

Minutes of the Planning Committee held on Monday the 17th February 2020 at 6.30pm at the Town Hall, Denbigh.

Present: Cllr Rob Parkes (Chair), Gaynor Morgan-Rees, Dyfrig Berry, Lara Pritchard, Philip Stevens & Alyn Ashworth; and Jenny Barlow (Town Clerk)

Apologies: Cllr Irene Williams.

Observing: Cllr Rhys Thomas – arrived at 6.45pm.

The Chair welcomed everyone to the February meeting.

1. **Declaration of Interest:** None
2. **The minutes of the Planning Committee meeting held on Monday 20th January 2020 were received and approved.**
3. **Matters arising – None.**
4. **Planning permission applications.**

No objections were raised on the following application:

1) 01/2019/1040
Lleweni, The West Stable, Denbigh
Installation of balanced flue (Listed Building application.

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Objections were raised on the following 3 applications:

2) 01/2019/0959
Land between Old & New Ruthin Road, Denbigh.
Erection of 64 no dwellings, construction of a new vehicular access and associated works.

Affordable Housing:
6 affordable homes in a development of 64 houses is not sufficient to meet local demand. The National Development Framework 2020-2040 Consultation Draft: 7 August - 1 November 2019 states on page 30 "It is estimated that, under the central estimate, an average of 47% of additional homes should be affordable housing (social housing or intermediate rent) throughout 2018/19 to 2022/23, with the remaining 53% being market housing.

Distance to school and other facilities.

Flooding issue – inadequate drainage assessment, concerns for future flooding at the location.

Traffic issue – to include traffic density.

Query correct figures for children at the new site requiring school places.

The town councillors agreed with the comments made by Natural resources Wales.

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3) 01/2020/0047

Ael Y Bryn, Abrahams Lane, Denbigh.

Removal of Yew Tree in a conservation area.

The application states in Q10 that a report by a tree professional has been completed. This is not displayed on the website or in the information pack received.

A Yew tree is easy to trim and manage.

The town councillors are requesting a specialist report, if it is deemed that the tree needs to be felled then another Yew tree would need to be planted in its place.

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4) 01/2020/0069

Land between Old & New Ruthin Road, Denbigh

Removal of hedgerow.

The town councillors felt strongly that the hedgerow should not be removed. The removal has only made way to more housing.

Facilitating direct access is a design feature of the application and should be re-drawn so that access is through a single access point and the hedge retained as a border hedge for the properties.

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There being no further business, the meeting closed at 7 pm.

Signed:(chairman)

Date:.....