

**Minutes of the Planning Committee held on Monday the 20<sup>th</sup> January 2020 at 6.30pm at the Town Hall, Denbigh.**

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

**Apologies:** Cllrs Philip Stevens, Alyn Ashworth & Irene Williams.

**Observing:** Cllr Rhys Thomas.

The Chair welcomed everyone to the January meeting.

1. **Declaration of Interest:** None
2. **The minutes of the Planning Committee meeting held on Monday 9<sup>th</sup> December 2019 were received and approved.**
3. **Matters arising – None.**
4. **Planning permission applications.**

No objections were raised on the following applications:

1) 01/2019/1052

Kilford Farm, Whitchurch Road, Denbigh

Erection of an agricultural building to cover existing cow handling area.

2) 01/2019/1053

Kilford Farm, Whitchurch Road, Denbigh

Erection of an agricultural building to cover milking parlour exit area.

3) 01/2019/1054

Angorfa, The Green, Denbigh

Erection of two-storey extension to side and rear of existing dwelling and associated works.

.....  
Objections were raised on the below application:

4) 01/2019/1077

The Glyn, Lleweni Parc, Mold Road, Denbigh

Development of 0.77ha of land by the siting of 8 Exo Studios and associated works.

The town councillors objected on the grounds that this is a development in an open rural area and contrary to the policies of the LDP. Relevant sections include Policy VOE 1 - Key protection areas

The policy protects placements of 4 types and the setting fits at least one of these categories

- Historic Landscapes, Parks and Gardens.

Policy PSE14 section iv)

This allows the development of tourist cabins only if a case has been made to show that there is a significant need for such a development. No such case has been made.

The town councillors also objected on the grounds that people staying in the cabins would be dependent on cars. The bus service referred to is inadequate and the routes referred are also not convenient. The policy is therefore contrary to:

Planning Policy Wales Issue 10

Section 3.12 Good design is about avoiding car-based developments.

Section 3.35 in rural areas most new development should be located in settlements that can be reached relatively easily by car-free means.

Section 4.1.33 in determining planning applications, planning authorities must ensure that development proposals, through their design and ancillary infrastructure, give priority to providing for accessibility and movement by foot and cycle and, in so doing, increase their contribution to the Active Travel Act.

The town councillors we are not satisfied that these cabins do not come under the Static Caravan description. The application is unclear if they are portable cabins eg on a lorry. If they fall within the definition then the town councillors also object on the grounds that such developments which would be contrary to LDP Policy PSE 12 should not be permitted.

.....

There being no further business, the meeting closed at 6.45pm.

Signed: .....(chairman)

Date:.....