

Minutes of the **Planning and Development Committee** meeting held via Zoom  
on **Monday, 6 July 2020** at **7:45p.m.**

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

**76. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Ken Hawkins and John Wynne Hughes .

**77. DECLARATION OF INTERESTS**

There were no declarations of interest.

**78. MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 15 June 2020 were confirmed as correct.

**79. MATTERS ARISING**

There were no matters arising.

**80. PLANNING DECISIONS**

The Clerk reported that the following planning decisions had been determined by Denbighshire County Council since the previous meeting.

02/2020/0134 - Dalcairn, Pen y Maes – Erection of extension to dwelling – Granted

02/2020/0247 & 0249 - 18 Castle Street – Erection of single storey sun room to replace existing conservatory – Granted

02/2020/0269 - Voel View, 160 Mwrog Street – Extension and alterations to dwelling to form three two bedroom terraced properties - Granted

**81. 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:*

**02/2020/0431 – Woodstock, 2 Maes Cantaba, Ruthin**

Erection of extensions and adaptations to the dwelling

**02/2020/0116 – St. Peter's Church, St. Peter's Square, Ruthin**

Works to various trees and felling of one cypress tree (T40) within Ruthin Conservation Area

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

**02/2019/1056 – Former Bowling Green and Tennis Court rear of The Bungalow, Castle Street, Ruthin – reconsultation based on amended plans/additional information**

Erection of a detached dwelling and associated works

*Members remain concerned about the adverse impact of the proposed dwelling on adjoining properties, including Nantclwyd y Dre, due to its scale and massing. Wish to urge the developer to reconsider the design so that the new property is two storey, no higher than the adjacent garden walls.*

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

Erection of dwelling, formation of access and associated works

*Members continue to feel that this represents inappropriate development and would be overdevelopment of the site. It would result in lack of amenity space for the new dwelling.*

**02/2020/0282 – The Nook, Bryn Goodman, Rhuthun**

Demolition of existing dwelling and erection of 4 no. residential apartments with associated parking and rear access.

*The proposal would overdevelop the site, and it would be out of character with neighbouring properties. It would cause an increase in traffic. Concern was expressed also whether the place for access to the rear is feasible with the trees on the site. Members were of the opinion that a*

*professional tree survey report was required.*

**82. DATE OF THE NEXT MEETING**

**RESOLVED:** *that the date of the next meeting will be Monday, 7 September 2020 at 7.45pm.*