

To: Chair and Members of the Planning Committee

Date: 27 August 2019

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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, 4 SEPTEMBER 2019** in **THE COUNCIL CHAMBER, COUNTY HALL, RUTHIN.**

Yours sincerely

G Williams
Head of Legal, HR 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 17 July 2019 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 16) –

5 APPLICATION NO. 02/2018/1108 - LAND AT (PART GARDEN OF) Y FRON, MWROG STREET, RUTHIN (Pages 21 - 46)

To consider an application for the erection of a detached dwelling and alterations to existing vehicular access at Land at (Part garden of) Y Fron, Mwrog Street, Ruthin (copy attached).

6 APPLICATION NO. 02/2019/0095 - CAPEL BRYN SEION, GALLTEGFA, RUTHIN (Pages 47 - 68)

To consider an application for the change of use of vacant/redundant Chapel to a dwelling, demolition of lean-to store and erection of new lean-to extension and provision of new treatment plant at Capel Bryn Seion, Galltegfa, Ruthin (copy attached).

7 APPLICATION NO. 02/2019/0159 - LAND AT FRON HAUL, LLANFWROG (Pages 69 - 100)

To consider an application for the conversion of existing building to chalet, erection of 3 new chalets, with associated construction of roads, creation of pond, installation of drainage and landscape planting at Land at Fron Haul, Llanfwrog, Ruthin (copy attached).

8 APPLICATION NO. 02/2019/0500 - LAND OFF A525 BETWEEN RUTHIN AUCTION AND BRICKFIELD LANE, RUTHIN (Pages 101 - 134)

To consider an applications – (i) Application for full planning permission for the construction of a foodstore, an employment unit (use class B1/B2/B8) and associated car parking, landscaping, servicing and access, and (ii) Application for outline planning permission for the development of employment units (use class B1/B2/B8) with all matters reserved at land off A525 between Ruthin Auction and Brickfield Lane, Ruthin (copy attached).

9 APPLICATION NO. 12/2019/0235 - LAND ADJOINING BRYN BANC, CLAWDDNEWYDD, RUTHIN (Pages 135 - 154)

To consider an application for development of 0.1ha of land by the erection of 2 no. detached dwellings (outline application including access) at Land adjoining Bryn Banc, Clawddnewydd, Ruthin (copy attached).

10 APPLICATION NO. 20/2019/0318 - LAND WEST OF WREXHAM ROAD, LLANFAIR DYFFRYN CLWYD, RUTHIN (Pages 155 - 174)

To consider an application with details of hard and soft landscaping scheme submitted in accordance with Condition 5 of planning permission Code No. 20/2016/1137 at land West of Wrexham Road, Llanfair Dyffryn Clwyd, Ruthin (copy attached).

11 APPLICATION NO. 25/2018/1216 - BWLCH DU, NANTGLYN, DENBIGH
(Pages 175 - 296)

To consider an application for alterations and rear extension to existing building, demolition of curtilage structure, erection of ancillary building, retention of log cabin (for temporary period), boundary fencing and gates, and provision of on-site parking and turning area at Bwlch Du, Nantglyn, Denbigh (copy attached)

12 APPLICATION NO. 25/2018/1217 - BWLCH DU, NANTGLYN, DENBIGH
(Pages 297 - 328)

To consider an application for Alterations and rear extension to existing building, and demolition of curtilage structure (Listed Building application) at Bwlch Du, Nantglyn, Denbigh (copy attached).

13 APPLICATION NO. 43/2018/0750 - LAND AT MINDALE FARM, MELIDEN, PRESTATYN (Pages 329 - 436)

To consider an application for the demolition of existing dwelling and outbuildings, erection of 133 dwellings, construction of internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard/soft landscaping and ancillary works, in association with application 43/2018/0751 for new link road to Ffordd Talargoch (A547) at Land to the north, west and east of Mindale Farm, Ffordd Hendre, Meliden, Prestatyn (copy attached).

14 APPLICATION NO. 43/2018/0751 - LAND SOUTH WEST OF FFORDD TY NEWYDD, OFF FFORDD TALARGOCH (A547), MELIDEN, PRESTATYN
(Pages 437 - 502)

To consider an application for the Demolition of existing dwelling and outbuildings, erection of 133 dwellings, construction of internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard/soft landscaping and ancillary works, in association with application 43/2018/0751 for new link road to Ffordd Talargoch (A547) at land to the north, west and east of Mindale Farm, Ffordd Hendre, Meliden, Prestatyn (copy attached).

15 APPLICATION NO. 43/2019/0555 - 15 PENDRE AVENUE, PRESTATYN
(Pages 503 - 520)

To consider an application for the erection of single storey rear extension (retrospective application) at 15 Pendre Avenue, Prestatyn (copy attached).

16 APPLICATION NO. 45/2019/0337 - 22 AVONDALE DRIVE, RHYL (Pages 521 - 540)

To consider an application for the demolition of existing dwelling, erection of 2 detached dwellings, alterations to existing vehicular access and associated works at 22 Avondale Drive, Rhyl (copy attached).

MEMBERSHIP

Councillors

Councillor Joe Welch (Chair)

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

Councillor Alan James (Vice-Chair)

Melvyn Mile
Merfyn Parry
Pete Prendergast
Andrew Thomas
Tony Thomas
Julian Thompson-Hill
Emrys Wynne
Mark Young

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