

CYNGOR TREF RHUTHUN
RUTHIN TOWN COUNCIL



[DRAFT] Minutes of the **Planning and Development Committee** meeting held in a hybrid format on **Monday, 14 November 2022 at 7:00p.m**

PRESENT: Councillors Jabez Redfern Oakes, Dafydd Hughes, Rosie Hughes-Anderson, Menna Jones, Ian Lewney, Anne Roberts and Heather Williams.
Sian Clark – Town Clerk and Marian Rees - Translator

34. APOLOGIES FOR ABSENCE

None.

35. DECLARATION OF INTERESTS

Councillor Menna Jones declared a personal in item 6 (minute 39) 02/2022/0895 Land between 5 & 6 Tan Y Castell, Dog Lane, Ruthin as she resided in the same cul de sac.

36. MINUTES OF THE PREVIOUS MEETING

The minutes of the previous meeting held on 10 October 2022 were confirmed as correct.

RESOLVED: *that the minutes of the Planning and Development Committee meeting held on 10 October 2022 were confirmed as correct.*

37. MATTERS ARISING

Item 31: Planning Decisions – The Clerk advised the Committee that she had sought a response from HSBC via the local branch.

38. 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.*

39. A: PLANNING APPLICATIONS

The Committee considered the following applications for planning permission submitted by Denbighshire County Council for observations as outlined in the agenda and additional agenda.

RESOLVED: *that there was **no objection** to the following applications:*

02/2022/0718 14-16 Borthyn, Ruthin

Change of use of ground floor shop (Use Class A1) to form additional living accommodation for existing dwelling.

Members noted that a member of the public had objected to the proposed loss of retail space, however the property had been marketed for sale for a significant period of time.

Members were of the view that the application satisfied the provisions of the Local Development Plan and did not have any objection to the application.

No objection.

02/2022/0926 MKM Building Supplies, Park Road, Ruthin

Alternations to existing building, erection of a storage building, fencing to form secure

storage area, provision of external display area and associated works.

No objection.

02/2022/0913 57 Erw Goch, Ruthin

Erection of extension to front of dwelling and associated works.

No objection.

02/2022/0933 Hengoed 12 The Park Ruthin

Conversion of garage, erection of first floor dormer extension and associated works

No objection.

RESOLVED: that there was **no objection** to the following application **but concerns raised:**

02/2022/0895 Land between 5 & 6 Tan Y Castell, Dog Lane, Ruthin

Variation of condition no. 1 of planning permission code no. 02/2018/0082 to allow an additional 5 years for commencement of development

Members noted that the original planning permission had been granted in 2013, with an additional 5 year extension given in 2018. During that time the number of invasive, non-native plants had increased from one to four. No maintenance works were believed to have been undertaken on the site since the granting of the original planning permission and the appearance of the site had deteriorated during that time.

Whilst not objecting to the application, the Committee raised the following concerns for consideration by Denbighshire County Council: (a) no reasons given as to why an extension was requested; (b) there had been no development progressed during the extended 5 year period; (c) there was no clarity on pre commencement action; (d) evidence of continued deterioration of the site, including the increase in the number of non-native, invasive plants; and (e) residents and members of the public had serious concerns that the space would continue to deteriorate without intervention by the County Council or site Owner.

No objections to the application – BUT the following concerns were raised for consideration by Denbighshire County Council:

(a) no reasons given as to why an extension was requested;

(b) there had been no development progressed during the extended 5 year period;

(c) there was no clarity on pre commencement action;

(d) evidence of continued deterioration of the site, including the increase in the number of non-native, invasive plants; and

(e) residents and members of the public had concerns that the space would continue to deteriorate without intervention by the County Council or site Owner.

40. TRAINING

Members were advised of forthcoming planning related training available via Planning Aid Wales and encouraged to visit the site, access its useful resources and notify the Clerk should they wish to request attendance or access onto a training course or event. The Clerk requested that each Committee Member advise her upon completion of the online training 'Planning for Start to Finish' which was an introduction to the planning system for Town and Community Councils in Wales and to which all Committee Members had access.

RESOLVED: that the forthcoming Planning Aid Wales training events were noted and that Members notify the Clerk upon completion of the online training 'Planning from Start to Finish'.

41. DATE OF THE NEXT MEETING

RESOLVED: that the date of the next meeting will be Monday, 5 December 2022 at 7.00pm.