

To: Chair and Members of the Planning Committee

Date: 1 September 2021

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Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **1.30 PM** on **WEDNESDAY, 8 SEPTEMBER 2021** in **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 - 16)

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

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

5 APPLICATION NO. 01/2020/0315/PF - FORMER NORTH WALES HOSPITAL, DENBIGH (Pages 17 - 110)

To consider an application for the conversion, restoration, part demolition and adaptation of main range listed buildings to residential use (34 dwellings); demolition of Nurses Home, Mortuary, Isolation ward, Aled ward and former gasworks buildings; and development of land within the hospital grounds for mixed use as enabling development, including up to 300 no. residential units and up to 1114 square metres of business units (comprising a mix of A1, A2, A3, B1, C1, C2, C3, D1 and D2 uses); siting of the Denbigh Cricket Club; and construction of access, drainage and associated works (copy attached).

6 APPLICATION NO. 02/2021/0327/ PF - PENDORLAN, LLANFAIR ROAD. 7 RUTHIN (Pages 111 - 142)

To consider an application for the erection of extensions and alterations to dwelling including construction of retaining walls, front block wall and excavation works to form level front parking area including removal of front hedge (partly retrospective) (copy attached).

7 APPLICATION NO. 43/2021/0469/ PS - 1 THE DELL AND LAND TO REAR OF THE DELL. PRESTATYN (Pages 143 - 170)

To consider an application for a variation of condition no. 2 of planning permission code no. 43/2018/0900 to permit amendments to the siting of the residential apartment block and raising of the finished floor level (copy attached).

8 APPLICATION NO. 45/2020/0844/PF - SANDY LODGE, 83 DYSERTH ROAD, RHYL, LL18 4DT (Pages 171 - 196)

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 (copy attached).

9 APPLICATION NO. 45/2021/0040/ PF - QUEENS MARKET, SUSSEX STREET, RHYL (Pages 197 - 268)

To consider a Hybrid Planning application (Full details and outline) for the redevelopment of 0.93ha of land known as Queens Market, incorporating the following elements: Full Details:- Demolition of the Bright Spot building on the corner of West Parade and High Street- Demolition of 2-6 High Street- Erection of Food and Market Hall - Erection of multi- purpose events space- Erection of electrical substation- Retention and refurbishment of Queens Chambers Building fronting Sussex Street- Retention of the existing temporary car park on Queen Street- Provision of some temporary and permanent hard/soft landscaping Outline: Development of Class C3 (residential apartments), Class A1 (retail), Class A2 (financial and professional), Class A3 (food and drink), Class B1 (Offices), Class D1 (non-residential), Class D2 (assembly and leisure). All detailed matters for these elements are reserved for future applications (copy attached).

10 APPLICATION NO, 45/2021/0265/ PF - FORMER SUN CENTRE SITE, EAST PARADE, RHYL, LL18 3AQ (Pages 269 - 296)

To consider an application for the change of use of land to ""SkyFlyer Balloon"" tourist attraction including the installation of concrete platform, mounted winch and associated ""Skyflyer Balloon and basket, siting of toilet and reception buildings, landscaping and associated works (copy attached).

11 ADDITIONAL INFORMATION (Pages 297 - 318)

To receive a report informing members that the Council have received an objection to provisional Tree Preservation Order No.6 (2021) Land at Cilgoed, St David's Lane, Denbigh (copy attached).

MEMBERSHIP

Councillors

Councillor Joe Welch (Chair)

Joan Butterfield
Ellie Chard
Ann Davies
Peter Evans
Alan Hughes
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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