

To: Chair and Members of the Planning Committee

Date: 6 April 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, 12 APRIL 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 - 24)

To confirm the accuracy of the minutes of the Planning Committee meeting held on 15 March 2017 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 9) -

5 APPLICATION NO. 11/2016/1258/PO - LAND AT TYN Y CELYN, CLOCAENOG, RUTHIN (Pages 25 - 40)

To consider an application for development of 0.09 hectares of land by the erection of a rural enterprise dwelling, formation of a new vehicular access and installation of a septic tank (outline application including access) (re-submission) at Land at Tyn y Celyn, Clocaenog, Ruthin (copy attached).

6 APPLICATION NO. 27/2017/0157/AC - TAN Y FRON FARM, TAN Y FRON LANE, EGLWYSEG, LLANGOLLEN (Pages 41 - 48)

To consider an application for details of landscaping submitted in accordance with condition no. 2 of planning permission code no. 27/2012/0009/PF at Tan y Fron Farm, Tan y Fron Lane, Eglwyseg, Llangollen (copy attached).

7 APPLICATION NO. 30/2016/1252/ PF - LAND ADJACENT CARP LAKE, LLANNERCH PARK, ST. ASAPH (Pages 49 - 64)

To consider an application for change of use of land for the siting of 6 holiday yurts, construction of ancillary building and parking, and new treatment plant at land adjacent Carp Lake, Llannerch Park, St. Asaph (copy attached).

8 APPLICATION NO. 43/2016/0600/PF - MINDALE FARM, OFF FFORDD HENDRE AND FFORDD GWILYM, MELIDEN, PRESTATYN (Pages 65 - 150)

To consider an application for demolition of existing dwelling and outbuildings, erection of 133 dwellings, construction of approach road, internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard / soft landscaping, and ancillary works at Mindale Farm, off Ffordd Hendre and Ffordd Gwilym, Meliden, Prestatyn (copy attached).

9 APPLICATION NO. 45/2017/0048/PC - 1 SOUTH DRIVE, RHYL (Pages 151 - 158)

To consider an application for formation of new vehicular access and erection of new fence/wall (Partly Retrospective Application) at 1 South Drive, Rhyl (copy attached).

10 OFFICER GUIDANCE ON SUGGESTED REASONS FOR REFUSAL ON PLANNING APPLICATION REF 01/2016/0374/PF - LAND AT CAE TOPYN, OFF OLD RUTHIN ROAD, FFORDD EGLWYSWEN, DENBIGH (Pages 159 - 254)

To consider a report providing officer guidance on suggested reasons for refusal on Planning Application Ref 01/2016/0374/PF for erection of 75 dwellings, together with associated roads, open space and related works at Land at Cae Topyn, off Old Ruthin Road, Ffordd Eglwyswen, Denbigh (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
Arwel Roberts
Anton Sampson
Gareth Sandilands
David Simmons
Bill Tasker
Julian Thompson-Hill
Cefyn Williams
Cheryl Williams
Huw Williams
Mark Young

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