

To: Chair and Members of the Planning Committee

Date: 14 January 2016

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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, 20 JANUARY 2016** 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 9 - 10)**

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 - 20)**

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 9 December 2015 (copy attached).

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

### **5 APPLICATION NO. 09/2015/1121/PF - OUTBUILDINGS AT EFAL Y WAEN, BODFARI, DENBIGH (Pages 21 - 36)**

To consider an application for conversion of redundant agricultural building to form 3 holiday let accommodation units, demolition of steel portal farm building and installation of a package treatment plant at Outbuildings at Efail y Waen, Bodfari, Denbigh (copy attached).

**6 APPLICATION NO. 18/2015/0887/PF - PENTRE MAWR COUNTRY HOUSE HOTEL, LLANDYRNOG, DENBIGH (Pages 37 - 66)**

To consider an application for change of use of part of listed building and part of courtyard for weddings and other functions in association with existing hotel business, including erection of detached marquee and covered timber walkway within courtyard and use of paddock as overspill parking area (partly in retrospect) at Pentre Mawr Country House Hotel, Llandyrnog, Denbigh (copy attached).

**7 APPLICATION NO. 18/2015/0888/LB - PENTRE MAWR COUNTRY HOUSE HOTEL, LLANDYRNOG, DENBIGH (Pages 67 - 88)**

To consider a listed building application for conversion of part of listed building and part of courtyard for weddings and other functions in association with existing hotel business, including erection of detached marquee and covered timber walkway within courtyard at Pentre Mawr Country House Hotel, Llandyrnog, Denbigh (copy attached).

**8 APPLICATION NO. 18/2015/0327/PS - PENTRE MAWR COUNTRY HOUSE HOTEL, LLANDYRNOG, DENBIGH (Pages 89 - 102)**

To consider an application for variation of condition no. 12 of planning permission code no. 18/2014/0793 to permit use of part of courtyard for wedding functions at Pentre Mawr Country House Hotel, Llandyrnog, Denbigh (copy attached).

**9 APPLICATION NO. 23/2015/0889/PF - LAND AT BRYN GLAS DEPOT, SARON, DENBIGH (Pages 103 - 118)**

To consider an application for highway improvement works on B4501 at land at Bryn Glas Depot, Saron, Denbigh (copy attached).

**10 APPLICATION NO. 45/2015/0468/PO - FORMER THORPE ENGINEERING AND DESIGN SITE, FFORDD DERWEN, RHYL (Pages 119 - 138)**

To consider an application for development of 0.29ha of land by the demolition of redundant factory unit and construction of a church and community centre (outline application including access) at Former Thorpe Engineering and Design Site, Ffordd Derwen, Rhyl (copy attached).

**11 APPLICATION NO. 45/2015/0780/PR - OCEAN BEACH SITE, WELLINGTON ROAD, RHYL (Pages 139 - 164)**

To consider an application for details of appearance, landscaping, layout and scale of phase 1 of mixed-use redevelopment scheme incorporating the development of 2 no. blocks containing retail uses (bulky goods, food and non-food) and leisure uses; a detached 54 bed hotel, 2 no. substations, car parking and other ancillary works submitted in accordance with condition number 1 of outline planning permission 45/2013/1510 (Reserved Matters Application) at Ocean Beach Site, Wellington Road, Rhyl (copy attached).

**12 APPLICATION NO. 46/2015/0969/PF - FORMER PILKINGTON SPECIAL GLASS SITE, GLASCOED ROAD, ST. ASAPH (Pages 165 - 176)**

To consider an application for construction of a new access and alterations to existing access at Former Pilkington Special Glass Site, Glascoed Road, St. Asaph (copy attached).

**MEMBERSHIP**

**Councillors**

Raymond Bartley (Chair)

Win Mullen-James (Vice-Chair)

Ian Armstrong

Bob Murray

Brian Blakeley

Peter Owen

Joan Butterfield

Dewi Owens

Jeanette Chamberlain-Jones

Merfyn Parry

Bill Cowie

Pete Prendergast

Meirick Davies

Arwel Roberts

Richard Davies

Anton Sampson

Stuart Davies

David Simmons

Peter Evans

Bill Tasker

Huw Hilditch-Roberts

Julian Thompson-Hill

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