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To: Chair and Members of the Planning Committee

Date: 10 November 2016

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Dear Councillor

I refer to this agenda for the meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 16 NOVEMBER 2016** in **COUNCIL CHAMBER, COUNTY HALL, RUTHIN** and enclose the following report(s).

Agenda Item No

Late Representations (blue sheet)

Yours sincerely

G Williams
Head of Legal and Democratic Services

MEMBERSHIP

Councillors

Raymond Bartley
Brian Blakeley
Joan Butterfield
Jeanette Chamberlain-Jones
Bill Cowie
Meirick Davies
Stuart Davies
Peter Evans
Huw Hilditch-Roberts
Rhys Hughes
Alice Jones
Pat Jones
Barry Mellor
Bob Murray

Dewi Owens
Merfyn Parry
Pete Prendergast
Arwel Roberts
Anton Sampson
Gareth Sandilands
David Simmons
Bill Tasker
Julian Thompson-Hill
Joe Welch
Cefyn Williams
Cheryl Williams
Huw Williams
Mark Young

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Agenda Annex

PLANNING COMMITTEE

Date - 16th November 2016

ADDENDUM REPORT BY HEAD OF PLANNING AND PUBLIC PROTECTION

AGENDA ORDER, LATE INFORMATION AND AMENDMENTS TO PLANNING COMMITTEE REPORTS

The following sheets are an addendum to the main agenda for the Committee. They set out the order in which items will be taken, subject to the discretion of the Chair, and they provide a summary of information received since the completion of the reports, and matters of relevance to individual items which should be taken into account prior to their consideration.

Where requests for public speaking on individual planning applications have been made, those applications will normally be dealt with at the start of that part of the meeting.

AGENDA FOR THE MEETING

1. APOLOGIES
2. DECLARATIONS OF INTEREST (Pages 9 - 10)
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 11 - 22)

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT
(Item numbers 5 – 8))

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
5	01/2014/1330	North Wales Hospital, Denbigh - planning application	23
6	01/2014/1331	North Wales Hospital, Denbigh – listed building application	95
7	01/2016/0924	Land rear of 4 Lon Wynne between 39 & 41 Ffordd Celyn, Denbigh	129
8	10/2015/0936	Tyn-y-Bedw, Bryneglwys, Corwen	145

AGENDA ITEMS

ITEM No 5 Page 23	Code no. 01/2014/1330/PF Location: North Wales Hospital, Denbigh Proposal: Conversion, restoration, part demolition and adaptation of main range of listed buildings to residential use (34 dwellings), and development of land within the hospital grounds for mixed uses as enabling development, including up to 200 no. residential units and up to 1114 square metres of business units, access and associated works
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LOCAL MEMBERS: Councillors Colin Hughes and Geraint Lloyd Williams

OFFICER RECOMMENDATION IS TO GRANT

ADDENDUM REPORT

Members were offered a short factual briefing on the planning and listed building applications by Officers in Caledfryn, Denbigh at 12 noon on the 9th November. The purpose of the briefing was to inform Members of the main elements of the applications and the issues arising.

In attendance were:

Councillors Ray Bartley, Joan Butterfield, Jeanette Chamberlain Jones, Bill Cowie, Meirick Davies, Martyn Holland, Barry Mellor, David Simmons, Pete Prendergast, David Smith, Bill Tasker, Cefyn Williams, Mark Young, Pat Jones, Brian Blakeley.

Apologies were received from Councillors Alice Jones, Gwyneth Kensler, Joseph Welch, and Colin Hughes.

Officers in attendance were: Graham Boase, Paul Mead, Ian Weaver

Members raised questions over a number of aspects of the proposals, including:

- Confirmation that a mechanism could be built into any Section 106 Obligation to ensure surplus funds from the disposal of land at the later phases would be put back into the retention of additional buildings / improvements to infrastructure and restoration of the grounds
- The publicity given to the application
- The role of CADW in the process
- Confirmation that infrastructure costs would have to be met by the developers
- Clarification of matters specific to the Compulsory Purchase Order process

ITEM No 6 Page 95	Code no. 01/2014/1331/LB Location: North Wales Hospital, Denbigh Proposal: Proposed works on main range buildings including partial demolition and reconstruction, and demolition of buildings to rear and north of main range (Listed Building application)
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LOCAL MEMBERS: Councillors Colin Hughes and Geraint Lloyd Williams

OFFICER RECOMMENDATION IS TO GRANT

No late information

<p>ITEM No 7 Page 129</p>	<p>Code no. 01/2016/0924</p> <p>Location: Land rear of 4 Lon Wynne between 39 & 41 Ffordd Celyn, Denbigh</p> <p>Proposal: Details of appearance and landscaping submitted in accordance with condition number 1 of outline planning permission 01/2013/0969 (reserved matters application)</p>
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LOCAL MEMBERS: Councillors Ray Bartley (c) and Mark Young (c)

OFFICER RECOMMENDATION IS TO APPROVE

No late information.

<p>ITEM No 8 Page 145</p>	<p>Code no. 10/2015/0936</p> <p>Location: Tyn-y-Bedw, Bryneglwys, Corwen</p> <p>Proposal: Variation of Conditions 2 and 3 of outline planning permission 10/2012/0610 to allow extension of time for submission of reserved matters and date of commencement of development</p>
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LOCAL MEMBER: Councillor Hugh Evans

OFFICER RECOMMENDATION IS TO GRANT

No late information.

SPECIAL REPORTS

ITEM 9 Page 159

Draft Site Development Brief: Upper Denbigh Sites

To consider a report recommending members approve the draft Site Development Brief for the allocated sites and the accompanying Strategic Environmental Assessment screening document for public consultation.

ITEM 10 Page 201

Final Supplementary Planning Guidance Note - Planning Obligations

To consider a report recommending adoption of the draft Supplementary Planning Guidance Note: Planning Obligations in line with proposed amendments for use in determination of planning applications.

ITEM 11 Page 273

Draft Supplementary Planning Guidance Note: Recreational Public Open Space

To consider a report recommending members approve the draft Supplementary Planning Guidance document 'Recreational Open Space' for public consultation.

ADDITIONAL INFORMATION ITEM (White sheets)

POOL PARK, RUTHIN

To receive a short update report confirming the release of the planning permission for developments at Pool Park.