

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 4th November 2015 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor A. R. James (Chair)

Councillors Mrs. E.M. Chard, Ms. J. McAlpine, B.F. Moylan, S. H. Ratcliffe, Miss S.L. Roberts, A. J. Rutherford, and Rev. S. F. Walker.

Mr G.J. Nickels – Town Clerk

30. APOLOGIES

Apologies were received from Councillors Ms. J. Hughes, (Indisposed), J. May, (Indisposed), and Miss R. Siddall (School Governors Meeting).

31. 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		4 November 2015
31.1	<p><u>SITE LOCATION:</u> 26 Butterson Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2015/0743/PF Change of use and conversion of HMO to 3 No. self-contained flats. The Applicant is Mrs J Bains of R & J Investments, Northwood, 86 Wrottersley Road, Wolverhampton.</p> <p><u>DECISION:</u> Objection</p> <p>1. The proposed subdivision of no. 26 Butterson Road into 3 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. 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> <p>2. Concern at lack of off street parking provision for the proposed</p>	

	apartments 3. Concern at lack of provision for refuse storage for the proposed apartments.
31.2	<p><u>SITE LOCATION:</u> 3 Y Ffrith</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2015/1032/PF Erection of extension to rear of dwelling. The Applicant is Mr Nick Redfern of the same address.</p> <p><u>DECISION:</u> No objection</p>

32. CLOSURE OF MEETING

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

Signed:

Date: