

To: Chair and Members of the Planning Committee

Date: 9 March 2017

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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, 15 MARCH 2017** in **DENBIGH TOWN HALL, DENBIGH.**

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 - 14)

To confirm the accuracy of the minutes of the Planning Committee meeting held on 8 February 2017 (copy attached).

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

5 APPLICATION NO. 01/2016/0374/PF - LAND AT CAE TOPYN, OFF OLD RUTHIN ROAD, FFORDD EGLWYSWEN, DENBIGH (Pages 15 - 62)

To consider an application for erection of 75 no. dwellings, together with associated roads, open space and related works at Land at Cae Topyn, off Old Ruthin Road, Ffordd Eglwyswen, Denbigh (copy attached).

6 APPLICATION NO. 01/2016/1241/PF - SITE OF FORMER DENBIGH TECHNOLOGY AND VOCATIONAL EDUCATION CENTRE, MIDDLE LANE, DENBIGH (Pages 63 - 88)

To consider an application for demolition of existing buildings and redevelopment of land by the erection of 70 extra care apartments, community living unit, construction of new vehicular and pedestrian accesses, alteration of existing vehicular access and hard and soft landscaping at Site of former Denbigh Technology And Vocational Education Centre, Middle Lane, Denbigh (copy attached).

7 APPLICATION NO. 01/2016/1243/CA - SITE OF FORMER DENBIGH TECHNOLOGY AND VOCATIONAL EDUCATION CENTRE, MIDDLE LANE, DENBIGH (Pages 89 - 100)

To consider an application for demolition of former school buildings at site of former Denbigh Technology and Vocational Education Centre, Middle Lane, Denbigh (copy attached).

8 APPLICATION NO. 15/2016/0842/PF - TY ISA, PANT DU ROAD, ERYRYS, MOLD (Pages 101 - 110)

To consider an application for continuation of use of land as extension to residential curtilage at Ty Isa, Pant Du Road, Eryrys, Mold (copy attached).

9 APPLICATION NO. 20/2016/0164/PO - LAND AT TY COCH FARM, GRAIGFECHAN, RUTHIN (Pages 111 - 132)

To consider an application for development of 0.1 ha of land by the erection of 2 no. local needs affordable dwellings (outline application - all matters reserved) at Land at Ty Coch Farm, Graigfechan, Ruthin (copy attached).

10 APPLICATION NO. 44/2017/0055/PF - LAND AT 31 PRINCES PARK, RHUDDLAN, RHYL (Pages 133 - 144)

To consider an application for erection of detached dwelling at Land at 31 Princes Park, Rhuddlan, Rhyl (copy attached).

11 APPLICATION NO. 44/2017/0072/PF - LAND ADJACENT TO CASTLE HILL, HYLAS LANE, RHUDDLAN, RHYL (Pages 145 - 160)

To consider an application for erection of 1 no. dwelling with detached garage and construction of a new vehicular access at Land adjacent to Castle Hill, Hylas Lane, Rhuddlan, Rhyl (copy attached).

12 SUPPLEMENTARY PLANNING GUIDANCE NOTE: RECREATIONAL PUBLIC OPEN SPACE - DOCUMENT FOR ADOPTION (Pages 161 - 256)

To consider a report seeking approval of the SPG document 'Recreational Public Open Space' for the use in the determination of planning applications (copy attached).

13 SUPPLEMENTARY PLANNING GUIDANCE:' PLANNING FOR COMMUNITY SAFETY' - ADOPTION OF FINAL DOCUMENT (Pages 257 - 282)

To consider a report seeking approval of the SPG document 'Planning for Community Safety' for the use in the determination of planning applications (copy attached).

14 SITE DEVELOPMENT BRIEF: LAND ADJACENT TO YSGOL PENDREF AND LODGE FARM, UPPER DENBIGH - ADOPTION OF FINAL DOCUMENT (Pages 283 - 360)

To consider a report recommending adoption of the proposed Site Development Brief for Land adjacent to Ysgol Pendref and Lodge Farm, Upper Denbigh, with recommended changes, for the determination of planning applications and planning appeals (copy attached).

15 INFORMATION REPORT: PLANNING APPEAL DECISIONS (Pages 361 - 366)

To receive an information report outlining the recent decisions issued by the Planning Inspectorate on appeals lodged against determinations on planning applications by the County Council (copy attached).

MEMBERSHIP

Councillors

Joe Welch (Chair)

Bill Cowie (Vice-Chair)

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

Dewi Owens
Merfyn Parry
Pete Prendergast
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Anton Sampson
Gareth Sandilands
David Simmons
Bill Tasker
Julian Thompson-Hill
Cefyn Williams
Cheryl Williams
Huw Williams
Mark Young

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