

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 19th September 2012 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Council.

PRESENT

Councillor Mrs E. Chard (Chair)

Councillors, Ms J. Hughes, A. R. James, B. F. Moylan, Mrs W. M. Mullen-James, S. H. Ratcliffe, Miss S. L. Roberts, A. J. Rutherford, Miss R. Siddall and P. J. Williams.

Mr G. J. Nickels - Town Clerk

[The following Members who also serve on the Denbighshire County Council Planning Committee advised that in making decisions on the following applications they did so on the basis of the information now before them and that when they consider the applications at the Denbighshire County Council Planning Committee they would look at the applications afresh based on the information then available and as such might come to a different determination on them.

Councillors: Mrs W. M. Mullen James]

21. APOLOGIES

Apologies for non-attendance were received on behalf of Councillor Mrs J. Chamberlain Jones (family illness) B Mellor (Holiday), P. Prendergast (Holiday).

22. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 30 of the Meeting of Council held on 18th July 2012 Members noted the following applications which had been responded to during the August Recess by the Town Clerk in consultation with the Chair.

Note 1: The Local Planning Authority is advised that the Rhyl Town Council wish to state that where appropriate all applications listed below relating to locations such as offices, businesses, shops and supermarkets should be required to erect bilingual signage reflecting the linguistic nature of the Rhyl area.

22.1	<p><u>SITE LOCATION:</u> 50 Grove Park Avenue, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No: 45/2012/0888/PF</u> Erection of a two storey extension to side/rear and a conservatory to rear of dwelling. The Applicant is Mrs Susan Wright of the same address.</p> <p><u>DECISION:</u> No objection</p>
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22.2	<p><u>SITE LOCATION:</u> 33 Kingsley Avenue, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2012/0895/PF Erection of two-storey pitched-roof extension at side of dwelling. The Applicant is Mr Justin Bell of the same address.</p> <p><u>DECISION:</u> No objection</p>
22.3	<p><u>SITE LOCATION:</u> Apollo Bingo Club, 133 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2012/0893/LB Listed Building Application for replacement external signs and external refurbishment to existing entrance to 133 High Street and replacement of shop fronts to 135,137,139 and 141 High Street, and internal alterations. The Applicant is Top Ten Bingo Ltd of 8 Verulam Industrial Estate, London Road, St Albans, Hertfordshire.</p> <p><u>DECISION:</u> No objection (but see note 1 above)</p>
22.4	<p><u>SITE LOCATION:</u> Apollo Bingo Club (133) & 135-141 odds High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2012/0762PF Alterations to existing façade, installation of new signs, erection of canopy/shelter to High Street elevation and replacement shop fronts to 135, 137, 139 & 141 High Street. The Applicant is Top Ten Bingo Ltd of 8 Verulam Industrial Estate, London Road, St Albans, Hertfordshire.</p> <p><u>DECISION:</u> No objection (see note 1 above)</p>
22.5	<p><u>SITE LOCATION:</u> Apollo Bingo Club (133) and 135-141 odds High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2012/0763/AD</p>

	<p>Alterations to existing façade including display of externally-illuminated fascia sign, internally-illuminated hanging sign and internally-illuminated letters sign. The Applicant is Top Ten Bingo Ltd of 8 Verulam Industrial Estate, London Road, St Albans, Hertfordshire.</p> <p><u>DECISION:</u> No objection (see note 1 above)</p>
22.6	<p><u>SITE LOCATION:</u> 51 Ffordd Anwyl, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2012/0966 Erection of two-storey extension and conservatory to rear and erection of a shed to rear garden. The Applicant is Mrs Linda Kemshell of the same address.</p> <p><u>DECISION:</u> No objection</p>
22.7	<p><u>SITE LOCATION:</u> Ysgol Emanuel, Victoria Road, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2012/0960/PF Erection of roof over open play area. The Applicant is Mr Martin (Head Teacher), at the same address.</p> <p><u>DECISION:</u> No Objection</p>
22.8	<p><u>SITE LOCATION:</u> 16 West Parade, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2012/0061/PF Sub-division of existing dwelling unit on upper floors to provide 2 no. self-contained flats. The Applicant is Mr Craig Harker of Harker Leisure Ltd, 14-21 West Parade, Rhyl.</p> <p><u>DECISION:</u> Objection the Council consider the proposal would represent over intensification of the site and to be contrary to the objectives of the Rhyl Going Forward Strategy.</p> <p>In the event that the application is approved the Town Council would wish to see a condition requiring that the storage areas</p>

	<p>identified on the upper floor are required to be part of Flat 2 and not storage for Flat 1 or the ground floor business. This is on the basis that access to the storage would be through the hallway of Flat 2 reducing the amenities of the occupier.</p> <p>A further condition should be included preventing the use of the third floor storage areas as bedrooms in future.</p>
22.9	<p><u>SITE LOCATION:</u> 7 St Mary's Drive, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2012/1001/PF Erection of dormer extension to side and rear with Juliet balcony at rear of dwelling, to provide additional accommodation in roof space. The Applicant is Mr Darren Worthington of the same address.</p> <p><u>DECISION:</u> No objection</p>
22.10	<p><u>SITE LOCATION:</u> 49-55 Queen Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2012/1007/PF Renovation and general repairs to existing roof and removal of dormer. The Applicant is Denbighshire County Council of Caledfryn, Smithfield Road, Denbigh.</p> <p><u>DECISION:</u> No objection</p>

23. **PLANNING APPLICATIONS**

Members gave consideration to the received Planning Applications as shown below and **RESOLVED** as now marked thereon.

(Note 1: The Local Planning Authority is advised that the Rhyl Town Council wish to state that where appropriate all applications listed below relating to locations such as offices, businesses, shops and supermarkets should be required to erect bilingual signage reflecting the linguistic nature of the Rhyl area.)

23.1	<p><u>SITE LOCATION:</u> 33 Kingsley Avenue, Rhyl.</p> <p><u>WARD:</u> Cefndy</p>
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	<p><u>APPLICATION No:</u> 45/2012/0895/PF Erection of single-storey pitched-roof extensions at side and rear of dwelling. The Applicant is Mr Justin Bell of the same address.</p> <p><u>DECISION:</u> No objection</p>
23.2	<p><u>SITE LOCATION:</u> 123 Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2012/1141/PF Change of use of ground-floor Class A1 retail unit into a 1-bed self-contained flat (Class A3). The Applicant is Mr Kevin Pickford of 121 Wellington Road, Rhyl.</p> <p><u>DECISION:</u> No objection</p>

24. CLOSURE OF MEETING

There being no further business, the Chair declared the Meeting closed.

Signed:

Date: