

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 3rd December 2014 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor A. R. James (Chair)

Councillors C. Ball, B. Blakeley, Mrs. E.M. Chard, Mrs. J. Hughes, B. F. Moylan, P. Prendergast, S. H. Ratcliffe, and A. J. Rutherford.

Mr G.J. Nickels – Town Clerk

37. APOLOGIES

Apologies were received from Councillors J. May (work commitment) and Miss S. L. Roberts (Indisposed) and Miss B. Siddall (family Commitment).

38. 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.)

PLANNING APPLICATIONS		3 December 2014
38.1	<p><u>SITE LOCATION:</u> 26 Butterson Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2014/1096/PF Change of use and conversion of HMO to 4 No. self-contained flats (partly retrospective). The Applicant is Mrs Joginder Bains of Northwood, 86 Wrottersley Road, Wolverhampton.</p> <p><u>DECISION:</u> Refuse for the following reason:</p> <p>The proposed subdivision of no. 26 Butterson Road into 4 No. self contained flats would result in an unacceptable intensification of residential use within an area already containing a high concentration of individual substandard accommodation. The proposed subdivision would unacceptably affect the amenity standards of future occupiers contrary to the provisions of Policy HSG13 of the adopted Unitary Development Plan, and the aims of the Rhyl Going Forward Strategy. The Council note that the current use is as a HMO but does not believe that this change of use benefits from existing planning consent.</p>	

38.2	<p><u>SITE LOCATION:</u> 71 Rhyl Coast Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/1229/PF Change of use of bedsit to rear to form additional commercial space for existing tattoo studio. The Applicant is Mr Gordon Higginson of Llwyn, Hylas Lane, Rhuddlan.</p> <p><u>DECISION:</u> No objection</p>
38.3	<p><u>SITE LOCATION:</u> 12 Wellington Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1261/PF Conversion of 1st and 2nd floors into 2 self-contained flats and associated works at ground floor level. The Applicant is Mr Dov Starzowski of Flat 27, Pembroke House, Mulberry Close, London.</p> <p><u>DECISION:</u> No objection subject to suitable refuse storage being identified within the boundaries of the property and not in the service entry which the Council understands also serves other properties.</p>
38.4	<p><u>SITE LOCATION:</u> Rhyl Tyre & Battery, 117 Marsh Road, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2014/1238/PF Extensions and alterations to units 1 & 2 and additional parking facilities. The Applicant is A Webber of Rhyl Tyre & Battery.</p> <p><u>DECISION:</u> No objection</p>
38.5	<p><u>SITE LOCATION:</u> Land adjoining Millbank Villa, Greenfield Street, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2014/1245/PF Demolition of timber store, erection of 4 no. dwellings and associated works. The Applicant is Mr Mark Wright of Anwyl Construction Company Ltd, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><u>DECISION:</u> No objection</p>

38.6	<p><u>SITE LOCATION:</u> 16 Maes Y Gog, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2014/1259/PF Erection of single storey extension to rear of dwelling. The Applicant is Ms Venita Jones of the same address.</p> <p><u>DECISION:</u> No objection</p>
38.7	<p><u>SITE LOCATION:</u> 36 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1273/PF Change of use and modification of upper floors to provide 2 no. apartments and associated works. The Applicant is Mr V Levy of Raphael Property Investment Company Ltd, 18 Jacobs Well Mews, London.</p> <p><u>DECISION:</u> No objection</p>
38.8	<p><u>SITE LOCATION:</u> Land adjacent to Ffordd Las Clinic, Ffordd Las, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2014/1282/PF Change of use of land by the construction of 20 raised beds to form an allotment. The applicant is Mr Garry Davies, Denbighshire County Council Countryside Services, 7 Pinfold Industrial Estate, Ffordd Derwen, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
38.9	<p><u>SITE LOCATION:</u> 20 Marine Drive, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/1125/PF Change of use of dwelling and flat to self-catering holiday let unit. The Applicant is Mr Adam Wright of 37 Llys Bran, Prestatyn.</p> <p><u>DECISION:</u> Objection the Council consider that the proposed occupation of the property by up to 18 persons would represent over intensification of the property to the detriment of neighbouring households and would create parking issues.</p>

38.10	<p><u>SITE LOCATION:</u> The Hub 69-75 Wellington Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1300/PF Conversion of part of community space into 1 self contained flat. The Applicant is Mr Jeff Williams of Pennaf Housing Association, 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><u>DECISION:</u> No objection subject to a condition the remainder of the property is developed prior to occupation. The local Planning Authority is requested to consider service of an untidy land notice on the developer due to the prominent location of the development site on a primary junction into Rhyl.</p>
38.11	<p><u>SITE LOCATION:</u> 38-40 Kinmel Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1310/PF Change of use from offices to 2 no. self-contained flats. The Applicant is Mr S Qureshi of the same address.</p> <p><u>DECISION:</u> No objection to upstairs flat however objection to loss of commercial use from ground floor as this would be detrimental to the neighbouring businesses located in this area of Kinmel Street.</p>
38.12	<p><u>SITE LOCATION:</u> 25 Lake Avenue, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2014/1315/PF Demolition of rear extension and erection of replacement extension. The Applicant is Mrs J Turner of the same address.</p> <p><u>DECISION:</u> No objection</p>

39. **RHUDDLAN TRIANGLE PLANNING BRIEF**

RESOLVED that the Town Clerk be instructed to request that the brief requires that the only development which is permitted does not adversely impact on the Rhyl Town Retail Centre.

40. CLOSURE OF MEETING

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

Signed:

Date: