

To: Chair and Members of the Planning Committee

Date: 8 April 2021

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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 APRIL 2021 VIA VIDEO CONFERENCE**.

Yours sincerely

G Williams  
Head of Legal, HR and Democratic Services

## **AGENDA**

**1 APOLOGIES** (Pages 5 - 6)

**2 DECLARATIONS OF INTEREST** (Pages 7 - 8)

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 9 - 14)

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 10 March 2021 (copy attached).

## **APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 10) -**

**5 APPLICATION NO. 02/2020/0811/ PF - LAND AT (PART GARDEN OF) 73A ERW GOCH, RUTHIN, LL15 1RS (Pages 15 - 48)**

To consider an application for an erection of a detached dwelling, construction of a new vehicular access and associated works at land at (part garden of) 73a Erw Goch, Ruthin, LL15 1RS (copy attached).

**6 APPLICATION NO. 23/2021/0108/PS - LAND AT LLWYN AFON, LLANRHAEADR, DENBIGH (Pages 49 - 74)**

To consider an application for the variation of condition no's 2 and 3 of outline planning permission code no. 23/2018/0268 to allow a further 2 years for the submission of reserved matters at land At Llwyn Afon, Llanrhaeadr, Denbigh (copy attached).

**7 APPLICATION NO. 45/2019/0592/ PF - LAND AT FORMER THE CROWN BARD, Ffordd DERWEN, RHYL, LL18 2RL (Pages 75 - 146)**

To consider an application for the erection of a restaurant with drive thru facility, car parking, customer order displays, child's play area, landscaping and associated works and formation of new vehicular access at land at former, The Crown Bard, Ffordd Derwen, Rhyl, LL18 2RL (copy attached).

**8 APPLICATION NO. 45/2020/0844/PF - SANDY LODGE, 83 DYSERTH ROAD, RHYL LL18 4DT (Pages 147 - 160)**

To consider an application for the alteration and adaptation of existing nursing home to include extension of two additional bedrooms on the first floor, two fire escape stair enclosures and entrance canopy at Sandy Lodge, 83 Dyserth Road, Rhyl, LL18 4DT (copy attached).

**9 APPLICATION NO. 46/2020/0850/ PF - THE CHAPEL, 2 GEMIG STREET, ST. ASAPH, LL17 0RY (Pages 161 - 200)**

To consider an application for the conversion of existing building to form 7 no. self-contained flats and associated works at the Chapel 2, Gemig Street, St. Asaph, LL17 0RY (copy attached).

**10 APPLICATION NO. 47/2020/0593/PF - FORMER RHYL RUGBY CLUB, WAEN ROAD, RHUDDLAN, RHYL (Pages 201 - 262)**

To consider an application for the development of land to form holiday park including the conversion of existing clubhouse to form reception building, erection of new clubhouse building, bunkhouse building, 7 holiday pod accommodation units, 23 two bedroom holiday lodges, 7 three bedroom lodges and 7 four bedroom lodges. Works to existing access, formation of internal pathways, 2 wildlife ponds, parking, landscaping and associated works at the former Rhyl Rugby Club, Waen Road, Rhuddlan, Rhyl (copy attached).

**11 FUTURE WALES - THE NATIONAL PLAN 2040** (Pages 263 - 274)

To consider a report by the Planning Officer to inform members about the Welsh Government document 'Future Wales - The National Plan 2040' (copy attached).

**MEMBERSHIP**

**Councillors**

Councillor Joe Welch (Chair)

Councillor Alan James (Vice-Chair)

Mabon ap Gwynfor  
Ellie Chard  
Ann Davies  
Peter Evans  
Brian Jones  
Tina Jones  
Gwyneth Kensler  
Christine Marston  
Melvyn Mile

Bob Murray  
Merfyn Parry  
Paul Penlington  
Pete Prendergast  
Peter Scott  
Tony Thomas  
Julian Thompson-Hill  
Emrys Wynne  
Mark Young

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