

To: Chair and Members of the Planning Committee

Date: 6 February 2018

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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, 14 FEBRUARY 2018** 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 - 14)

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 17 January 2018 (copy attached).

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

5 APPLICATION NO. 01/2015/1240/PO - LAND BETWEEN OLD AND NEW RUTHIN ROAD, DENBIGH (Pages 15 - 46)

To consider an application for development of 2.1 ha of land for residential purposes (outline application including details of access) at land between Old and New Ruthin Road, Denbigh (copy attached).

6 APPLICATION NO. 09/2017/1153/PS - 2 TY CLWYD, CHAPEL LANE, BODFARI, DENBIGH (Pages 47 - 60)

To consider an application for variation of condition 5 of planning permission code no. 09/2017/0887 to allow vehicles to reverse into the parking space and associated signage at 2 Ty Clwyd, Chapel Lane, Bodfari, Denbigh (copy attached).

7 APPLICATION NO. 18/2017/1000/PC - LAND AT SUNNYCROFT, LLANDYRNOG, DENBIGH (Pages 61 - 82)

To consider an application for change of use of land and the erection of a building for the purpose of facilitating the construction of vehicular trailers (retrospective application) at land at Sunnycroft, Llandyrnog, Denbigh (copy attached).

8 APPLICATION NO. 19/2015/1228/PO - LAND ADJACENT TO BRYN YSGUBORIAU, LLANELIDAN, RUTHIN (Pages 83 - 100)

To consider an application for erection of agricultural dwelling at land adjacent to Bryn Ysguboriau, Llanelidan, Ruthin (copy attached).

9 APPLICATION NO. 40/2017/1133/PF - REAL PETFOOD COMPANY, UNIT 2, ROYAL WELCH AVENUE, BODELWYDDAN (Pages 101 - 116)

To consider an application for erection of extension to existing factory to provide additional office accommodation at Real Petfood Company, Unit 2, Royal Welch Avenue, Bodelwyddan (copy attached).

10 APPLICATION NO. 43/2017/1100/PR - LAND ADJACENT TO MAGISTRATES COURT, VICTORIA ROAD, PRESTATYN (Pages 117 - 140)

To consider an application for details of access, appearance, landscaping, layout and scale of 20 no. residential units submitted in accordance with condition 1 on outline planning permission ref 43/2015/1241/PO (Phase 1 reserved matters application); details of the range of house sizes and types submitted in accordance with condition 10 and details of finished floor levels of 20 no. dwellings submitted partly in accordance with condition 11 at land adjacent to Magistrates Court, Victoria Road, Prestatyn (copy attached).

11 APPLICATION NO. 45/2017/1087/PF - 90 HIGH STREET, RHYL (Pages 141 - 158)

To consider an application for change of use of existing retail shop to coffee lounge with ancillary takeaway facility at 90 High Street, Rhyl (copy attached).

12 INFORMATION REPORT: PLANNING APPEAL DECISION - PANT Y MAEN WINDFARM, LLYN BRAN, BYLCHAU, DENBIGH (Pages 159 - 254)

To receive an information report on the planning appeal decision received from Welsh Government on a proposed windfarm development on land south west of Nantglyn.

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

Emrys Wynne

Tina Jones

Mark Young

Gwyneth Kensler

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