

Minutes of the **Planning and Development Committee** meeting held via Zoom
on **Monday, 14 September 2020** at **7:45p.m.**

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

83. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Jabez Oakes and Councillor Ifan Wyn indicated that he may be late joining the meeting.

84. DECLARATION OF INTERESTS

There were no declarations of interest.

85. MINUTES OF THE PREVIOUS MEETING

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

86. MATTERS ARISING

There were no matters arising.

87. PLANNING DECISIONS

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

Ruthin Community Hospital – Details approved

Tŷ Cefn, Llanfwrog – Details approved

Bryn Ffynnon, Llanfwrog – Application withdrawn

Woodstock, 2 Maes Cantaba – erection of extensions and adaptations to the dwelling – Granted

Maesgwyn, Llanfair Road – erection of extension – Granted

Former Bowling Green and Tennis Court rear of The Bungalow, Castle Street - erection of a

detached dwelling and associated works – Refused

St. Peter's Church, St. Peter's Square - Works to various tress and felling of one cypress tree in Ruthin Conservation Area – No objection

Land adjacent to/part garden of 73A Erw Goch - erection of dwelling, formation of access and associated works – Refused

Hew House, Ruthin Castle – Details approved

88. PLANNING APPLICATIONS

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

RESOLVED: *that there were objections to the following application:*

02/2020/0491 – 9 Clwyd Street, Ruthin

Change of use and alterations from a barber's (Use Class A1) to a hot food takeaway (Use Class A3)

Members object to the adverse environmental and amenity impact on surrounding residential properties and on highway grounds, due to the narrow pavement and carriageway at this location.

89. NOTIFICATION OF PLANNING APPEAL

Members were informed that a planning appeal had been lodged with regards to the planning application for demolition of existing dwelling and erection of 4 residential apartments with associated parking and rear access at The Nook, Bryn Goodman, Ruthin, on the grounds of non-determination within the required timescale. Members did not wish to add to their previous comments.

RESOLVED: *to note the information.*

90. PRE-PLANNING APPLICATION CONSULTATION

Members had been informed about the pre-planning application consultation details and consultation event. The Chair had attended the online consultation event, and reported that one area of land near the schools was no longer included in the planning proposal for 63 dwellings.

RESOLVED: *to await the formal planning application.*

91. DATE OF THE NEXT MEETING

RESOLVED: *that the date of the next meeting will be Monday, 5 October 2020 at 7.45pm.*