

Minutes of the Planning Committee held on Tuesday the 12th December 2017 at 6.30pm at the Town Hall, Denbigh.

Present: Cllr Rob Parkes (Chairman), Lara Pritchard (Deputy Chairman), Dyfrig Berry, Rhys Thomas, Alyn Ashworth & Gwawr Cordiner; and Jenny Barlow (Town Clerk).

Apologies: Philip Stevens.

The Chairman welcomed everyone to the December meeting.

1. Declaration of Interest:

Councillor	Item	Prejudicial	Personal
Rob Parkes	6.5		Yes

2. The minutes of the Planning Committee meeting held on Tuesday 17th October 2017 were received and approved.

At the November planning meeting there was not a councillor present to second the minutes for the October meeting. This was seconded on the 12th December by Cllr Rob Parkes.

3. Minutes of the Planning Committee Meeting held on Tuesday 21st November 2017 were received and approved.

4. Matters arising: None

5. Planning permission applications.

Discussions took place regarding the below application (1). The town clerk had received additional information from Sarah Stubbs of Denbighshire County Council advising that they had been in touch with Mencap's agent seeking bilingual detail – further details to be received in due course.

In view of this the Councillors agreed in principle the below application but would like to have a bilingual sign erected.

- (1) 01/2017/0987
Mencap, Denbigh Shopping Park, Station Road, Denbigh.
Display of non-illuminated fascia sign.

No objections were made on application 2 & 3.

- (2) 01/2017/1089
44 Vale Street, Denbigh.
Felling of 1 no Leylandii tree within Denbigh Conservation Area.

- (3) 01/2017/1090
Grove Hurst, Middle Lane, Denbigh.
Removal of 5 trees within Denbigh Conservation Area.

Discussions took place on application 4. Concerns have been raised from local residents regarding the safety of the site as well as it being unsightly.

The Councillors agreed to object the extension of the planning permission by 5 years as the area is deemed unsafe and unsightly. Extending the timeframe is not solving the issue.

Also with regards to the other condition amendments, the Councillors were unsure as to the exact changes requested. With this in mind they are asking that the application be referred back to County with a view of requesting a new application. This will need to be look at by the County Council Planning committee and not by planning officers.

(4) 01/2017/1105

Land between 6 & 8 Beacons Hill, Denbigh.

Variation of condition no 1 of planning permission no 01/2011/0665 to allow a further 5 years for commencement; Details of archaeological design brief in accordance with condition no 5; Details of external wall and roof materials in accordance with condition no 6 and removal of conditions 12,13 & 14 in relation to code for sustainable homes.

No objections were raised on application 5.

(5) 01/2017/1115

Gorffwysfa, Ystrad Road, Denbigh.

Alterations and extensions to Chapel of Rest.

6. Business Signs in the Denbigh Town Conservation area.

This item was discussed at length after the first planning application.

Cllr Gwawr Cordiner gave an overview of the current issues in Denbigh in its Town Conservation area. Many improvements have been made to businesses in Denbigh under the Townscape Heritage initiative (THI) as well as grants issued.

A few businesses in town have erected new signage not in keeping with the town and also not bilingually. Need to retain the character, heritage and distinctiveness of Denbigh. The conservation area in Denbigh has been extended. Vale Street is beautiful and as a Town Council need to secure and manage the conservation area for the future.

Cllr Cordiner requested a letter to be sent to the planning department of Denbighshire to know what arrangements Denbighshire County Council have in place with the supplementary planning guidance for our historic town and how is it implemented and monitored.

Recently new signage has been put at -

Lidl – the town council did request bilingual signage.

Peacocks – the new development at Station Road, the majority of the shops have adhered to the bilingual request.

Ezibites & E-cig – the old Bodidris butchers had hand painted signage that was in keeping with the location, the new ones are not in keeping and not bilingual. There should also be a responsibility for landlords to manage this better too, the building is owned by the Conservative club.

The Eagles Hotel, Back Row – the signage on the listed building is not in keeping with regulations, is the County doing anything to rectify this.

Local residents and businesses are also unhappy about the recent signage. Open doors members and the Denbigh Town Tour Guides are finding it increasingly difficult to discuss the listed buildings and area when there are totally inappropriate signage in

the locality. It also makes it difficult to take photographs of our heritage when the signage are so prominent and inappropriate.

Denbigh has worked hard to manage the conservation area and it doesn't take long for this to be ruined.

The Town Council need to work closely with the county Council on this matter Cllr Rhys Thomas advised that the staffing in the planning department of Denbighshire County Council has been reduced dramatically in recent years. It is important for Councillors both County and Town to look at planning applications carefully and manage changes in the town where planning has not been sought.

Cllr Rhys Thomas also advised that Lidl had been contacted and will in due course amend the signage to be bilingual.

The town councillors agreed that a letter be sent to the planning department as indicated above.

There being no further business, the meeting closed at 7.08 pm.

Signed:(chairman)

Date:.....