

To: Chair and Members of the Planning Committee

Date: 6 May 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, 12 MAY 2021 VIA VIDEO CONFERENCE**.

Yours sincerely

G Williams
Head of Legal, HR and Democratic Services

AGENDA

1 APOLOGIES

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 - 18)

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 14 April 2021 (copy attached).

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 9) -

5 APPLICATION NO. 03/2018/1141 - TYN Y WERN, MAESMAWR ROAD, LLANGOLLEN (Pages 19 - 62)

To consider an application for the demolition of existing hotel and erection of 16 at Tyn Y Wern Hotel, Maesmawr Road, Llangollen (copy attached).

6 APPLICATION NO. 42/2020/0923 - FORMER QUARRY OFF HIGH STREET, DYSERTH (Pages 63 - 98)

To consider an application for the erection of multi-storey dwelling with detached garage with store over, erection of a single storey lodge dwelling and associated works at Land at Former Quarry off, High Street, Dyserth, Rhyl (copy attached).

7 APPLICATION NO. 43/2021/0275 - 36 NANT HALL ROAD, PRESTATYN (Pages 99 - 114)

To consider an application for the erection of a two storey pitched roof extension to side of dwelling at 36 Nant Hall Road, Prestatyn (copy attached).

8 APPLICATION NO. 45/2020/0844 - SANDY LODGE, 83 DYSERTH ROAD, RHYL (Pages 115 - 130)

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 (copy attached).

9 APPLICATION NO. 45/2021/0195 - 53 BRYN CWNIN ROAD, RHYL (Pages 131 - 156)

To consider an application for the erection of extension to rear of dwelling at 53 Bryn, Cwnin Road, Rhyl (copy attached).

10 GENERAL MATTERS REPORT - OBJECTIONS TO TREE PRESERVATION ORDER NO. 4 (2020) MADE BY DENBIGHSHIRE COUNTY COUNCIL (Pages 157 - 184)

To inform members of the committee that the council have received several objections to provisional Tree Preservation Order No.4 (2020) Land at 118 Bro Deg, Ruthin made on 9th December 2020 and to recommend confirmation of the Tree Preservation Order (copy attached).

11 PLANNING FOR DARK NIGHT SKIES' - SUPPLEMENTARY PLANNING GUIDANCE FOR LIGHTING IN THE CLWYDIAN RANGE AND DEE VALLEY AONB - CONSULTATION DRAFT (Pages 185 - 244)

To receive a report relating to the draft Supplementary Planning Guidance (SPG) for lighting in the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) which, if adopted, will be used in the determination of planning applications (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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