

To: Members of the Planning Committee Date: 14 June 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, 20 JUNE 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

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

To confirm the accuracy of the minutes of the Planning Committee meeting held on 23 May 2018 (to follow).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 12) -

5 APPLICATION NO. 01/2018/0262 - YSTRAD ISA COTTAGE, YSTRAD ROAD, YSTRAD, DENBIGH (Pages 11 - 34)

To consider an application for demolition of existing dwelling, erection of replacement dwelling, erection of garage and change of use of land to extend domestic curtilage at Ystrad Isa Cottage, Ystrad Road, Ystrad, Denbigh (copy attached).

6 APPLICATION NO. 03/2018/0374 - 4 DOLAFON VILLAS, ABBEY ROAD, LLANGOLLEN (Pages 35 - 62)

To consider an application for retention of safety railings to roof of existing building at 4 Dolafon Villas, Abbey Road, Llangollen (copy attached).

7 APPLICATION NO. 18/2018/0356 - GLAN Y WERN FARM, WHITCHURCH ROAD, LLANDYRNOG (Pages 63 - 78)

To consider an application for details of appearance, landscaping, scale and layout of the agricultural workers dwelling submitted in accordance with condition no. 1 of outline planning permission code no. 18/2017/1255 at Glan y Wern Farm, Whitchurch Road, Llandyrnog (copy attached).

8 APPLICATION NO. 22/2018/0358 - HYFRYDLE, GELLIFOR, RUTHIN (Pages 79 - 106)

To consider an application for erection of a detached dwelling and associated works at land adjoining Hyfrydle, Gellifor, Ruthin (copy attached).

9 APPLICATION NO. 23/2017/1218 - BRYN MORFYDD HOTEL, LLANRHAEADR (Pages 107 - 180)

To consider an application for Demolition of existing hotel buildings and construction of new 39 bedroom hotel; revisions to layout of commenced 42 unit holiday lodge park to accommodate a total of 58 lodges, extension of the holiday lodge park involving use of 3 parcels of land for the siting of 31 additional lodges (making a total of 89 lodges); and associated works including new and altered vehicular accesses, highway works, passing places, drainage, retaining structures, bat mitigation building, provision of recreational areas and landscaping at Bryn Morfydd Hotel, Llanrhaeadr Y C, Denbigh (copy attached).

10 APPLICATION NO. 41/2018/0199 - 1 DERWEN TERRACE, BODFARI, DENBIGH (Pages 181 - 196)

To consider an application for erection of first floor rear extension to rear of dwelling at 1 Derwen Terrace, Bodfari, Denbigh (copy attached).

11 APPLICATION NO. 43/2018/0353 - 25 GRONANT ROAD, PRESTATYN
(Pages 197 - 218)

To consider an application for the Erection of rear extension with roof terrace above, demolition of existing garage and erection of new garage at 25 Gronant Road, Prestatyn (copy attached).

12 APPLICATION NO. 25/2018/0263 - VICTORIA BUSINESS PARK, VICTORIA ROAD, RHYL (Pages 219 - 250)

To consider an application for Demolition of existing building and redevelopment of land by the erection of 18 apartments and associated works at Victoria Business Park, Victoria Road, Rhyl (copy attached).

13 LLWYN AFON, LLANRHAEADR, DENBIGH (Pages 251 - 278)

To consider a report to seek a resolution on the Heads of Terms of a Section 106 Obligation and the planning conditions to be attached to Planning Permission 23/2018/0268 – Llwyn Afon, Llanrhaeadr, Denbigh (copy attached).

MEMBERSHIP

Councillors

Councillor Joe Welch (Chair)

Councillor Alan James (Vice-Chair)

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

Bob Murray
Merfyn Parry
Pete Prendergast
Andrew Thomas
Tony Thomas
Julian Thompson-Hill
Emrys Wynne
Mark Young

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