

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 18th September 2013 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs E. M. Chard (Chair)

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

Mr G. J. Nickels - Town Clerk

17. APOLOGIES

Apologies for non-attendance were received from Councillors B. Blakeley (DCC commitment) P. Prendergast (holiday)

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.)

PLANNING APPLICATIONS		18 September 2013
18.1	<p><u>SITE LOCATION:</u> North Wales Inn, 27 Wellington Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0004/PF Replacement of windows to front with new double opening doors and sidelights and erection of shelter at rear (Partly in retrospect). The Applicant is Mr Robin Jones of 27, The North, Wellington Road, Rhyl.</p> <p><u>DECISION:</u> No objection</p>	
18.2	<p><u>SITE LOCATION:</u> 5 Laurel Court, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2013/1087/PF Erection of 2-bedroom dwelling to replace existing fire-damaged dwelling. The Applicant is Mr Christopher Anderson of 5 Gronant Street, Rhyl.</p>	

	<u>DECISION:</u> No objection
18.3	<p><u>SITE LOCATION:</u> 2 Bodfor Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1095/AD Display of 1 no. internally illuminated fascia sign, 1 no. non-illuminated fascia panel and 1 no. internally illuminated projecting sign. The Applicant is Mr Andy Pugh of the Co-Operative Group, 1 Angel Square, Manchester.</p> <p><u>DECISION:</u> No objection, but note that this is a Grade II listed building.</p>
18.4	<p><u>SITE LOCATION:</u> 9 Seabank Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2013/1078/PF Conversion and renovation of existing HMO's to include 3 floors of residential accommodation, consisting of two x 2 bedroom apartments and one x1 bedroom apartment. The Applicant is Mr Martin Bird of 7 Harrys Dream, Broughton, Brigg.</p> <p><u>DECISION:</u> Object:</p> <p>The Council would question whether the description of this property as an existing HMO is accurate. The Council has no evidence that the property has been used as a HMO or that it has planning consent for that use. – The Town Council would respectfully suggest that the Planning Department liaise with the Electoral Registration Department and HMO Licensing to clarify.</p> <p>The property is believed to be located within the Rhyl Seabank Conservation Area and as such it is understood should have been the subject of an appraisal under Planning Policy Wales.</p> <p>Notwithstanding the above the Town Council object to the loss of a family home to apartment or flat use from an area where there is already an oversupply of such provision.</p>
18.5	<p><u>SITE LOCATION:</u> 25 Russell Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1116/TC Fell 1 no. sycamore tree. The Applicant is Mr Owen Hughes of 31 Bryntirion Drive, Prestatyn.</p> <p><u>DECISION:</u> No objection but note that Ty Gwyn is a Grade II Listed</p>

	Building which may fall within the St. Thomas' Conservation Area
18.6	<p><u>SITE LOCATION:</u> 2 Vale Park, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2013/1121/PF Erection of a two storey pitched roof extension to side of dwelling. The Applicant is Mr Michael Richards of the same address.</p> <p><u>DECISION:</u> No objection</p>

19. CLOSURE OF MEETING

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

Signed:

Date: