

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 17<sup>th</sup> October 2012 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Council.

**PRESENT**

Councillor Mrs E. M. Chard (Chair)

Councillors, Mrs. J. Chamberlain Jones, Ms J. Hughes, A. R. James, B. Mellor, B. F. Moylan, 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]

**28. APOLOGIES**

Apologies for non-attendance were received on behalf of Councillor P. J. Williams (work commitment).

**29. 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.)

29.1	<p><b><u>SITE LOCATION:</u></b> 113 Marsh Road, Rhyl.</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>APPLICATION No:</u> 45/2012/1197/PF</b> Demolition of existing building and erection of a two storey office/workshop and associated works. The Applicant is Mr Richard Jones of Windspeed Ltd (TA Vector Instruments) of 115 Marsh Road, Rhyl.</p> <p><b><u>DECISION:</u></b> No Objection</p>
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29.2	<p><b><u>SITE LOCATION:</u></b> 109A Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2012/1250/PF</b> Conversion of existing building comprising 5 no. workshop/storage units to form 1 no. dwelling. The Applicant is Mr David Jones of 30 Wellington Road, Rhyl.</p> <p><b><u>DECISION:</u></b> No Objection</p>
29.3	<p><b><u>SITE LOCATION:</u></b> Unit 2 &amp; 3 Glan Aber Works, Glan Aber Trading Estate, Vale Road, Rhyl.</p> <p><b><u>WARD:</u></b> Pendyffryn</p> <p><b><u>APPLICATION No:</u> 45/2012/0280/PF</b> Change of use from motor body repair centre to permit the transfer of bagged and sealed asbestos waste into secure skips; installation of a cesspool/holding tank; weighbridge and siting of a portacabin. The Applicant is Mr D E Pilkington of PARS Ltd 43 Heol Hendre, Rhuddlan.</p> <p><b><u>DECISION:</u></b> Object on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The proposed storage of hazardous materials immediately adjacent to both a public footpath (used as a route to local schools), and the Coronation Playing fields (the towns primary public open space) is of significant concern to the Town Council and local residents.</li> <li>2. The close proximity of the cess pool to the established "Rhyl Cut" water course is also of concern as any leakage/spillage/overflow would be carried throughout the local environment.</li> <li>3. The site is designated as employment land however the proposed development would result in only 1 person being employed. This is not considered sufficient employment for the amount of the employment land being used.</li> </ol>
29.4	<p><b><u>SITE LOCATION:</u></b> 1 Willow Court, Rhyl.</p> <p><b><u>WARD:</u></b> Brynhedydd</p> <p><b><u>APPLICATION No:</u> 45/2012/1163/PC</b> Retention of 1.8 metre high fence attached to existing boundary wall (Retrospective application). The Applicant is Mrs Annie Pitt of the same address.</p> <p><b><u>DECISION:</u></b> Object on the following grounds: The fence is considered to be detrimental to the visual appearance of the neighbourhood and is out of keeping with the layout of the estate as</p>

	<p>designed, which is predominately comprised of properties without any boundary wall/fences or very low walls. As such the Council feel that the proposed wall represents a negative impact on the street scene.</p> <p>Due to the negative impact of the fence the Town Council would request that the Local Planning Authority considers enforcement action to secure the removal of the fence and ensure that the garden is reinstated to an acceptable standard.</p>
29.5	<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> 45/2012/1217/PF</b> Erection of ground-floor external covered seating area and walkway at rear, alterations to windows and formation of new doorway to first-floor patio area with raised parapet wall. The Applicant is Ms Amanda Phelan of the same address.</p> <p><b><u>DECISION:</u></b> No objection subject to the development being sympathetic to the adjacent listed buildings.</p>
29.6	<p><b><u>SITE LOCATION:</u></b> Ocean Beach Site, Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u> 45/2012/1236/PS</b> Variation of Condition No.1 of planning permission Code No. 45/2006/1200/PF (for demolition and redevelopment of 7.625 hectares of land for mixed-use development) to allow the grant of planning permission for a further 5 years. The Applicant is Scarborough Development Group.</p> <p><b><u>DECISION:</u></b> Defer consideration pending the outcome of advice from the Local Planning Authority in relation to the following issues:</p> <ol style="list-style-type: none"> <li>1. If approved would it be possible for the approval to be granted for a reduced period of time i.e. one, two three or four years rather than the standard 5 years.</li> <li>2. Would it be possible to require as part of the renewal to insert a condition requiring that the developer improves the site in the interim period.</li> <li>3. Another application is anticipated from the developer for the same site – if both applications are granted would the developer then be able to implement elements from the different permissions rather than develop either of the full schemes.</li> </ol>

**30. CLOSURE OF MEETING**

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

Signed: .....

Date: .....