

To: Chair and Members of the Planning Committee

Date: 8 December 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, 15 DECEMBER 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 - 18)

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

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 5 - 11) -

5 APPLICATION NO. 01/2020/0761/ PC - PEN Y MAES, LLANRHAEADR, DENBIGH (Pages 19 - 54)

To consider an application for the change of use of land for use as an extension to the existing milk tanker storage and distribution facility at land at Pen Y Maes, LLanrhaeadr, Denbigh, LL16 4NG (copy attached).

6 APPLICATION NO. 01/2020/0762/ PEN Y MAES, LLANRHAEADR, DENBIGH (Pages 55 - 88)

To consider an application for the change of use of land for use as an extension to the existing milk tanker storage and distribution facility including siting of welfare unit at land at Pen Y Maes, LLanrhaeadr, Denbigh, LL16 4NG (copy attached).

7 APPLICATION NO. 03/2021/0656/PF - 20 REGENT STREET, LLANGOLLEN (Pages 89 - 118)

To consider an application for the creation of off road domestic parking, formation of access, landscaping and associated works at land to the rear of 20 Regent Street, Llangollen (copy attached).

8 APPLICATION NO. 03/2021/0748/CA - 20 REGENT STREET, LLANGOLLEN (Pages 119 - 140)

To consider an application for the Conservation area consent for the demolition of a boundary wall to allow the formation of access and off street parking at land to the rear of 20 Regent Street, Llangollen (copy attached).

9 APPLICATION NO. 15/2020/1019/ PF - PEN Y FFRITH, LLANARMON YN IAL, MOLD (Pages 141 - 176)

To consider a retrospective application for the formation and alterations of existing fishing ponds including the removal of trees. Proposed erection of 7 ““ Angler Shelters ““ to provide welfare facilities and overnight accommodation for anglers, including connection to existing septic tank and associated works at Pen Y Ffrith, Llanarmon Yn Ial, Mold, CH7 4QX (copy attached).

10 APPLICATION NO. 17/2019/0698/ PC - TYDDYN GRAIG, LLANDEGLA, WREXHAM (Pages 177 - 206)

To consider an application for the continuation of use of land and retention of building in connection with dog kennel use (retrospective application) at Tyddyn Graig, Llandegla, Wrexham, LL113BG (copy attached).

11 APPLICATION NO. 42/2021/0729/ PF - THE POP IN SHOP AND AGRICULTURAL BUILDING, CWM ROAD, DYSERTH (Pages 207 - 242)

To consider an application for the demolition of existing pop-in shop and change of use of agricultural building to retail use, formation of vehicular access, provision of car parking and associated works at The Pop in Shop and Agricultural Building, Cwm Road, Dyserth (copy attached).

ADDITIONAL ITEMS

12 47/2020/0593 - FORMER RHYL RUGBY CLUB, WAEN ROAD, RHUDDLAN (Pages 243 - 318)

To consider a report that relates to a planning application at the Former Rhyl Rugby Club, Waen Road, Ruddlan, which has been called-in for determination by Welsh Ministers prior to Planning Committee making a formal resolution on the application (copy attached).

13 PLANNING CONDITIONS REPORT - APPLICATION REFERENCE NO. 22/2020/0735 - LAND ADJACENT TO HENDRERWYDD FARM, HENDRERWYDD, DENBIGH (Pages 319 - 324)

To consider the planning conditions to be attached to the planning permission granted on 10 November 2021 in relation to the erection of a rural enterprise dwelling, installation of a private treatment plant and associated works at land adjacent to Hendrerwydd Farm (copy attached).

MEMBERSHIP

Councillors

Councillor Joe Welch (Chair)

Councillor Christine Marston (Vice-Chair)

Joan Butterfield
Ellie Chard
Ann Davies
Peter Evans

Bob Murray
Merfyn Parry
Paul Penlington
Pete Prendergast

Alan Hughes
Brian Jones
Tina Jones
Gwyneth Kensler
Melvyn Mile

Peter Scott
Tony Thomas
Julian Thompson-Hill
Emrys Wynne
Mark Young

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