

To: Chair and Members of the Planning Committee

Date: 7 December 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, 13 DECEMBER 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 (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 - 20)**

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

## **APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 14) -**

**5 APPLICATION NO. 01/2017/0901 - DENBIGH MUSEUM, GROVE ROAD, DENBIGH (Pages 21 - 40)**

To consider an application for alterations and extension to form new entrances together with ancillary works including new signage and demolition of external stairs at Denbigh Museum, Grove Road, Denbigh.

**6 APPLICATION NO. 01/2017/0902- DENBIGH MUSEUM, GROVE ROAD, DENBIGH (Pages 41 - 58)**

To consider an application for conservation area consent for the demolition of external stairs at Denbigh Museum, Grove Road, Denbigh.

**7 APPLICATION NO. 08/2017/0896- LAND AT (PART GARDEN OF) PEN Y DALAR, GODRER COED, CYNWYD, CORWEN (Pages 59 - 76)**

To consider an application for the erection of 1no. dwelling and associated works at Land at (Part garden of) Pen Y Dalar, Godrer Coed, Cynwyd, Corwen.

**8 APPLICATION NO. 15/2017/0809- LAND SOUTH OF AND INCLUDING PARC FARM CARAVAN PARK, GRAIANRHYD ROAD, LLANARMON-YN-IAL, MOLD (Pages 77 - 86)**

To consider an application for a variation of condition no. 3 of planning permission code no. 15/2011/0651 to allow alternative static caravan units to be sited within the approved extended caravan park at Land south of and including Parc Farm Caravan Park, Graianrhyd Road, Llanarmon-Yn-Ial, Mold.

**9 APPLICATION NO. 15/2017/0893- PARC FARM HOLIDAY PARK, LLANARMON YN IAL, MOLD (Pages 87 - 100)**

To consider an application for the erection of a boundary wall with inset sign and display area at Parc Farm Holiday Park, Llanarmon Yn Ial, Mold.

**10 APPLICATION NO. 20/2017/0819- GLEBE LAND OPPOSITE BRON Y CLWYD, LLANFAIR DYFFRYN CLWYD, RUTHIN (Pages 101 - 136)**

To consider an application for the development of 1.24 ha of land by the erection of a new primary school including external play areas, habitat area, formation of new vehicular access, car parking with drop off area, landscaping, bin store, LPG and sprinkler tanks and associated pedestrian links at Glebe Land Opposite Bron Y Clwyd, Llanfair Dyffryn Clwyd, Ruthin.

**11 APPLICATION NO. 21/2017/0957- 4 BRYN ARTRO AVENUE, LLANFERRES, MOLD (Pages 137 - 154)**

To consider an application for the erection of replacement dwelling at 4 Bryn Artro Avenue, Llanferres, Mold.

**12 APPLICATION NO. 23/2016/1218- CAER MYNYDD CARAVAN PARK, SARON, DENBIGH (Pages 155 - 174)**

To consider an application for extension of existing Holiday Park to allow for the siting of 35 Static Holiday Caravans in lieu of 41 Mixed Touring Pitches with the relinquishing of the northern element of the park at Caer Mynydd Caravan Park, Saron, Denbigh.

**13 APPLICATION NO. 45/2017/1029- LAND AT GREENFIELD PLACE, RHYL**  
(Pages 175 - 186)

To consider an application for variation of condition no. 6 of planning permission code no. 45/2001/0562 to allow a 2 hour free parking period followed by charging at Land at Greenfield Place, Rhyl.

**14 APPLICATION NO. 46/2017/0944- QUEENSLAND HOUSE, THE ROE, ST ASAPH** (Pages 187 - 206)

To consider an application for retention of existing sheds used as a workshop (B1 light industrial use) and for personal use (retrospective application) at Queensland House, The Roe, St Asaph.

**15 REPORT TO SEEK A RESOLUTION ON THE PLANNING CONDITIONS TO BE ATTACHED TO PLANNING APPLICATION NO. 16/2017/0628**  
(Pages 207 - 230)

To consider a report to seek a resolution from Members on the planning conditions to be attached to the Certificate of Decision for planning application ref: 16/2017/0628, granted planning permission at the November 2017 meeting of the Committee.

**16 MEMBER/OFFICER PROTOCOL - COMMUNICATION ON MAJOR APPLICATIONS** (Pages 231 - 236)

To consider a report to introduce a new internal protocol document for the handling of major development proposals within the County.

**17 IMPLICATIONS OF TAN 20 : PLANNING AND THE WELSH LANGUAGE - IN RELATION TO THE CONSIDERATION OF PLANNING APPLICATIONS**  
(Pages 237 - 240)

To consider a report updating members on issues arising in relation to the consideration of planning applications from the publication of Welsh Government's Technical Advice Note 20 (TAN 20): Planning and the Welsh Language in October 2017.

**18 ROYAL TOWN PLANNING INSTITUTE (RTPI) WALES PLANNING AWARD 2017** (Pages 241 - 242)

To receive an information report to alert Planning Committee to the news that, at the RTPI Cymru annual dinner held in Cardiff on 17<sup>th</sup> November 2017, the new Rhyl High School project won the prestigious Wales Planning Award for 2017.

**MEMBERSHIP**

## **Councillors**

Councillor Joe Welch (Chair)

Councillor Alan James (Vice-Chair)

Ellie Chard  
Ann Davies  
Meirick Davies  
Peter Evans  
Brian Jones  
Huw Jones  
Pat Jones  
Tina Jones  
Gwyneth Kensler

Christine Marston  
Bob Murray  
Merfyn Parry  
Peter Scott  
Tony Thomas  
Julian Thompson-Hill  
Emrys Wynne  
Mark Young

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