

To: Members of the Planning Committee Date: 10 February 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, 17 FEBRUARY 2016** in **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G Williams
Head of Legal and Democratic Services

AGENDA

PART 1 - THE PRESS AND PUBLIC ARE INVITED TO ATTEND THIS PART OF THE MEETING

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 - 22)

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 20 January 2016 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 14) -

5 APPLICATION NO. 06/2014/1436 - HENDRE BRYN CYFFO, GWYDDELWERN, CORWEN (Pages 23 - 50)

To consider an application for Installation of a single Endurance X29 wind turbine with associated access track, crane hardstanding, foundation and meter house at land at Hendre Bryn Cyffo, Gwyddelwern, Corwen (copy attached).

6 APPLICATION NO. 14/2015/0854 - FOEL UCHAF, CYFFYLLIOG, RUTHIN (Pages 51 - 82)

To consider an application for Installation of 2 wind turbines (hub height 24.8m, ground to blade tip height 36.6m) associated equipment housing and access tracks at Land at Foel Uchaf, Cyffylliog, Ruthin (copy attached).

7 APPLICATION NO. 18/2015/1146 - HIGHFIELD PARK, LLANGWYFAN, DENBIGH (Pages 83 - 96)

To consider an application for Variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow 2 no. access points to remain open at Highfield Park, Llangwyfan, Denbigh (copy attached).

8 APPLICATION NO. 25/2015/1164 - LAND AT EAST OF LLYN BRENIG (Pages 97 - 110)

To consider an application for Variation of condition number 3 of planning permission ref 25/2007/0565 to allow turbine number 12 and relevant spur road to be permitted a 30m micro-siting allowance and turbine 14 and relevant spur road to be permitted a 49m micro-siting allowance at Land East of Llyn Brenig Nantglyn (copy attached).

9 APPLICATION NO. 40/2015/1150 - TY FRY INN, TY FRY LANE, BODELWYDDAN (Pages 111 - 118)

To consider an application for Variation of condition No. 3 of planning permission Code No. 40/2014/1445/PF to read "deliveries shall not be taken at or dispatched from the site, including the handling and collection of waste and other activity within the service area, outside the hours of 07:00hrs and 21:00hrs Monday to Friday, 07:00hrs - 20:00hrs Saturdays and 09:00hrs - 18:00hrs Sundays and Bank Holidays" at Land at Ty Fry Inn, Ty Fry Lane, Bodelwyddan (copy attached).

10 APPLICATION NO. 43/2015/1120 - 72 GRONANT ROAD, PRESTATYN (Pages 119 - 130)

To consider an application for Felling of 1 horse chesnut tree subject to a Tree Preservation Order at land at 72 Gronant Road, Prestatyn (copy attached).

11 APPLICATION NO. 44/2015/1075 - TIRIONFA, RHUDDLAN (Pages 131 - 144)

To consider an application for Development of 3.39 hectares of land for residential development (outline application - all matters reserved) at Land east of Tirionfa, Rhuddlan, Rhyl (copy attached).

12 APPLICATION NO. 45/2015/1182 - 29 VEZEY STREET, RHYL (Pages 145 - 152)

To consider an application for Variation of condition 3 imposed on planning permission 45/2013/0828 to allow an increase in the hours of use to:
06:00 - 20.30 Monday to Friday (currently 08:00 - 20:00)
07:00 - 14:00 Saturday (currently 08:00 - 14:00)
08:00 - 14:00 Sundays (as existing)
at 29 Vezey Street, Rhyl (copy attached).

13 APPLICATION NO. 46/2015/0984 - LAND OFF CWTTIR LANE, ST. ASAPH (Pages 153 - 168)

To consider an application for Construction of 16MW power generating plant building including ancillary equipment and new access at Land off Cwttir Lane St Asaph (copy attached).

14 APPLICATION NO. 47/2015/1174 - 11 LLYS Y TYWYSOG, TREMEIRCHION (Pages 169 - 184)

To consider an application for Erection of balcony to rear of dwelling at 11 Llys Y Tywysog, Tremeirchion, St Asaph (copy attached).

15 SITE DEVELOPMENT BRIEF: CAE FFYDDION, DYSERTH - ADOPTION OF FINAL DOCUMENT (Pages 185 - 338)

To inform Members of comments received in response to the public consultation on the draft Site Development Brief for Cae Ffyddion, Dyserth and to seek Members' approval of the Development Brief with proposed changes (copy attached).

16 REPORT ISSUED UNDER SECTION 21 OF THE PUBLIC SERVICES OMBUDSMAN (WALES) ACT 2005 (Pages 339 - 342)

Report issued under Section 21 of the Public Services Ombudsman (Wales) Act 2005 (Case Reference: 201400990) (copy attached).

PART 2 - CONFIDENTIAL ITEMS

EXCLUSION OF PRESS AND PUBLIC

It is recommended in accordance with Section 100A (4) of the Local Government Act, 1972, that the Press and Public be excluded from the meeting during consideration of the following item(s) of business because it is likely that exempt information as defined in Paragraphs 12, 13, 14, 16 and 18a of Part 4 of Schedule 12A of the Act would be disclosed.

**17 REPORT ISSUES UNDER SECTION 21 OF THE PUBLIC SERVICES
OMBUDSMAN (WALES) ACT 2005**

Report issued under Section 21 of the Public Services Ombudsman (Wales)
Act 2005 (Case Reference: 201400990) (copy to follow).

MEMBERSHIP

Councillors

Councillor Raymond Bartley (Chair)

Councillor 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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