

**CYNGOR TREF RHUTHUN  
RUTHIN TOWN COUNCIL**



---

Minutes of the **Planning and Development Committee** meeting held in a hybrid approach on  
**Tuesday, 3 May 2022 at 7:00p.m**

**PRESENT:** Councillors Heather Williams (Chairman), Robert Owen-Ellis, Jabez Redfern Oakes, Menna Jones, Ken Hawkins and Ethan Jones.

Siân Clark – Town Clerk and Marian Rees - Translator

**206. APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Ifan Wyn.

**207. DECLARATION OF INTERESTS**

Cllr Bob Owen-Ellis declared a personal interest in item 6 (minute 211) on the following application: 02/2022/0352 Carnish, 105-107 Mwrog Street, Ruthin, as his son lived in the next door property and shared a wall.

**208. MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 11 April 2022 were confirmed as correct.

**RESOLVED:** *that the minutes of the Planning and Development Committee meeting held on 11 April 2022 were confirmed as correct.*

**209. MATTERS ARISING**

None.

**210. PLANNING DECISIONS**

Details of recent planning decisions determined by Denbighshire County Council had been circulated with the agenda.

**RESOLVED:** *the recent planning decisions determined by Denbighshire County Council were noted.*

**211. PLANNING APPLICATIONS**

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

**RESOLVED:** *that the Committee's response to the applications were as follows:*

**RESOLVED:** *that there were **no objections** to the following applications:*

**02/2022/0352 Carnish 105-107 Mwrog Street Ruthin**

Erection of a single storey extension to rear and associated works.

*No objection*

**02/2022/0334 12 Borthyn Ruthin**

Erection of proposed workshop/shed to rear of property

*No objection*

**02/2022/0362 Caerfallen, Ruthin**

Proposed single storey side /rear extension with renovation and internal alterations.

*No objection*

**02/2022/0363 Caerfallen, Ruthin**

Proposed single storey side /rear extension with renovation and internal alterations (Listed Building application)

*No objection*

**02/2022/0383 53 Erw Goch Ruthin**

Erection of a first floor extension and associated works

*No objection*

**02/2022/0033 Former Bowling Green and Tennis Court rear of The Bungalow Castle Street, Ruthin**

Erection of a detached dwelling and associated works

Members noted that additional information had been submitted in support of this application, specifically in relation to landscaping, heritage impact statement and images. An invitation to attend a site visit by the Town Council had been received from the Owner. The Planning Committee considered that its previous comments on the application had been answered within the additional information submitted. Given this position, the Committee did not feel that a site visit was necessary.

*No objection – but commented that the height of the laurel plants be maintained at the level outlined (3-4ft).*

**212. NOTICE OF PROPOSED APPLICATION FOR PROPOSED DEVELOPMENT AT LAND SOUTH OF RHOS STREET, RUTHIN**

Members considered the detailed submission by Grimster Planning on behalf of their client, Medra, which accompanied a formal notice [issued under Articles 2C and 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012] of an intention to apply for planning permission to Denbighshire County Council for proposed development at Land south of Rhos Street, Ruthin. A link to the details of the plans and other supporting documents had been sent to the Planning and Development Committee Members. A request had been made by the Clerk for a representative of the Grimster Planning or Medra to be in attendance at the Planning and Development Committee meeting, as per their offer, but unfortunately a representative was unable to attend. Committee members considered the information submitted, which was comprehensive and detailed. Additionally, correspondence from a resident of Rhos Street, raising concerns about access and traffic, was noted.

The Committee stated that, whilst it was regrettable that the former Rhos Street School building did not merit being listed by CADW, it was difficult to object to the redevelopment of a brownfield site for affordable housing. It was noted that there were ongoing discussions with Denbighshire County Council and the Trunk Road Agency and it was further noted that the Trunk Road was the narrowest in Wales, and as such careful consideration was needed as the application advanced.

**RESOLVED:** *that no objection be raised, at this stage, by the Town Council to the notice of proposed application for proposed development at Land south of Rhos Street, Ruthin.*

**213. RETIRING MEMBER ADDRESS**

Councillor Ken Hawkins stated that he was retiring from Ruthin Town Council after almost 30 years' service. He thanked his fellow members and the Town Clerks who had been in post during his tenure as a Town Councillor and wished the New Council well.

**214. DATE OF THE NEXT MEETING**

**RESOLVED:** *that the date of the next meeting will be Monday, 13 June at 7.00pm.*