

To: Chair and Members of the Planning Committee

Date: Thursday, 6 February 2025

Direct Dial: 01824 712589

e-mail: democratic@denbighshire.gov.uk

Dear Councillor

You are invited to attend a meeting of the **PLANNING COMMITTEE** to be held at **9.30 AM** on **WEDNESDAY, 12 FEBRUARY 2025** in **COUNCIL CHAMBER, COUNTY HALL, RUTHIN AND BY VIDEO CONFERENCE**.

Yours sincerely

G Williams  
Monitoring Officer

## **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 - 14)**

To confirm the accuracy of the minutes of the Planning Committee meeting held on the 15 January 2025 (copy attached).

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

### **5 APPLICATION NO. 47/2023/0708 - FORMER RHYL RUGBY CLUB, WAEN ROAD, RHUDDLAN (Pages 15 - 58)**

To consider an application for the change of use of land and existing club building to form glamping site including the siting of 9 glamping pods, relocation of existing access, formation of internal roads and pathways, installation of 2 No. package treatment plants and associated works (copy attached).

**6 APPLICATION NO. 47/2024/1288 - LAND BETWEEN RHUALLT BARN HALL AND MILL COTTAGE, RHUALLT (Pages 59 - 88)**

To consider an application for the erection of a temporary agricultural workers dwelling and associated works (copy attached).

**7 APPLICATION NO. 47/2024/1557 - SEWAGE DISPOSAL WORKS, TREMEIRCHION, ST ASAPH (Pages 89 - 122)**

To consider an application for the change of use of land and construction of an Integrated Constructed Treatment Wetland (ICTW) including the installation of 2 no. underground septic tanks, creation of 3 no. wetland cells with planting, welfare facility, new internal access roads, fencing, landscaping and associated works (copy attached).

**8 APPLICATION NO. 40/2024/1079 - LAND ADJACENT TO MAES OWEN, BODELWYDDAN (Pages 123 - 172)**

To consider and application for the erection of 49 no. affordable dwellings and associated infrastructure works including roads and footpaths, public open space, landscaping and drainage including a new pumping station (copy attached).

**9 APPLICATION NO. 40/2024/1141 - YSBYTY GLAN CLWYD, BODELWYDDAN (Pages 173 - 210)**

To consider an application for the erection of a new sub station, new incoming electrical supply plant room, external compound for generators, new car park and all associated landscape alterations (copy attached).

**PART 2 - CONFIDENTIAL ITEMS**

**EXCLUSION OF PRESS AND PUBLIC**

It is recommended in accordance with Section 100A (4) of the Local Government Act 1972, that the Press and Public be excluded from the meeting during consideration of the following item of business because it is likely that exempt information as defined in paragraph 16 of Part 4 of Schedule 12A of the Act would be disclosed.

**10 APPLICATION NO. 01/2022/0523 - UPDATE ON GRAIG QUARRY,  
DENBIGH, PLANNING APPEAL (Pages 211 - 218)**

To receive an updated confidential report (copy attached) on the Planning Appeal for Graig Quarry, Denbigh.

**MEMBERSHIP**

**Councillors**

Councillor Mark Young (Chair)

Councillor Alan James (Vice-Chair)

Michelle Blakeley-Walker

Terry Mendies

Ellie Chard

Raj Metri

Karen Edwards

Merfyn Parry

James Elson

Arwel Roberts

Chris Evans

Anton Sampson

Justine Evans

Gareth Sandilands

Jon Harland

Andrea Tomlin

Huw Hilditch-Roberts

Cheryl Williams

Delyth Jones

Elfed Williams

Julie Matthews

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