

To: Members of the Planning Committee Date: 9 November 2017

Direct Dial: 01824 712589

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, 15 NOVEMBER 2017** 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 9 - 18)

To confirm the accuracy of the minutes of the Planning Committee meeting held on 11 October 2017 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 15) -

5 APPLICATION NO. 01/2016/1165/PF - FORMER WOOL DEPOT, GROVE ROAD, DENBIGH (Pages 19 - 38)

To consider an application for change of use of land for the siting of storage units and site office at the former Wool Depot, Grove Road, Denbigh (copy attached).

6 APPLICATION NO. 09/2017/0887/PC - 2 TY CLWYD, CHAPEL LANE, BODFARI (Pages 39 - 56)

To consider an application for change of use and alterations of detached ancillary accommodation building to form a holiday let (retrospective application) at 2 Ty Clwyd, Chapel Lane, Bodfari (copy attached).

7 APPLICATION NO. 10/2017/0330/PO - LAND AT BROOKLYN, BRYNEGLWYS, CORWEN (Pages 57 - 74)

To consider an application for development of 0.18 ha of land by the erection of 6 dwellings (outline application with details of access) at land at Brooklyn, Bryneglwys, Corwen (copy attached).

8 APPLICATION NO. 12/2017/0015/PO - LAND ADJOINING CRUD YR AWEL, CLAWDDNEWYDD, RUTHIN (Pages 75 - 92)

To consider an application for development of 0.49 hectares of land (outline application including means of access) at land adjoining Crud Yr Awel, Clawddnewydd, Ruthin (copy attached).

9 APPLICATION NO. 12/2017/0638 - LAND ADJACENT TO TELEPHONE EXCHANGE, CLAWDDNEWYDD (Pages 93 - 110)

To consider an application for the development of 0.2 ha of land for a residential development of a minimum of 5 dwellings (outline application including access) at land adjacent to Telephone Exchange, Clawddnewydd (copy attached).

10 APPLICATION NO. 16/2017/0628/PF - TYN Y CELYN, LLANBEDR DYFFRYN CLWYD, RUTHIN (Pages 111 - 142)

To consider an application for demolition of existing dwelling and outbuildings and erection of a replacement dwelling at Tyn Y Celyn, Llanbedr Dyffryn Clwyd, Ruthin (copy attached).

11 APPLICATION NO. 18/2017/0936/PF - 2 PENYGROES, LLANDYRNOG, DENBIGH (Pages 143 - 162)

To consider an application for erection of extension and alterations to dwelling at 2 Penygroes, Llandyrnog, Denbigh (copy attached).

12 APPLICATION NO. 40/2017/0812/PF - BODELWYDDAN HOUSE, THE VILLAGE, BODELWYDDAN (Pages 163 - 180)

To consider an application for raising of boundary wall, new automated gates and fencing (partly retrospective) at Bodelwyddan House, The Village, Bodelwyddan (copy attached).

13 APPLICATION NO. 40/2017/0813/LB - BODELWYDDAN HOUSE, THE VILLAGE, BODELWYDDAN (Pages 181 - 196)

To consider an application for raising of boundary wall, new automated gates and fencing (partly retrospective) (Listed Building Application) at Bodelwyddan House, The Village, Bodelwyddan (copy attached).

14 APPLICATION NO. 45/2017/0677/PF - 50 BATH STREET, RHYL (Pages 197 - 214)

To consider an application for change of use of dwelling to family assessment centre incorporating four units of temporary accommodation at 50 Bath Street, Rhyl (copy attached).

15 APPLICATION NO. 45/2017/0795/PC - 58 QUEEN STREET, RHYL (Pages 215 - 226)

To consider an application for change of use from arcade to a health club (retrospective application) at 58 Queen Street, Rhyl (copy attached).

16 DRAFT LOCAL DEVELOPMENT PLAN REPORT, DRAFT REPLACEMENT LDP DELIVERY AGREEMENT AND SUSTAINABILITY APPRAISAL SCOPING REPORT (Pages 227 - 638)

To consider a report for the approval of the draft LDP Review Report, Draft Replacement LDP Delivery Agreement and Sustainability Appraisal Scoping Report for submission to Welsh Government.

MEMBERSHIP

Councillors

Councillor Joe Welch (Chair)

Councillor Alan James (Vice-Chair)

Ellie Chard

Christine Marston

Ann Davies

Bob Murray

Meirick Davies

Merfyn Parry

Peter Evans

Peter Scott

Brian Jones

Tony Thomas

Huw Jones

Julian Thompson-Hill

Pat Jones

Emrys Wynne

Tina Jones

Mark Young

Gwyneth Kensler

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