

**CYNGOR TREF RHUTHUN  
RUTHIN TOWN COUNCIL**



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Minutes of the **Planning and Development Committee** meeting held in a hybrid approach on **Monday, 4 July 2022 at 7:20p.m**

**PRESENT:** Councillors Jabez Redfern Oakes (Chairman), Menna Jones, Ian Lewney, Anne Roberts and Heather Williams.  
Kate Harcus – Deputy Town Clerk and Marian Rees - Translator

**12. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Ethan Jones.

**13. DECLARATION OF INTERESTS**

Cllr Ian Lewney declared a personal interest in item 17 02/2022/0561 Former Rhos Street School Rhos Street, Ruthin as he was a resident of Rhos Street.

**14. MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting held on 13 June 2022 were confirmed as correct.

**RESOLVED:** *that the minutes of the Planning and Development Committee meeting held on 13 June 2022 were confirmed as correct.*

**15. MATTERS ARISING**

*Item 8: Planning Aid Wales - 'Planning: From Start to Finish':* Confirmation was provided that access to the online planning training had been set up by Planning Aid Wales; the training lasted about two hours.

**16 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.*

**17. PLANNING APPLICATIONS**

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

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

**02/2022/0514 Lllys Awelon School Road Ruthin**

Installation of 5 air source heat pumps and generator including associated compound, hardstanding, electrical enclosure building, caretaker storage compound and associated works.

**No formal objection**, but wished it be noted that the efforts that had been put into the application was appreciated, but that there were concerns about potential noise and appearance. The only note is to please consider the neighbouring residents.

**02/2022/0546 36 Erw Goch Ruthin**

Erection of first floor extension to side of dwelling

**No objection**

**02/2022/0527 Conservative Club 24-26 Well Street, , Ruthin**

Change of use from private members club with ancillary residential apartment to mixed retail, gallery, craft workshop, artists' design studio, visitor facilities, business administration and ancillary residential apartment

**The application was welcomed – no objections**

***RESOLVED that: a formal response on the following application be deferred for further detailed consideration and comments.***

**02/2022/0561 Former Rhos Street School Rhos Street, , Ruthin**

Demolition of existing buildings, structures and site clearance; erection of 20 no. dwellings and associated infrastructure works comprising access, drainage, and open space provision.

The Committee considered the application, which contained 40 files and noted that 4 objections had been received to date. It was commented that comprehensive responses to concerns expressed on the application had been included in the information and that any comments from Ruthin Town Council should be in response to specific planning concerns. Members were reminded that the Planning and Development Committee had previously considered the pre-planning application in May and had invited a representative of Grimster Planning and/or Medra to attend, but unfortunately they were unable to attend. At the meeting in May, the Committee commented 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. The Committee had resolved in May 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.*

It was noted that many comments were being shared on the application via social media.

It was proposed, seconded and agreed that all Planning and Development Committee members digested the comprehensive and detailed information submitted with the application, together with the objections received and social media comments and provide comments, based on planning matters, to the Chairman of the Planning and Development Committee by 10 July, following which a draft response would be circulated.

It was further proposed, seconded and agreed that contact be made with Denbighshire County Council and with Grimster Planning and/or Medra to request a public meeting on the application given its public interest.

***The following applications were not considered by the Committee as they fell outside Ruthin Town boundary.***

**13/2022/0532 Woodlands Hall Caravan Park Llanfwrog Ruthin**

Alterations and extension to provide swimming pool and associated works

**13/2022/0519 Hen Bingley Llanfwrog Ruthin**

Conversion of existing workshop over garage into a holiday unit and extension to existing balcony and stairs

**18. DATE OF THE NEXT MEETING**

***RESOLVED: that the date of the next meeting will be Monday, 12 September 2022 at 7.00pm.***