

Minutes of the **Planning and Development Committee** meeting held via Zoom
on **Monday, 12 April 2021** at **7:45p.m.**

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

25. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Gavin Harris and Jabez Oakes.

26. DECLARATION OF INTERESTS

There were no declarations of interest.

27. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 8 March 2021 were confirmed as correct.

28. MATTERS ARISING

There were no matters arising.

29. PLANNING DECISIONS

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

Capel Bryn Seion, Galltegf, Ruthin - Erection of linked two storey extension - Granted
Land at Ty'n y Wern, Corwen Road - Details of landscaping submitted in accordance with condition number 6 of Code No. 02/2018/0722 - Approved

Land at Ty'n y Minffordd, Llanfwrog - 11KV OHL Refurbishment Project - Llanfwrog, Clocaenog, Derwen – no objection

Scott House, Corwen Road, Ruthin - Works to trees the subject of a Tree Preservation Order - Granted

Former Wynnstay Stores, Park Road, Ruthin - Display of 1 no. externally illuminated fascia sign and 1 no. free standing sign - Granted

25 Stryd yr Wylan, Ruthin - Lawful Development Certificate for proposed conversion of garage - Certified

30. 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:*

02/2021/0242 - Firewood Supplies, Lon Parcwr Industrial Estate, Ruthin

Variation of Condition No. 1 of Code No. 02/2016/0341 to allow a further 5 years before commencement of development (Demolition of existing structures and erection of an industrial building for the storage of logs and associated equipment/machinery)

02/2021/0244 – Manorhaus, 10-12 Well Street, Ruthin

Demolition of conservatory and reinstatement of Georgian sash window, internal and external alterations (Listed Building application)

02/2021/0250 - The Old Courthouse, St. Peter's Square, Ruthin

Display of 1 no. fascia sign, 1 no. hanging sign and an illuminated digital poster screen

02/2021/0251 - The Old Courthouse, St. Peter's Square, Ruthin

Minor internal and external alterations following completion of major renovations previously granted under application code no. 02/2019/0002 (Listed Building application)

02/2021/0264 - 9 Castle Street, Ruthin

Erection of replacement sun lounge extension to rear of dwelling and associated works

02/2021/0264 - 9 Castle Street, Ruthin

Erection of replacement sun lounge extension to rear of dwelling and associated works (Listed Building application)

02/2021/0290 – Mynsvale, Denbigh Road, Ruthin

Erection of extension to the rear of the dwelling alteration to rear garden wall

02/2021/0312 - 30 Castle Park, Ruthin

Conversion of attached garage to form additional living accommodation and erection of detached store

02/2021/0317 - Ruthin Farmers Auction Co. Ltd.

Erection of extension to form a livestock and multi-use sales area

02/2021/0327 - Pendorlan, Ffordd Llanfair, Rhuthun

Erection of extensions and adaptations to the dwelling

RESOLVED: to submit the following comments regarding the following applications:

02/2021/0165 - Plot 2, Pennant, Bryn Goodman, Ruthin

Erection of extension to existing domestic garage

To include a condition that the garage should be for domestic use only.

02/2021/0271 - Outbuilding and Land Off Record Street, Ruthin

Conversion and extension of outbuilding to form a holiday accommodation unit, alterations to existing vehicular access, formation of parking, landscaping and associated works

02/2021/0277 - Outbuilding and Land Off Record Street, Ruthin

Conversion and extension of outbuilding to form a holiday accommodation unit, alterations to existing vehicular access, formation of parking, landscaping and associated works (Listed Building Application)

To include a condition that the building be used as a holiday accommodation unit and not a permanent residence.

RESOLVED: to object to the following application:

02/2021/0179 - The Nook, Bryn Goodman, Ruthin

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.

31. ACTIVE TRAVEL CONSULTATION

Members had looked at this individually and it was suggested contacting Sustrans to provide feedback on the response and findings to a full Council meeting.

RESOLVED: to contact Sustrans to provide feedback on the response and findings to a full Council meeting.

32. DATE OF THE NEXT MEETING

RESOLVED: that the date of the next meeting will be Tuesday, 4 May 2021, at 7.45pm.