

At a hybrid **MEETING of the PLANNING COMMITTEE** held on Wednesday 18th March 2026, following the preceding meeting of Council.

PRESENT

Councillor A. Walker (Chair)

Councillors M. Blackwell, S. Feeney, J. Kenney, Mrs D. L. King, B. Mellor,
W. Price and Ms V. Roberts.

Also in attendance

Mrs M. A. Blakeley-Walker (observing)
A. R. James (observing)
Mrs H. J. Mead – Town Clerk
Mrs T. A. Jones – Deputy Clerk

38. APOLOGIES

Apologies for absence were submitted from Councillors Mrs J. Butterfield JP MBE, Mrs S. Connolly, K. R. Jones, Ms J. L. McAlpine, Ms R. S. Roberts, A. J. Rutherford and D. Simmons.

39. DECLARATIONS OF INTEREST

The Chair asked if members had any personal and/or prejudicial interests to declare with regard to any of the business to be considered on the agenda?

RESOLVED *that no declarations were made.*

40. 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 of equal prominence, reflecting the linguistic nature of the Rhyl area.

Note 2: Both the Rhyl Town and Denbighshire County Councils' have recently formally declared a climate emergency and as such would wish that steps are now taken by developers and the Planning Authority to ensure that in future all larger scale applications for development maximize use of existing technologies to minimize negative impact on the climate.

PLANNING APPLICATIONS SCHEDULE	
i.	<u>SITE LOCATION:</u> Currys, Unit 4 Clwyd Retail Park, Rhuddlan, Rhyl, Denbighshire, LL18 2TJ <u>WARD:</u> Derwen <u>WARD CLLRS:</u> Mrs E. M. Chard

	Mrs S. Connolly <u>APPLICATION No:</u> 45/2026/0058/PF <u>DESCRIPTION:</u> Installation of a new external plant compound in the rear service yard <u>APPLICANT:</u> Ian Fairley (Currys PLC) <u>DECISION:</u> <i>No objection</i>
ii.	<u>SITE LOCATION:</u> 64 Ffordd Aberkinsey, Rhyl, Denbighshire, LL18 4FB <u>WARD:</u> Trellewelyn <u>WARD CLLRS:</u> Mrs M. A. Blakeley-Walker W. Price Mrs V. Roberts <u>APPLICATION No:</u> 45/2026/0038/HH <u>DESCRIPTION:</u> Erection of a summerhouse to rear of dwelling <u>APPLICANT:</u> Mr Graham Simpson <u>DECISION:</u> <i>No objection</i>
iii.	<u>SITE LOCATION:</u> Hafod Mental Health Resource Centre Beechwood Road, Rhyl, Denbighshire, LL18 3EU <u>WARD:</u> Plastirion <u>WARD CLLRS:</u> Mrs J. M. Evans K. R. Jones <u>APPLICATION No:</u> 45/2026/0049/TP <u>DESCRIPTION:</u> Pollard 1 no. sycamore tree back to previous pollard points subject to a Tree Preservation Order <u>APPLICANT:</u> Mr Chesney Saxon (Sherratt Group) <u>DECISION:</u> <i>No objection</i>
iv	<u>SITE LOCATION:</u> Conrad Building Windsor Street, Rhyl, Denbighshire <u>WARD:</u> Bodfor <u>WARD CLLRS:</u> J. Kenney Ms J. L. McAlpine <u>APPLICATION No:</u> 45/2026/0074/PC <u>DESCRIPTION:</u> Change of use from former office to residential accommodation (1 bedroom flat) (retrospective application)

	<u>APPLICANT:</u> Faisal Aslam (Akhtar Property Ltd) <u>DECISION:</u> <i>No objection</i>
v	<u>SITE LOCATION:</u> 7 Wellington Terrace, Rhyl, Denbighshire, LL18 1NA <u>WARD:</u> Foryd <u>WARD CLLRS:</u> Mrs J. Butterfield JP MBE A. R. James <u>APPLICATION No:</u> 45/2026/0045/PF <u>DESCRIPTION:</u> Change of use from private dwelling to a children's residential home for one child/two siblings to reside supported by staff 24/7 <u>APPLICANT:</u> Mrs Phillippa Hughes (38.6 Solutions) <u>DECISION:</u> <i>No objection</i>
vi	<u>SITE LOCATION:</u> 52 - 54 Crescent Road, Rhyl, Denbighshire, LL18 1PB <u>WARD:</u> Bodfor <u>WARD CLLRS:</u> J. Kenney Ms J. L. McAlpine <u>APPLICATION No:</u> 45/2026/0020/PF <u>DESCRIPTION:</u> Change of use of part of building from office to a single dwelling <u>APPLICANT:</u> Mr S Sohail (Sohail Properties Holding Ltd.) <u>DECISION:</u> <i>No objection</i>
vii	<u>SITE LOCATION:</u> Land At, West Parade, Sydenham Avenue and Sandringham Avenue, Rhyl, Denbighshire <u>WARD:</u> Foryd <u>WARD CLLRS:</u> Mrs J. Butterfield JP MBE A. R. James <u>APPLICATION No:</u> 45/2025/0472/MD <u>DESCRIPTION:</u> Erection of 32 no. affordable dwellings, construction of new vehicular accesses, parking, landscaping and associated works <u>APPLICANT:</u> Clwyd Alyn Housing Association <u>DECISION:</u> <i>No objection</i>
viii	<u>SITE LOCATION:</u> Auction Room, 82 Marsh Road, Rhyl, Denbighshire, LL18 2AE

	<u>WARD:</u> Cefndy <u>WARD CLLRS:</u> Mrs D. L. King Ms R. S. Roberts <u>APPLICATION No:</u> 45/2026/0069/PF <u>DESCRIPTION:</u> Conversion of redundant workshop/auction room to form a boxing/community gymnasium <u>APPLICANT:</u> Mr Daniel Andrews (Rhyl Youth Boxing Club) <u>DECISION:</u> <i>No objection</i>
ix	<u>SITE LOCATION:</u> Burger King, Marina Quay Retail Park Wellington Road, Rhyl, Denbighshire <u>WARD:</u> Foryd <u>WARD CLLRS:</u> Mrs J. Butterfield JP MBE A. R. James <u>APPLICATION No:</u> 45/2026/0086/AD <u>DESCRIPTION:</u> Display of signage in relation to new Burger King site <u>APPLICANT:</u> Mr Andy Pye (BKUK) <u>DECISION:</u> <i>No objection</i>
x	<u>SITE LOCATION:</u> 13 - 19 Elwy Street, Rhyl, Denbighshire, LL18 1BS <u>WARD:</u> Bodfor <u>WARD CLLRS:</u> J. Kenney Ms J. L. McAlpine <u>APPLICATION No:</u> 45/2026/0088/PF <u>DESCRIPTION:</u> Siting of 3 no. standard 40-foot steel shipping containers, arranged side by side, forming a small scale recreational and retail facility. Two containers forming an indoor air-gun shooting range and one container for use as a retail unit selling gun related equipment and accessories and gun storage <u>APPLICANT:</u> Mr Phillip Arnold <u>DECISION:</u> <i>Object on the grounds that the proposal has the potential to attract anti-social behaviour and theft, and become a target for criminal activity.</i> <i>The use of shipping containers for retail and shooting activities raises additional concerns about the suitability and security of the structure for a soft shooting range and rifle retail unit.</i>

	<i>The application does not appear to include any details of security measures such as CCTV, alarms or controlled access. Only a reference to a gun safe.</i> <i>Without clear information on security arrangements, supervision, safety barriers, and operational management, the town council believes this proposal may present a public safety concern. To this end, it would have liked to see comment from North Wales Police, regarding crime prevention or security considerations for a development involving air rifles.</i> <i>The town council therefore asks that the application be carefully reviewed and that proper security and safety measures be required before any approval is considered.</i>
xi	<u>SITE LOCATION:</u> 51 Pendre Avenue, Rhyl, Denbighshire, LL18 4NH <u>WARD:</u> Trellewelyn <u>WARD CLLRS:</u> Mrs M. A. Blakeley Walker W. Price Mrs V. Roberts <u>APPLICATION No:</u> 45/2026/0102/HH <u>DESCRIPTION:</u> Erection of a single storey flat roof extension to front of dwelling <u>APPLICANT:</u> Mr and Mrs Billy and Julie Abbott <u>DECISION:</u> <i>No objection</i>

41. **CLOSURE OF MEETING**

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

Chair:

Date: