

To: Chair and Members of the Planning Committee

Date: 4 March 2020

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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, 11 MARCH 2020** 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 - 16)

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 12 February 2020 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 13) -

5 APPLICATION NO. 46/2019/0792 - LAND AT CWTIR LANE, FORMERLY PART OF GREEN GATES FARM, ST ASAPH (Pages 17 - 88)

To consider an application for the change of use of land to residential Gypsy and Traveller site to include 3 semi-detached amenity blocks with associated hardstanding access road and landscaping (copy attached).

6 APPLICATION NO. 01/2019/1011 - PLOT 1, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH (Pages 89 - 130)

To consider an application for the Construction of a Local Authority Waste Transfer Station to undertake the sorting and baling of separately collected recyclable waste; to include the erection of the main recycling building, one depot building and storage bays; installation of vehicle wash and weighbridge, siting of generator, creation of new access and associated road widening, construction of internal road, service yard, storage areas, parking, drainage and substations (To serve plots 1-5), landscaping and associated works (copy attached).

7 APPLICATION NO. 01/2019/1012 - PLOT 2, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH (Pages 131 - 158)

To consider a Hybrid planning application for:

- i) Full planning permission for the erection of 6 units (for B1, B2 and B8 uses), connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1-5), landscaping and associated works
- ii) Outline planning permission including access, layout and landscaping for the development of land for 25 units (for B1, B2 and B8 Uses) (copy attached).

8 APPLICATION NO. 01/2019/1013 - PLOT 3, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH (Pages 159 - 186)

To consider an application for the erection of extension to existing industrial unit (for B1, B2 and B8 uses), connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1 to 5) landscaping and associated works (copy attached)

9 APPLICATION NO. 01/2019/1014 - PLOT 4, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH (Pages 187 - 216)

To consider an application for the Erection of 11 units (for B1, B2 and B8 uses), change of use of land for the siting of storage containers, connection to existing access , construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1 to 5), landscaping and associated works (copy attached).

10 APPLICATION NO. 01/2019/1015 - PLOT 5, LAND ADJACENT TO COLOMENDY INDUSTRIAL ESTATE, DENBIGH (Pages 217 - 244)

To consider a hybrid planning application for:

- i) Full planning permission for the erection of 1 unit (for B1, B2 and B8 uses), connection to existing access, construction of internal access road, service yard, storage and parking areas, drainage and substations (to serve plots 1 to 5) landscaping and associated works
- ii) Outline planning permission including access, layout and landscaping for the development of land for 21 units (for B1, B2 and B8 Uses) (copy attached).

~~~~~LUNCH BREAK~~~~~

**13:10pm – 14:10pm**

**11 APPLICATION NO.01/2019/0959 - LAND BETWEEN OLD AND NEW RUTHIN ROAD, DENBIGH (Pages 245 - 282)**

To consider an application for Erection of 64 no. dwellings, construction of a new vehicular access and associated works (copy attached).

**12 APPLICATION NO. 02/2019/0895 - LAND AT GLASDIR, RUTHIN (Pages 283 - 334)**

To consider an application for the erection of 77 no. affordable dwellings together with access, open space and associated works (copy attached).

**13 APPLICATION NO. 05/2019/1016 - LAND AT STATION CAMP SITE, CARROG (Pages 335 - 352)**

To consider an application for the change of use of land to provide 14 tent pitches (copy attached).

**14 INFORMATION REPORT - PLANNING APPEALS UPDATE (Pages 353 - 362)**

Information report on recent planning appeal decisions received from the Planning Inspectorate on cases within the County. It covers the 6 month period from September 2019 to date (copy attached)

**MEMBERSHIP**

**Councillors**

Councillor Joe Welch (Chair)

Councillor Alan James (Vice-Chair)

Mabon ap Gwynfor  
Ellie Chard  
Ann Davies  
Peter Evans

Bob Murray  
Merfyn Parry  
Pete Prendergast  
Andrew Thomas

Brian Jones  
Tina Jones  
Gwyneth Kensler  
Christine Marston  
Melvyn Mile

Tony Thomas  
Julian Thompson-Hill  
Emrys Wynne  
Mark Young

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