

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 15th January 2014 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs E. M. Chard (Chair)

Councillors B. Blakeley, Ms. J. Hughes, A. R. James, J. May, B. F. Moylan, P. Prendergast, S.H. Ratcliffe, Miss S. Roberts and A. J. Rutherford, and Miss R. Siddall

Mr G. J. Nickels - Town Clerk

44. APOLOGIES

No apologies were submitted for non-attendance.

45. 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		15 January 2014
45.1	<p><u>SITE LOCATION:</u> 3 West Kinmel Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1469/PF Demolition of existing outbuildings and rear extension, erection of new single storey extension to rear and replacement of bay window/canopy to front, insulated render system. The Applicant is Miss Sarah Baldwin of Pennaf Housing Group, 72 Ffordd William Morgan, St Asaph.</p> <p><u>DECISION:</u> No objection</p>	
45.2	<p><u>SITE LOCATION:</u> Land between 3 & 11 West Kinmel Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p>	

	<p><u>APPLICATION No:</u> 45/2013/1530/PF Redevelopment of land to create public open space to serve local community incorporating access, parking, paved areas, lawn, raised planters, tree and shrub planting. The Applicant is Miss Sarah Baldwin of Pennaf Housing Group, 72 Ffordd William Morgan, St Asaph.</p> <p><u>DECISION:</u> No objection subject to the inclusion of conditions requiring:</p> <ol style="list-style-type: none"> 1. That provision is made for the on going maintenance of the development. 2. That if the monitoring of the CCTV is to be undertaken by way of the Denbighshire County Council CCTV control room then suitable on-going financial payment to be made to the County Council for the monitoring of the CCTV.
45.3	<p><u>SITE LOCATION:</u> 12-16 Bodfor Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1538/PF Change of use of section of building from a bar to a class A1 retail shop. The Applicant is Ms Yvette Giblin of Pot & Kettle, 74 Maes Y Dre, Abergele.</p> <p><u>DECISION:</u> No objection</p>
45.4	<p><u>SITE LOCATION:</u> Ocean Beach Site, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2013/1510/PO Development of 5.3 hectares of land for mixed-use re-development to include provision of a foodstore (Class A1), large format non-food retail units (Class A1), cafe/restaurant units (Class A3), hotel (Class C1), public house (Class A3), petrol filling station (sui generis), with associated access, car parking, infrastructure (including new sub-station) and landscaping (outline application including access – all other matters reserved) The Applicant is Scarborough Development Group (Rhyl) Limited c/o agent Miss Nikki Sills of RED Property Services, The Edge Business Centre, Clowes Street, Manchester.</p> <p><u>DECISION:</u> The Town Council Planning Committee is concerned that the development site is key for the long term future well-being of the Town of Rhyl and its community.</p>

	<p>It is the Planning Committees view that in the past the applicant has demonstrated a lack of commitment/ability to undertake their responsibilities specified in conditions attached to previously granted planning consents in respect of this site. (as evidenced by the current appearance of the site).</p> <p>In light of this past experience the Town Council does not have confidence that any safeguards applied to any new planning approval by way of condition will be subsequently implemented by the applicant to the detriment of the well-being of the wider town community.</p> <p>As such the Rhyl Town Council Planning Committee is declining to make any response to the current application.</p>
45.5	<p><u>SITE LOCATION:</u> Land south of Glan Morfa Estate, Marsh Road, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2013/1568/HE Proposed hedgerow removal to facilitate new rising main from Marine Lake to Kinmel Bay. The Applicant is Mr Pedr Jones of Waterco Consultants, Lon Parcwr, Ruthin.</p> <p><u>DECISION:</u> No objection subject to a condition requiring the replanting of the hedgerow.</p>
45.6	<p><u>SITE LOCATION:</u> Unit 2 and 3 Glan Aber Works, Glan Aber Trading Estate, Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2013/1452/PS Variation of condition numbers 2, 3 and 5 of planning permission ref 45/2012/0280/PF to permit use of part of unit 3 as office, cladding to front of unit 3, storage of empty skips in front of unit 2 and shipping container to rear of unit 3. The Applicant is Mr Derek Pilkington of P.A.R.S. Ltd 2-3 Glan Aber Works, Vale Road, Rhyl.</p> <p><u>DECISION:</u> Object on the grounds that the conditions attached to the original permission were to protect and safeguard the health and wellbeing of staff, residents, neighbouring businesses and users of the adjacent public footpath/open space.</p>

45.7	<p><u>SITE LOCATION:</u> 26 Trellewelyn Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2013/1590/PF Erection of extensions and alterations to dwelling. The Applicants are Mr & Mrs Peter Smith of the same address.</p> <p><u>DECISION:</u> No objection.</p>
45.8	<p><u>SITE LOCATION:</u> 1 Carlton Way, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2013/1515/PC Retention of existing use of garage as a bedroom with link extension, erection of extension with pitched-roof over (Retrospective application). The Applicant is Ms Samantha Larkin of the same address.</p> <p><u>DECISION:</u> No objection.</p>

46. DENBIGHSHIRE COUNTY COUNCIL – CONSULTATION DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG) ON: AFFORDABLE HOUSING AND PLANNING AND THE WELSH LANGUAGE.

Further to Minute No. 40 of the Meeting held on 18th December 2014 the Town Clerk sought the views of Members on the above consultation document (previously circulated).

RESOLVED that the proposed SPG be welcomed and the County Council be congratulated on their contents.

47. CLOSURE OF MEETING

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

Signed:

Date: