

To: Chair and Members of the Planning Committee

Date: 6 July 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 JULY 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 - 24)**

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 14 June 2017 (copy attached).

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

### **5 APPLICATION NO. 43/2015/1241/PO - LAND ADJACENT TO MAGISTRATES COURT, VICTORIA ROAD, PRESTATYN (Pages 25 - 42)**

To consider an application for development of 0.51 hectares of land for the erection of 3 retail units and 20 residential units (outline application with all matters reserved) at Land adjacent to Magistrates Court, Victoria Road, Prestatyn (copy attached).

**6 APPLICATION NO. 45/2017/0335/PO - LAND ADJACENT TO 21 STANLEY PARK AVENUE, RHYL (Pages 43 - 54)**

To consider an application for development of 0.05 ha of land by the erection of 1 no. dwelling (outline application including access, layout and scale) at Land adjacent to 21 Stanley Park Avenue, Rhyl (copy attached).

**7 APPLICATION NO. 45/2017/0384/PF - FORMER DRIFT PARK, WEST PARADE, RHYL (Pages 55 - 74)**

To consider an application for demolition of existing skate park and ancillary retail huts and construction of new Waterpark and Leisure Attraction comprising: Indoor leisure pool with flumes, slides, play structure, and water confidence area, changing areas, kids' play, party rooms & climbing activities, café / licensed bar, outdoor paddling pool with play equipment, indoor/outdoor seating areas, ancillary accommodation and plant room at Former Drift Park, West Parade, Rhyl (copy attached).

**8 APPLICATION NO. 45/2017/0507/PS - ST. DAVIDS RESIDENTIAL HOME, 36 EAST PARADE, RHYL (Pages 75 - 98)**

To consider an application for variation of condition no. 1 of planning permission code no. 45/2011/0572 allowed under appeal to allow an extension of time to commence the development at St. Davids Residential Home, 36 East Parade, Rhyl (copy attached).

**9 APPLICATION NO. 47/2017/0475/PF - WADHAM HOUSE, RHUALLT, ST. ASAPH (Pages 99 - 110)**

To consider an application for erection of a detached ancillary domestic accommodation building and associated works at Wadham House, Rhualt, St. Asaph (copy attached).

**10 TREE PRESERVATION ORDER NO. 01/2017 IN RELATION TO LAND ADJACENT TO GLASFRYN, GELLIFOR (Pages 111 - 144)**

To consider a report requesting members confirm Denbighshire County Council Tree Preservation Order No. 01/2017 in relation to Land adjacent to Glasfryn, Gellifor (copy attached).

**11 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN: DRAFT REVIEW REPORT AND DRAFT DELIVERY AGREEMENT - PROPOSED CONSULTATION (Pages 145 - 462)**

To consider a report seeking members' endorsement of the Denbighshire Local Development Plan Draft Review Report together with accompanying draft Delivery Agreement, Habitats Regulations Assessment, Sustainability Appraisal Scoping Report and updated background Information Papers for consultation (copy attached).

## **MEMBERSHIP**

### **Councillors**

Joe Welch (Chair)

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

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