

To: Members of the Planning Committee    Date: 14 June 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, 22 JUNE 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 - 18)**

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 18 May 2016 (copy attached).

## **APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 11) -**

**5 APPLICATION NO. 01/2016/0239 - WM MORRISON SUPERMARKETS PLC., DENBIGH** (Pages 19 - 28)

To consider an application for Variation of condition number 10 of planning permission ref 01/867/97 to read 'The delivery of goods to the store shall be restricted to hours between 05:00 - 23:00 daily and delivery of goods to the petrol filling station and kiosk shall be restricted to hours between 06:30 and 22:00 daily' at Wm Morrison Supermarkets Plc., Smithfield Road, Denbigh (copy attached).

**6 APPLICATION NO. 03/20160063 - ROSS NEWYDD, ABBEY ROAD, LLANGOLLEN** (Pages 29 - 44)

To consider an application for erection of first floor extension at Ross Newydd, Abbey Road, Llangollen (copy attached).

**7 APPLICATION NO. 09/2016/0205 - EFAIL Y WAEN, BODFARI** (Pages 45 - 56)

To consider an application for the erection of agricultural building at land adjacent to Efail y Waen, Bodfari (copy attached).

**8 APPLICATION NO. 41/2015/1229 - THE WARREN, MOLD ROAD, BODFARI** (Pages 57 - 70)

To consider an application for variation of condition number 2(a) of planning permission 41/2010/1177/PF restricting woodland based education and training centre use to a maximum of 300 days in any calendar year at Warren Woods Ltd. The Warren, Mold Road, Bodfari, Denbigh (copy attached).

**9 APPLICATION NO. 44/2016/0200 - LAND AT MARSH ROAD, RHUDDLAN** (Pages 71 - 96)

To consider an application for erection of foodstore (Class 1A) at (Rhuddlan Triangle) Land at Marsh Road, Rhuddlan (copy attached).

**10 APPLICATION NO. 46/2016/0198 - TALARDY PARK HOTEL, THE ROE, ST. ASAPH** (Pages 97 - 114)

To consider an application for felling of 1 No. Horse Chestnut tree annexed to the Talardy Hotel Tree Preservation Order 1975 ref A1 at Talardy Park Hotel, The Roe, St. Asaph (copy attached).

**11 APPLICATION NO. 47/2016/0186 - CASTELL, WAEN, ST. ASAPH** (Pages 115 - 128)

To consider an application for alterations to existing vehicular access at Castell, Waen, St. Asaph (copy attached).

**12 DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE: RESIDENTIAL DEVELOPMENT - CONSULTATION DOCUMENT (Pages 129 - 174)**

To consider a report recommending that Members approve the draft Supplementary Planning Guidance "Residential Development" as a basis for public consultation (copy attached).

**13 DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE: PLANNING OBLIGATIONS - CONSULTATION DOCUMENT (Pages 175 - 226)**

To consider a report recommending that members approve the draft Supplementary Planning Guidance "Planning Obligations" as a basis for public consultation (copy attached).

**MEMBERSHIP**

**Councillors**

Councillor Raymond Bartley (Chair)

Councillor Bill Cowie (Vice-Chair)

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

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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