

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 20th January 2016 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor A. James (Chair)

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

Mr G. J. Nickels – Town Clerk

45. APOLOGIES

Apologies were submitted from Councillors S.H. Ratcliffe, (Holiday), and Miss R. Siddall (Indisposed)

46. PLANNING APPLICATIONS

Members gave consideration to the received Planning Applications as shown below and **RESOLVED** as now marked thereon.

PLANNING APPLICATIONS		20 January 2016
46.1	<p><u>SITE LOCATION:</u> Land off Pendyffryn Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2015/1051/PF Development of 0.078 hectares of land for the erection of 2 dwellings (outline application with all matters reserved). The Applicant is Mr Luke Skeffington of 76 Pendyffryn Road, Rhyl.</p> <p><u>DECISION:</u> No objection</p>	
46.2	<p><u>SITE LOCATION:</u> Rear of 11 - 22 Boughton Avenue, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2015/1161/TP Crown reduction of 3 no. trees (wych elm) & 1 no. trees (goat willow). The Applicant is Mr Ken Cooper of Fronfraith Property Management Co. Ltd.</p> <p><u>DECISION:</u> No objection</p>	

46.3	<p><u>SITE LOCATION:</u> 51 Brighton Road, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2015/1225/PF Erection of pitched roof extension to existing apartments to provide an additional 1 no. apartment. The Applicant is Mr Ian McGuire of the same address.</p> <p><u>DECISION:</u> No objection</p>
46.4	<p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2015/1216/PF Substitution of house types on plots 139 – 142 inc and erection of 7 additional dwellings (amendments to previously approved scheme for phase 1 ref 45/2007/1233/PR). The Applicant is Anwyl Construction Co Ltd of Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><u>DECISION:</u> Objection for the following reasons</p> <ol style="list-style-type: none"> 1. The Council consider that the additional seven properties will represent an over intensification of properties on the application site. 2. The new properties on the estate are already creating highway difficulties particularly on Dyserth Road generally and with its junction with Pen y Maes Avenue. The increase in traffic generated by the additional properties would negatively contribute to the current situation. <p>In the event that the local Planning authority determine to grant permission additional open space provision should be provided within the estate to compensate for the additional density of population created.</p>
46.5	<p><u>SITE LOCATION:</u> 14 to 24 John Street, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2015/1249/PF Change of use to form 12 No. self contained flats. The Applicant is Mr Alex Wenger of Brown & Wenger Properties, Unit 11 Bay Trading Estate, St Asaph Avenue, Kinmel Bay.</p> <p><u>DECISION:</u> No objection</p>

47. CLOSURE OF MEETING

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

Signed:

Date: