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To: Members of the Planning Committee Date: 15 June 2023

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Dear

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **10.30 am** on **WEDNESDAY, 21 JUNE 2023** in **COUNCIL CHAMBER, COUNTY HALL, RUTHIN AND BY VIDEO CONFERENCE.**

LATE REPS

Yours sincerely

G. Williams
Monitoring Officer

MEMBERSHIP

Ellie Chard
Karen Edwards
Gwyneth Ellis
James Elson
Chris Evans
Jon Harland
Huw Hilditch-Roberts
Alan James
Delyth Jones
Julie Matthews
Terry Mendies

Raj Metri
Win Mullen-James
Merfyn Parry
Arwel Roberts
Gareth Sandilands
Peter Scott
Andrea Tomlin
Cheryl Williams
Elfed Williams
Mark Young

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PLANNING COMMITTEE

Date – 21st JUNE 2023

ADDENDUM REPORT BY HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE SERVICES

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. 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
3. URGENT MATTERS AS AGREED BY THE CHAIR
4. MINUTES (Pages 7 - 14)
5. APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (Items 5 - 6)
6. OTHER MATTERS (Items 7)

ORDER OF APPLICATIONS

PART 1

	Application no.	Location	Page
Public Speaker items			
Non-Speaker items			
5	09/2022/1080	LAND OPPOSITE PORTH Y WAEN, ABERWHEELER	15
6	45/2022/0644	30 BEDFORD STREET, RHYL	49
Other matters			

7	N/A	MONA OFFSHORE WINDFARM NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT – PRE APPLICATION CONSULTATION RESPONSE	75
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PUBLIC SPEAKER ITEMS

NONE

NON-SPEAKER ITEMS

Item No.5 – Page 15

Code No: 09/2022/1080/PF

Location: Land opposite Porth y Waen, Aberwheeler, Denbigh

Proposal: Change of use of agricultural land to form community amenity land, formation of new vehicular access and parking and associated works – AGREEMENT OF PROPOSED CONDITIONS

LOCAL MEMBER(S): Cllr Merfyn Parry (c)

Additional Information – None.

Officer Note – None.

Item No.6 – Page 49

Code No: 45/2022/0644/PF

Location: 30 Bedford Street, Rhyl

Proposal: Change of use of offices to form a dwelling – AGREEMENT OF PROPOSED CONDITIONS

LOCAL MEMBER(S): Cllr Joan Butterfield
Cllr Alan James (c)

Addendum report – None.

Late representation received – None.

Additional Information – None.

Officer Note – On review of the debate it is clear that members wished to support the proposal as it would provide housing within the area. Having regard to the recent changes to the use class order, Officers consider it prudent to impose an additional condition which prevents the dwelling becoming a holiday let, without the further grant of planning permission.

In addition, it is proposed to attach a Note to Applicant advising the applicants to consider putting flood mitigation/proofing measures in place.

Additional Condition –

3. The building, 30 Bedford Street, shall be used solely as a C3(a) dwelling and for no other purpose (including any other purpose in class C of the schedule to the Town and Country Planning (Use Classes) Order 1987(amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification).

Reason: To ensure that the proposal provides a dwelling for the community.

Additional Note to Applicant –

You are advised to consider incorporating flood protection measures into the building, and signing up to Natural Resources Wales Flood Warning system. Further details on how to protect your property from flooding and how to prepare for a flood can be found here:

<https://naturalresources.wales/flooding/preparing-for-a-flood/?lang=en>

OTHER MATTERS

Item No.8 – Page 75

Code No: N/A

Location: N/A

Proposal: MONA OFFSHORE WINDFARM NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECT – PRE APPLICATION CONSULTATION RESPONSE

Officer recommendation is that Members approve the submission of the Council's consultation formal response as set out in Appendix 1.

No additional information.

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