

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 7<sup>th</sup> May 2014 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 B. Blakeley, Ms. J. Hughes, A. R. James, J. May, B. F. Moylan, P. Prendergast, S. Ratcliffe, , A. Rutherford, and Ms. R. Siddall.

Mr G.J. Nickels - Town Clerk

**74. APOLOGIES**

Apologies were received from Councillor Miss S. L. Roberts (work commitment).

**75. 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.)

**[Councillor S. Ratcliffe declared his prejudicial interest in application Nos. 45/2014/0395/PF and 45/2014/0396/PF due to the sites being neighbouring properties to his own and vacated the Chamber taking no part in discussion or voting thereon]**

<b>PLANNING APPLICATIONS</b>		<b>7 May 2014</b>
75.1	<p><b><u>SITE LOCATION:</u></b> 28 Kinmel Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2014/0355/PF</b> Change of use from offices to a shop at ground floor and 1 no. self-contained flat at first and second floors. The Applicant is Mr Tariq Mahmood of No 10, Kinmel Street, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>	
75.2	<p><b><u>SITE LOCATION:</u></b> Unit 4 Bridge Business Park, Marsh Road, Rhyl.</p> <p><b><u>WARD:</u></b> Cefndy</p>	

	<p><b><u>APPLICATION No: 45/2014/0378/PS</u></b>  Variation of condition no. 4 of planning permission code no. 2/RYL/0364/88P to allow open storage of skips to side of Unit 4 and erection of 2m high screen fence.  The Applicant is Verbier Holdings Limited of Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
75.3	<p><b><u>SITE LOCATION:</u></b>  Grange Hotel Site, 41-42 East Parade, Rhyl.</p> <p><b><u>WARD:</u></b>  Plastirion</p> <p><b><u>APPLICATION No: 45/2014/0388/PF</u></b>  Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works.  The Applicant is Mr Andy Coombs of 8 Deanery Holdings, Water Eaton Lane, Penkridge, Stafford.</p> <p><b><u>DECISION: Objection on the following grounds</u></b></p> <ol style="list-style-type: none"> <li>1. The Council feels that the density of the number of proposed flats would represent an over intensification of the site in terms of the number of apartments proposed.</li> <li>2. (notwithstanding the close proximity of the public car park), The Council considers the provision of only 21 on-site parking spaces for 44 apartments inadequate for the need and that this will result in significant on-street parking to the detriment of the occupiers of surrounding properties.</li> </ol> <p>In the event that the application is approved by the Local Planning Authority then the Town Council would request that the following conditions be applied to any permission granted</p> <ol style="list-style-type: none"> <li>1. That Standard Condition No. 1 be amended to require that any development permitted shall be commenced prior to the expiry of 1 year of the date of the grant of permission.</li> <li>2. That a restriction be placed on the route of construction vehicles accessing and departing the site in consideration of the close proximity of particularly the Bradshaw Nursing Home and the frequent round the clock need for emergency vehicles to access that property.</li> </ol>
75.4	<p><b><u>SITE LOCATION:</u></b>  Grange Hotel Site 41-42 East Parade, Rhyl.</p> <p><b><u>WARD:</u></b>  Plastirion</p>

	<p><b><u>APPLICATION No: 45/2014/0389/LB</u></b>  Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works (Listed Building application).  The Applicant is Mr Andy Coombs of 8 Deanery Holdings, Water Eaton Lane, Penkridge, Stafford.</p> <p><b><u>DECISION: Objection on the following grounds</u></b></p> <ol style="list-style-type: none"> <li>1. The Council feels that the density of the number of proposed flats would represent an over intensification of the site in terms of the number of apartments proposed.</li> <li>2. (notwithstanding the close proximity of the public car park), The Council considers the provision of only 21 on-site parking spaces for 44 apartments inadequate for the need and that this will result in significant on-street parking to the detriment of the occupiers of surrounding properties.</li> </ol> <p>In the event that the application is approved by the Local Planning Authority then the Town Council would request that the following conditions be applied to any permission granted</p> <ol style="list-style-type: none"> <li>1. That Standard Condition No. 1 be amended to require that any development permitted shall be commenced prior to the expiry of 1 year of the date of the grant of permission.</li> <li>2. That a restriction be placed on the route of construction vehicles accessing and departing the site in consideration of the close proximity of particularly the Bradshaw Nursing Home and the frequent round the clock need for emergency vehicles to access that property.</li> </ol>
75.5	<p><b><u>SITE LOCATION:</u></b>  Flat 3, 34 Highfield Park, Rhyl.</p> <p><b><u>WARD:</u></b>  Plastirion</p> <p><b><u>APPLICATION No: 45/2014/0395/PF</u></b>  Conversion of loft space to provide additional living accommodation.  The Applicant is Mr Jack Ormerod of White House Cottage, High Street, Borth, Ceredigion</p> <p><b><u>DECISION: Defer consideration to enable clarification as to whether the submitted plans provide kitchen facilities.</u></b></p>
75.6	<p><b><u>SITE LOCATION:</u></b>  Flat 3, 36 Highfield Park, Rhyl.</p> <p><b><u>WARD:</u></b>  Plastirion</p> <p><b><u>APPLICATION No: 45/2014/0396PF</u></b>  Conversion of loft space to provide additional living accommodation.</p>

	<p>The Applicant is Mr Jack Ormerod of White House Cottage, High Street, Borth, Ceredigion.</p> <p><b><u>DECISION:</u></b> Defer consideration to enable clarification as to whether the submitted plans provide kitchen facilities.</p>
75.7	<p><b><u>SITE LOCATION:</u></b> 109 Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2014/0442/PF Renovation and change of use of building from commercial and residential to form single 3 bedroom dwelling, works include demolition of existing outrigger and single storey extension to rear. The Applicant is Mrs Sarah Baldwin of Pennaf Ltd, 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><b><u>DECISION:</u></b> No objection</p>
75.8	<p><b><u>SITE LOCATION:</u></b> 29 Ridgeway Avenue, Rhyl.</p> <p><b><u>WARD:</u></b> Brynhedydd</p> <p><b><u>APPLICATION No:</u></b> 45/2014/0467/PF Erection of single storey pitched roof extension at rear of dwelling (resubmission). The Applicant is Mr Steve Beacall of Bryn Ffynnon Farm, Dyserth Road, Rhuddlan.</p> <p><b><u>DECISION:</u></b> No objection</p>
75.9	<p><b><u>SITE LOCATION:</u></b> 52 Llys Brenig, Rhyl.</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>APPLICATION No:</u></b> 45/2014/0468/PF Erection of flat roof single storey extension to dwelling and garage at rear to provide additional living space. The Applicant is Mrs Gwenfydd Williams of 52 Llys Brenig, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>

**76. UNTIDY LAND NOTICE – Former Grange Hotel, Rhyl.**

**RESOLVED** that the service of the above notice be noted.

**77. CLOSURE OF MEETING**

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

Signed: .....

Date: .....