

To: Members of the Planning Committee    Date: 9 October 2014  
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Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **9.30 am** on **WEDNESDAY, 15 OCTOBER 2014** in the **COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G Williams  
Head of Legal and Democratic Services

## **AGENDA**

### **1 APOLOGIES**

### **2 DECLARATIONS OF INTEREST**

Members to declare any personal or prejudicial interests in any business identified to be considered at this meeting.

### **3 URGENT MATTERS AS AGREED BY THE CHAIR**

Notice of items which, in the opinion of the Chair, should be considered at the meeting as a matter of urgency pursuant to Section 100B(4) of the Local Government Act, 1972.

### **4 MINUTES (Pages 11 - 32)**

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 10 September 2014 (copy attached).

## **APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 12) -**

### **5 APPLICATION NO. 06/2014/0996/PF - OROR FARM, GWYDDELWERN, CORWEN (Pages 33 - 46)**

To consider an application for the erection of agricultural cattle shed, feed silo and handling facilities at Oror Farm Gwyddelwern, Corwen (copy attached).

**6 APPLICATION NO. 15/2014/0888/PF - LAND ADJOINING CANOL Y CAE, VILLAGE ROAD, ERYRYS, MOLD (Pages 47 - 62)**

To consider an application for the erection of agricultural building for storage and stock shelter at land adjoining Canol Y Cae, Village Road, Eryrys, Mold (copy attached).

**7 APPLICATION NO. 19/2014/0702/PFT - MAES TRUAN, LLANELIDAN, RUTHIN (Pages 63 - 86)**

To consider an application for installation of a wind turbine 30.5m hub height and 45.07m to blade tip, control box and associated works at Maes Truan, Llanellidan, Ruthin (copy attached).

**8 APPLICATION NO. 31/2013/1079/PFHY - LAND AT ELWY MEADOWS, LOWER DENBIGH ROAD, ST. ASAPH (Pages 87 - 104)**

To consider an application for installation of micro hydro electric scheme at land at Elwy Meadows, Lower Denbigh Road, St. Asaph (copy attached).

**9 APPLICATION NO. 41/2013/0857/PF - DINORBEN ARMS PUBLIC HOUSE, BODFARI, DENBIGH (Pages 105 - 124)**

To consider an application for change of use and conversion, with partial demolition, of former public house to form 1 No. dwelling and erection of detached garage at rear at Dinorben Arms Public House, Bodfari, Denbigh.

**10 APPLICATION NO. 41/2013/0858/LB - DINORBEN ARMS PUBLIC HOUSE, BODFARI, DENBIGH (Pages 125 - 142)**

To consider a listed building application for conversion, partial demolition and alterations of former public house to form 1 dwelling with new detached garage at rear of Dinorben Arms Public House, Bodfari, Denbigh (copy attached).

**11 APPLICATION NO. 43/2014/0906/AD - 79 HIGH STREET, PRESTATYN (Pages 143 - 148)**

To consider an application for the installation of 2 externally illuminated fascia signs and 1 no. externally illuminated projecting sign at 79 High Street, Prestatyn (copy attached).

**12 APPLICATION NO. 46/2014/0710/PF - GWYLFA, BRONWYLFA SQUARE, ST. ASAPH (Pages 149 - 162)**

To consider an application for change of use of Class A1 shop to Class A3 restaurant and takeaway at Gwylfa, Bronwylfa Square, St. Asaph (copy attached).

**13 ADOPTION OF DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE: 'PARKING REQUIREMENTS IN NEW DEVELOPMENTS'** (Pages 163 - 206)

To consider a report (copy attached) recommending adoption of the draft Supplementary Planning Guidance 'Parking Requirements in New Developments' in line with the proposed amendments for the determination of future planning applications and appeals.

**14 HOT FOOD TAKEAWAYS SUPPLEMENTARY PLANNING GUIDANCE - CONSULTATION DRAFT** (Pages 207 - 220)

To consider a report (copy attached) recommending members agree the draft SPG on hot food takeaways as a basis for public consultation.

**15 POSITION STATEMENT: MINERALS LANDBANK IN DENBIGHSHIRE** (Pages 221 - 226)

To consider a report (copy attached) recommending members agree a position statement in light of the publication of the Regional Technical Statement 1st Review and Clarification Letter CL-04-14 to demonstrate Denbighshire's commitment to contributing towards demand for minerals.

**16 PLANNING COMPLIANCE CASE UPDATE** (Pages 227 - 238)

To consider a report (copy enclosed) updating members on planning compliance cases.

**MEMBERSHIP**

**Councillors**

Raymond Bartley (Chair)

Win Mullen-James (Vice-Chair)

Ian Armstrong  
Joan Butterfield  
Jeanette Chamberlain-Jones  
Bill Cowie  
Ann Davies  
Meirick Davies  
Richard Davies  
Stuart Davies  
Peter Evans  
Huw Hilditch-Roberts  
Colin Hughes  
Rhys Hughes  
Alice Jones  
Pat Jones

Margaret McCarroll  
Bob Murray  
Peter Owen  
Dewi Owens  
Merfyn Parry  
Paul Penlington  
Arwel Roberts  
David Simmons  
Bill Tasker  
Julian Thompson-Hill  
Joe Welch  
Cefyn Williams  
Cheryl Williams  
Huw Williams

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