

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 3<sup>rd</sup> October 2012 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Finance and General Purposes Committee.

**PRESENT**

Councillor Mrs E. M. Chard (Chair)

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

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 decision:**

**Councillor: Mrs W. M. Mullen James]**

**25. APOLOGIES**

Apologies for non-attendance were received on behalf of Councillors Mrs J. Chamberlain-Jones (on holiday) and P. J. Williams (work commitment).

**26. 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.)

26.1	<p><b><u>SITE LOCATION:</u></b> Rear of Town Hall, part Market Street, part Glanglasfor and Part High Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2012/1181/PF</b> Use of land as market for sale of Class A1 (retail goods) and Class A3 (hot food and drink) on Thursdays and Saturdays with 14 additional days in any one year. The Applicant is Denbighshire County Council, County Hall, Wynnstay Road, Ruthin.</p> <p><b><u>DECISION:</u></b> In respect of the area to the rear of the Town Hall the Town Council wish to object to the inclusion of this area. The activity of the market at this</p>
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	<p>location detracts from the areas primary purpose.</p> <p>In respect of part Market Street, part Glanglasfor and Part High Street, Rhyl the Town Council raise no object subject to a condition being applied ensuring that other events organized within the Town by Denbighshire County Council or its partner organizations have priority over the market to avoid conflict with initiatives designed to promote increased commercial activity.</p>
26.2	<p><b><u>SITE LOCATION:</u></b> Hafod Wen, Bryn Cwnin Road, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u> 45/2012/0668/PF</b> Demolition of existing dwelling and erection of 2 No. detached dwellings, alterations to existing vehicular access and formation of new vehicular access. The Applicant is Mr Mike Davies of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
26.3	<p><b><u>SITE LOCATION:</u></b> Land at Cefndy Trading Estate, Ffordd Derwen, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u> 45/2012/1209/PF</b> Erection of a 1,300 sqm commercial unit including access road, service area, car parking and landscaping. The Applicant is Anwyl Construction Co Ltd of Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection subject to inclusion of conditions addressing the following issues:</p> <ol style="list-style-type: none"> <li>1. The operations of commercial units should be restricted to prevent vehicle deliveries/departures between the hours of 2100 hrs and 0800 hrs in the interest of the amenities of adjacent residential properties</li> <li>2. Appropriate parking restrictions/signage to be included preventing the parking of vehicles on the feeder road and Ffordd Derwen and limiting parking in the residential part of the development to residents only. The reason for this condition is the Town Council is aware of issues which have occurred in neighbouring areas (Marsh Road/Fforddilas whereby commercial operators (particularly businesses involved in car maintenance activities) have utilized neighbouring residential roads for the parking and storage of customer and staff vehicles to the inconvenience and disadvantage of local residents.</li> <li>3. The Open Space should include for CCTV installation by the developer to avoid it becoming an area which attracts anti-social behaviour to the</li> </ol>

	<p>detriment of the amenities currently enjoyed by residents of Golden Grove, and Meredith Crescent and the new development in accordance with Section 17 of the Crime Disorder Act 1998.</p> <p>4. The Open Space to include suitably sized fencing on all four sides, to take account of ball games and other activities likely to occur. The close proximity of adjoining gardens from Golden Grove and Meredith Crescent are likely to result in recreational objects (such as footballs) entering adjoining private gardens. Due to the layout of the streets persons seeking to recover such items are unlikely to follow the road system to recover the footballs but instead climb over the boundary fences and enter private gardens. Similarly the layout provides for eight parking spaces in close proximity to the open space which will be result in vehicles being vulnerable to damage from mishit objects from the open space. The inclusion of the fence will also help prevent an informal access to the open space being developed from the Golden Grove boundary.</p> <p>(see also note 1 above)</p>
26.4	<p><b><u>SITE LOCATION:</u></b> The Cob &amp; Pen PH 153 High Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2012/1218/AD</b> Display of externally illuminated fascia sign and gable sign. The Applicant is Ms Amanda Phelan of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
26.5	<p><b><u>SITE LOCATION:</u></b> 3 Grange Avenue, Rhyl.</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>APPLICATION No:</u> 45/2012/1232/PF</b> Erection of conservatory at rear and detached pitched-roof double garage to rear of dwelling (inc. removal of existing garage, carport and shed). The Applicants are Mr &amp; Mrs Ian and Sue Walkden of the same address.</p> <p><b><u>DECISION:</u></b> No objection subject to condition preventing future residential occupation of double garage</p>

26.6	<p><b><u>SITE LOCATION:</u></b> 127 Marsh Road, Rhyl.</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>APPLICATION No:</u> 45/2012/1238/PF</b> Erection of two-storey pitched-roof extension at side and conservatory at side and rear. Alteration to existing vehicular access. The Applicant is Miss Joanne Morris of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
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**27. CLOSURE OF MEETING**

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

Signed: .....

Date: .....