

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 6<sup>th</sup> March 2013 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

**PRESENT**

Councillor Mrs E. M. Chard (Chair)

Councillors, Mrs. J. Chamberlain-Jones, Ms J. Hughes, A. R. James, J. May, B. Mellor, B.F. Moylan, Mrs W. M. Mullen-James, S. H. Ratcliffe, Miss S. L. Roberts, A. J. Rutherford, Miss R. Siddall and P.J. Williams.

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]**

**56. APOLOGIES**

Apologies for non-attendance were received from Councillor P. Prendergast, (personal commitment).

**57. 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.)

<b>PLANNING APPLICATIONS</b>		<b>6 March 2013</b>
57.1	<p><b><u>SITE LOCATION:</u></b> Savers, 8 Sussex Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2013/0102/AD</b> Display of replacement non-illuminated hanging sign and 2 no. non-illuminated fascia signs (retrospective application). The Applicant is AS Watson (Health &amp; Beauty) UK of 118 Beddington Lane, Croydon.</p> <p><b><u>DECISION:</u></b> No objection</p>	

57.2	<p><b><u>SITE LOCATION:</u></b> 38 Crescent Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2013/0072/PF</b> Conversion of dwelling to form 3 no. 1 bedroomed self contained apartments. The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><b><u>DECISION:</u></b> Objection. The proposed subdivision of no. 38 Crescent Road into 3 No. 1 bedroom self contained dwellings, 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.</p>
57.3	<p><b><u>SITE LOCATION:</u></b> Tower Garden Centre, 81 Rhuddlan Road, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u> 45/2013/0133/PF</b> Amendment to house type on Plot 3 previously approved under planning permission code no. 45/2011/1160/PF The Applicant is Mr Robert Edwards of 89 Rhuddlan Road, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection.</p>
57.4	<p><b><u>SITE LOCATION:</u></b> 26 Butterson Road, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u> 45/2011/0569PF</b> Change of use and conversion of HMO to 4 No. self contained flats (partly in retrospect). The Applicant is Mrs Joginder Bains of 86 Northwood, Wrottesley Road, Tettenhall, Wolverhampton.</p> <p><b><u>DECISION:</u></b> Objection. 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</p>

	<p>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>
57.5	<p><b><u>SITE LOCATION:</u></b> J Sainsbury Plc, Clwyd Retail Park, Rhuddlan, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u> 45/2013/0146/PF</b> Proposed car park refurbishment/reconfiguration, new external canopy within service yard and new external wind-screen adjacent to store entrance. The Applicant is Sainsbury's Supermarket Ltd, of 33 Holborn, London.</p> <p><b><u>DECISION:</u></b> No objection.</p>
57.6	<p><b><u>SITE LOCATION:</u></b> 12 Oakville Avenue, Rhyl.</p> <p><b><u>WARD:</u></b> Brynhedydd</p> <p><b><u>APPLICATION No:</u> 45/2013/0164/PF</b> Erection of a conservatory to rear/side of dwelling. The Applicant is Mr Paul Henderson of the same address.</p> <p><b><u>DECISION:</u></b> No objection.</p>
57.7	<p><b><u>SITE LOCATION:</u></b> 22 Sandringham Avenue, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u> 45/2013/0167/LE</b> Application for a lawful development certificate for the existing use of premises as 2 No. self contained flats. The Applicant is Mrs P.G. Gamble of the same address.</p> <p><b><u>DECISION:</u></b> Objection. The proposed subdivision of no. 22 Sandringham Avenue into 2 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.</p>

57.8	<p><b><u>SITE LOCATION:</u></b> Marine Lake, Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u> 45/2013/0024/PF</b> Installation of single-line Cable ski system with associated power supply and control cabin The Applicant is Mr Luke Knightly of Knightlys Fun Parks, Sandbank Road, Towyn.</p> <p><b><u>DECISION:</u></b> Defer consideration – Notwithstanding the response of the County Planning Officers to enquiries previously submitted by the Committee, Members are aware of a request being made by the Finance and General Purposes Committee for a presentation to be given to that Committee in relation to this application and feel that it would be beneficial to defer any consideration until after that presentation has been received given both the positive and negative potential impact which could arise from the application.</p>
57.9	<p><b><u>SITE LOCATION:</u></b> 3 Wood Road, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u> 45/2013/0180/PF</b> Erection of a single storey flat roof extension to rear of dwelling. The Applicant is Mrs Anita Reid of the same address.</p> <p><b><u>DECISION:</u></b> No objection.</p>
57.10	<p><b><u>SITE LOCATION:</u></b> 50 Brighton Road, Rhyl.</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>APPLICATION No:</u> 45/2013/0200/PF</b> Erection of extensions and alterations to convert existing residential property into 4 No. self-contained apartments, Erection of block of 4 garages at rear with direct access to Morley Road. The Applicant is Mrs Margaret Slinn of Peakstones Inn, Cheadle Road, Alton, Staffordshire.</p> <p><b><u>DECISION:</u></b> Objection. The proposed subdivision of no. 50 Brighton Road into 5 No. 1 bedroom self contained dwellings, 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,</p>

	and the aims of the Rhyl Going Forward Strategy.
57.11	<p><b><u>SITE LOCATION:</u></b> Ysgol Dewi Sant, Rhuddlan Road, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u> 45/2013/0236/PF</b> Permanent retention of modular building. The Applicant is Mr John Williams, Asset Manager, Education Dept. Denbighshire County Council, County Hall, Wynnstay Road, Ruthin.</p> <p><b><u>DECISION:</u></b> No objection.</p>

**58. CLOSURE OF MEETING**

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

Signed: .....

Date: .....