

To: Members of the Planning Committee Date: 3 December 2015
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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, 9 DECEMBER 2015** in the **COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G Williams
Head of Legal and Democratic Services

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST (Pages 11 - 12)

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 13 - 20)

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 11 November 2015 (copy attached).

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

5 APPLICATION NO. 25/2015/0636/ PFWF - LAND EAST OF LLYN BRENIG, NANTGLYN (Pages 21 - 88)

To consider an application for construction and operation of a wind farm comprising of sixteen wind turbines along with transformers, access tracks, on-site switchgear and metering building, two anemometry towers and associated construction and operation infrastructure (revised scheme partially implemented under planning permission reference 25/2007/0565) at land east of Llyn Brenig, Nantglyn(copy attached).

6 APPLICATION NO. 12/2015/0656/PFT - LAND ADJACENT TO CLOCAENOG FOREST, WEST OF TAN Y CREIGIAU, CLAWDDNEWYDD, RUTHIN (Pages 89 - 114)

To consider an application for installation of single wind turbine with associated access track, foundation, crane hard standing and equipment housing cabinet at land adjacent to Clocaenog Forest, West of Tan y Creigiau, Clawddnewydd, Ruthin (copy attached).

7 APPLICATION NO. 40/2015/0199/PF - LAND AT BODELWYDDAN CASTLE, ENGINE HILL, BODELWYDDAN, RHYL (Pages 115 - 130)

To consider an application for construction of replica WW1 trenches at land at Bodelwyddan Castle, Engine Hill, Bodelwyddan, Rhyl (copy attached).

8 APPLICATION NO. 42/2015/0237/PF - FORMER ANGLIA BUILDER'S YARD & ADJACENT CAR PARKS, NEWMARKET ROAD, DYSERTH, RHYL (Pages 131 - 186)

To consider an application for conversion of offices/workshops to provide 19 self-contained apartments. (ii) Erection of block of 6 self-contained apartments (including 2 Affordable Units). (iii) Erection of 13 Employment Starter Units. (iv) Provision of Associated Car Parking, amenity and recreation space at former Anglia Builder's Yard, Newmarket Road, Dyserth, Rhyl (copy attached).

9 APPLICATION NO. 43/2014/1371/ PF - PLAS DEVA CARAVAN PARK, FFORDD TALARGOCH, MELIDEN, PRESTATYN (Pages 187 - 204)

To consider an application for full planning application for change of use of land for siting of 26 park homes including access, car parking and associated works, and erection of 17 dwellings and conversion of existing buildings into 2 dwellings at Plas Deva Caravan Park, Ffordd Talargoch, Meliden, Prestatyn (copy attached).

10 APPLICATION NO. 43/2015/0985/PF - 96 HIGH STREET, PRESTATYN (Pages 205 - 216)

To consider an application for change of use of ground floor to use class A3 restaurant and conversion of upper floors to 3 self contained flats at 96 High Street, Prestatyn (copy attached).

11 APPLICATION NO. 45/2015/0359/PF - LAND ADJOINING 53 BRIGHTON ROAD, RHYL (Pages 217 - 230)

To consider an application for erection of 8 apartments, alterations to existing access arrangements and removal of 7 trees subject to a Tree Preservation Order at land adjoining 53 Brighton Road, Rhyl (copy attached).

12 APPLICATION NO. 46/2015/0765/PF - LAND AT BOD ERW HOTEL, THE ROE, ST. ASAPH (Pages 231 - 242)

To consider an application for change of use of land for the siting of secure storage units at land at Bod Erw Hotel, The Roe, St. Asaph (copy attached).

13 REPORT TO SEEK A RESOLUTION ON CONDITIONS TO BE ATTACHED TO PLANNING PERMISSION 07/2015/0414/PFT - TYFOS, LLANDRILLO, CORWEN (Pages 243 - 290)

To consider a report detailing proposed conditions to be attached to the planning permission for a single wind turbine at Tyfos, Llandrillo, Corwen which was granted at the November 2015 meeting of the Planning Committee (copy attached).

14 S106 LEGAL AGREEMENT TERMS AND UPDATE PLANNING CONDITIONS FOR OUTLINE PLANNING APPLICATION 40/2013/1585/PO, LAND EAST OF BODELWYDDAN (Pages 291 - 418)

To consider a report detailing the Heads of Terms for the proposed S.106 legal agreement for the Bodelwyddan Key Strategic Site (KSS) (copy attached).

MEMBERSHIP

Councillors

Raymond Bartley (Chair)

Win Mullen-James (Vice-Chair)

Ian Armstrong
Brian Blakeley
Joan Butterfield
Jeanette Chamberlain-Jones
Bill Cowie
Meirick Davies
Richard Davies
Stuart Davies
Peter Evans
Huw Hilditch-Roberts
Rhys Hughes
Alice Jones
Pat Jones
Barry Mellor

Bob Murray
Peter Owen
Dewi Owens
Merfyn Parry
Pete Prendergast
Arwel Roberts
Anton Sampson
David Simmons
Bill Tasker
Julian Thompson-Hill
Joe Welch
Cefyn Williams
Cheryl Williams
Huw Williams

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