already, so the narrowing of the carriageway would not cause problems. Also, does the County Council have a policy whereby applicant for planning permission to fell trees must plant replacement trees?

02/2019/0895 – Land at Glasdir, Ruthin

Erection of 77 affordable dwellings together with access, open space and associated works.

RESOLVED: *to invite Mr Peter Lloyd, PL Planning, agent for the applicants, to attend the full Council meeting on 25 November 2019 and to submit representations following the meeting.*

34. DENBIGHSHIRE COUNTY COUNCIL DRAFT PLANNING COMPLIANCE CHARTER

A copy of the draft Planning Compliance Charter had been circulated to members. Members welcomed the document and it was proposed and seconded and unanimously agreed that the proposed Charter be accepted.

RESOLVED: *to accept the draft Planning Compliance Charter.*

35. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 2 December 2019 at 8pm.*