

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 2nd September 2015 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 Mrs. E.M. Chard, Ms. J. Hughes, , Ms. J. McAlpine, B.F. Moylan, S. H. Ratcliffe, Miss S. L. Roberts A. J. Rutherford, Miss R. Siddall and Rev. S. F. Walker.

Mr G.J. Nickels – Town Clerk

16. APOLOGIES

Apologies were received from Councillors, J. May, (work commitment).

17. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 44 of the Meeting of Council held on 15th July 2015 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.

PLANNING APPLICATIONS		28 July 2015
17.1	<p><u>SITE LOCATION:</u> 7 Bryn Coed Park, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2015/0601/PF Replacement roof of existing extension to rear of dwelling. The Applicant is Mr Dean Stokes of the same address.</p> <p><u>DECISION:</u> No objection</p>	
17.2	<p><u>SITE LOCATION:</u> Natwest 5 Queen Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/0684/AD Replacement of existing signage – 5 no. fascia signs, 2 no. projecting signs, ATM surround and entrance sign (re-submission). The Applicant is Mrs Jacqui Thomson of RBS, PO Box 1000, Second Floor, Business House D, Gogarburn, Edinburgh.</p> <p><u>DECISION:</u> No objection</p>	

17.3	<p><u>SITE LOCATION:</u> Aranway House, Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2015/0654/PF Conversion of offices to form 2 no. self-contained dwellings and ancillary works (Amended scheme to that approved under Code No. 45/2015/0004/PF) The Applicants are Mr & Mrs S Parker of Gelli Farm, Pen yr Allt, Trelogan, Holywell.</p> <p><u>DECISION:</u> No objection</p>
17.4	<p><u>SITE LOCATION:</u> Mast Grange Estate, Grange Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2015/0724/TA Telecommunications installation upgrade and associated works. The Applicant is Cornerstone Telecommunications Infrastructure Ltd of St James Court, Wilderspool Causeway, Warrington.</p> <p><u>DECISION:</u> No objection</p>
17.5	<p><u>SITE LOCATION:</u> 11 Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2015/0745/PF Erection of extension to rear of dwelling. The Applicants are Mr & Mrs A Bartholomew of the same address.</p> <p><u>DECISION:</u> No objection</p>

18. 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.)

18.1 **SITE LOCATION:** 61 Rosehill Road, Rhyl.

WARD: Derwen

APPLICATION No: 45/2015/0770/PF

Extension to rear of dwelling.

The Applicants are Mr & Mrs A Thorogood of the same address.

DECISION: No Objection

18.2 **SITE LOCATION:** Ocean Beach Site, Wellington Road, Rhyl.

WARD: Foryd

APPLICATION No: 45/2015/0780/PR

Details of appearance, landscaping, layout and scale of phase 1 of mixed-use redevelopment scheme incorporating the development of 2 no. blocks containing retail uses (bulky goods, food and non-food) and leisure uses; a detached 54 bed hotel, 2 no. substations, car parking and other ancillary works submitted in accordance with condition number 1 of outline planning permission 45/2013/1510 (Reserved Matters Application).

The Applicant is Scarborough Development Group (Rhyl) Limited C/o Agent Miss Nikki Sills of Zerum, 4 Jordan Street, Manchester.

DECISION: 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.

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).

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.

As such the Rhyl Town Council Planning Committee is declining to make any response to the current application.

18.3 **SITE LOCATION:** Home Bargains, Marsh Road, Rhyl.

WARD: Cefndy

APPLICATION No: 45/2015/0786/PF

Erection of extension and alterations to existing retail unit and demolition of

	<p>building at southern end of site. The Applicant is Home Bargains C/o agent Mr Oliver Bush, WPL Consulting, 1 Airport West, Lancaster Way, Leeds.</p> <p><u>DECISION:</u> No objection subject to an appropriate traffic management plan being implemented in respect of the access and egress to the site with specific consideration to signage following the introduction of the Denbighshire County Council Various Roads Rhyl (20mph Speed Restriction) (Experimental Order 2015)</p>
18.4	<p><u>SITE LOCATION:</u> 32 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/0733/PF Installation of ATM. The Applicant is Bank of Ireland C/o EC Harris, 500 Avebury Boulevard, Milton Keynes, Bucks.</p> <p><u>DECISION:</u> No Objection</p>
18.5	<p><u>SITE LOCATION:</u> 32 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/0734/AD Advertising collar around an ATM. The Applicant is Bank of Ireland C/o EC Harris, 500 Avebury Boulevard, Milton Keynes, Bucks.</p> <p><u>DECISION:</u> No Objection</p>
18.6	<p><u>SITE LOCATION:</u> Units 2 & 3 Glan Aber Works, Glan Aber Trading Estate, Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2015/0809/PS Removal of Condition 2 of planning permission Code No. 45/2012/0280 to allow the transfer of clinical waste. The Applicant is Mr Derek Pilkington of PARS Ltd Unit 2, Glan Aber Trading Estate, Vale Road, Rhyl.</p> <p><u>DECISION:</u> Deferred to next meeting</p>
18.7	<p><u>SITE LOCATION:</u> 22 Pendyffryn Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2015/0810/PF</p>

	Erection of extensions to dwelling and associated works. The Applicant is Mr Andrew Evans of the same address. <u>DECISION:</u> No Objection
18.8	<u>SITE LOCATION:</u> 29 Burns Drive, Rhyl. <u>WARD:</u> Plastirion <u>APPLICATION No:</u> 45/2015/0822/PF Erection of single storey extension to rear of dwelling. The Applicant is Mr John Done of 17 Burns Drive, Rhyl. <u>DECISION:</u> No Objection

19. NOTIFICATION OF PLANNING APPEAL – 51 BRIGHTON ROAD, RHYL.

The Chair reported notification that an Appeal against the decision of the Local Planning Authority to refuse Planning Consent for the above application had been made and the details thereof.

RESOLVED that the notice be noted.

20. DEVELOPMENT CONSENT ORDER – NORTH WALES WIND FARMS CONNECTION PROJECT.

The Chair reported receipt of correspondence from SP Manweb providing a notice of hearings relating to the proposed North Wales Wind Farm Connection Order.

RESOLVED that the notice be noted.

21. CLOSURE OF MEETING

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

Signed:

Date: