

Minutes of the **Planning and Development Committee** meeting held in the **Old Courthouse, St. Peter's Square, Ruthin**, on **Monday, 3 February 2020** at **8:00p.m.**

PRESENT: Councillors Stephen Beach, Gavin Harris, Ian Lewney, Robert Owen-Ellis and Heather Williams.

52. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Jabez Oakes, Ken Hawkins, John Wynne Hughes and Ifan Wyn.

53. DECLARATION OF INTERESTS

There were no declarations of interest.

54. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 6 January 2020 were confirmed as correct.

55. MATTERS ARISING

Councillor Heather Williams confirmed that she had attended the Planning Aid Wales and Planning Inspectorate joint training event at Venue Cymru, Llandudno, and would provide feedback to all Council members under the Member's Reports item at the next Council meeting.

56. PLANNING DECISIONS

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

02/2019/0931 – Llys Awelon, School Road, Ruthin – Conservation Area consent for the partial demolition of an existing Care Home and Community Centre – Granted

02/2019/0983 – Flats 1-8, Pant Glas, Greenfield Road, Ruthin – External alterations to 2 blocks of flats – Granted

02/2019/1088 – 10 Railway Terrace, Station Road, Ruthin – Erection of two storey rear extension and associated internal works - Granted

57. PLANNING APPLICATION

The Committee considered the following application for planning permission submitted by Denbighshire County Council for observations.

RESOLVED: *to repeat the following comments.*

02/2019/0895 – Land at Glasdir, Ruthin

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

The significant amount of affordable and social housing is welcomed, however members are of the opinion that use of the loop of land adjacent to the school compromises the housing scheme and Rhos Street School's play area provision and ability to extend in the future. These properties would be very close to the school and members requested that these five units be removed from the planning application.

58. DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2018-2033 – CONSULTATION ON THE ADDITIONAL CANDIDATE SITES

Members were requested to consider the seven additional candidate sites in Ruthin submitted to Denbighshire County Council during the draft Preferred Strategy consultation period. Comments were made as follows:

CS-02E-210 – Land adjoining Argoed – Site 1

CS-02E-211 – Land adjoining Argoed – Site 2

The proposed sites do not relate well to the existing development and there would be access issues on a very busy road.

CS-02E-212 – Land at Lôn Parcwr Industrial Estate

Concern regarding access to the site.

CS-02E-219 – Land at Hafod, Ruthin

The proposed site would lead to overdevelopment and would be detrimental to the character of Llanfwrog as a hamlet.

CS-24E-205 – Land next to Esso Garage, Denbigh Road

Question raised as to the type of development. Difficult to make appropriate comments when the proposed use is “anything suitable.”

There were no specific comments in relation to CS-02E-206 – Meadow off Ruthin by-pass and CS-02-222 – Land of Maes y Llan Road.

RESOLVED: *to send the above comments to Denbighshire County Council's Planning Policy team in response to the consultation on the additional candidate site submitted.*

59. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 2 March 2020 at 7.45pm.*