

Minutes of the **Planning and Development Committee** meeting held in the **Old Courthouse, St. Peter's Square, Ruthin, on Monday, 2 March 2020 at 7:45p.m.**

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

60. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Stephen Beach and John Wynne Hughes.

61. DECLARATION OF INTERESTS

There were no declarations of interest.

62. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 3 February 2020 were confirmed as correct.

63. MATTERS ARISING

There were no matters arising.

64. PLANNING DECISIONS

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

02/2019/1073 – Bron Parc, Galltegfa – Demolition of existing buildings and erection of an agricultural implement store and sheep handling shed – Granted

02/2019/1086 – Dolwen, 24 Castle Park, Ruthin – Erection of two storey extension to rear of dwelling – Granted

13/2019/1070 – Tyddyn Cook, Llanfwrog – Demolition of existing dwelling and erection of a replacement dwelling, landscaping and associated works

65. 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 applications:*

02/2020/0057 – Hafan, Denbigh Road, Ruthin

Erection of a two storey extension with balcony at rear of dwelling

02/2019/0951 – The Gallery, 1-3 Park Road, Ruthin

Change of use of offices (A1-A2) to Architects Studio (B1), including internal and external alterations

Members expressed concerns about the large size of the signage shown in the illustrations.

02/2019/1048 – Ruthin Castle Wood, Ruthin

Works to trees subject to the former Denbighshire County Council Tree Preservation Order No. 21 1963 to remove branches causing obstruction/danger to users of the A494 Trunk Road

02/2020/0068 – 6 Bro Deg, Ruthin

Works to tree protected by a Tree Preservation Order

Members wished to submit the following comments regarding the following applications:

02/2020/0056 – 6 Market Street, Ruthin

Erection of extension to dwelling

Members stated that the size of the extension is too large for the site, and not in accordance with Denbighshire County Council planning policy. It would have a detrimental impact on adjacent properties.

02/2019/0895 – Land at Glasdir, Ruthin

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

Members wished to have assurances regarding the flooding risk and clarification regarding the flood alleviation measures and who would be responsible for maintaining the flood defence

structures.

02/2020/0123 – Land adjacent to 73A Erw Goch, Ruthin

Erection of dwelling, formation of access and associated works

Members felt that this represented inappropriate development and would be overdevelopment of the site. It would result in lack of amenity space for the new dwelling.

66. PRE-APPLICATION CONSULTATION

Members had received notice of a pre-application consultation relating to proposals at Llanerchgron Barn, Pwllglas.

RESOLVED: *to note the information, but not to make comments as the site is outside Ruthin ward.*

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

Members received a copy of a letter of thanks for responding to the above consultation.

RESOLVED: *to note the thank you letter.*

68. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 6 April 2020 at 7.45pm.*