

To: Members of the Planning Committee    Date: 18 July 2016  
Direct Dial: 01824 712568  
e-mail: democratic@denbighshire.gov.uk

Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **9.30 AM** on **WEDNESDAY, 27 JULY 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**

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 22 June 2016 (copy attached).

## **APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 8) -**

### **5 APPLICATION NO.08/2016/0487 - TYN Y WERN, CORWEN (Pages 19 - 32)**

To consider an application for re-roofing and installation of roof lights to outbuilding at Tyn Y Wern, Corwen (copy attached).

**6 APPLICATION NO. 16/2016/0545 - LLANBEDR HALL, LLANBEDR DYFFRYN CLWYD, RUTHIN (Pages 33 - 50)**

To consider an application for the demolition of Llanbedr Hall and erection of 11 dwellings at Llanbedr Hall, Llanbedr Dyffryn Clwyd (copy attached).

**7 APPLICATION NO. 18/2016/0400 - LAND ADJACENT TO MAES LLAN, LLANDYRNOG, DENBIGH (Pages 51 - 70)**

To consider an application for the development of 1.74ha of land by the erection of 40 no. dwellings and associated works (outline application including access and layout) at land adjacent to Maes Llan, Llandyrnog (copy attached).

**8 APPLICATION NO. 18/2016/0599 - HIGHFIELD PARK, LLANGWYFAN (Pages 71 - 86)**

To consider an application for the variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow accesses 'C' and 'D' to remain open subject to mitigation measures at Highfield Park, Llangwyfan, Denbigh (copy attached).

**9 DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE: TREES AND LANDSCAPING (Pages 87 - 122)**

To consider a report recommending that Members approve the draft Supplementary Planning Guidance "Trees and Landscaping" for use in the determination of planning applications (copy attached).

**10 DRAFT SUPPLEMENTARY PLANNING GUIDANCE NOTE - CONSERVATION AND ENHANCEMENT OF BIODIVERSITY (Pages 123 - 164)**

To consider a report recommending that Members approve the draft Supplementary Planning Guidance "Conservation and Enhancement of Biodiversity" for use in the determination of planning applications (copy attached).

## **MEMBERSHIP**

### **Councillors**

Councillor Raymond Bartley (Chair)

Councillor Bill Cowie (Vice-Chair)

Brian Blakeley  
Joan Butterfield  
Jeanette Chamberlain-Jones  
Meirick Davies  
Stuart Davies  
Peter Evans  
Huw Hilditch-Roberts  
Rhys Hughes  
Alice Jones

Merfyn Parry  
Pete Prendergast  
Arwel Roberts  
Anton Sampson  
Gareth Sandilands  
David Simmons  
Bill Tasker  
Julian Thompson-Hill  
Joe Welch

Pat Jones  
Barry Mellor  
Bob Murray  
Dewi Owens

Cefyn Williams  
Cheryl Williams  
Huw Williams  
Mark Young

**COPIES TO:**

All Councillors for information  
Press and Libraries  
Town and Community Councils