

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 1st May 2013 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 Mrs J. Chamberlain-Jones, Ms. J. Hughes, A. R. James, J. May, B. Mellor, B. F. Moylan, Mrs. W. Mullen James, P. Prendergast, S. H. Ratcliffe. Miss S. L. Roberts, A. J. Rutherford, and Miss R. Siddall.

Mr G. J. Nickels - Town Clerk

[The following Members who also serve on Denbighshire County Council's Planning Committee advised that in making decisions on the following applications they did so on the basis of the information now before them, and that when they consider the applications at the Denbighshire County Council Planning Committee they would look at the applications afresh based on the information then available and as such might come to a different decision:

Councillor: Mrs W. M. Mullen James]

75. APOLOGIES

No apologies for non-attendance were received.

76. 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	
76.1	<p><u>SITE LOCATION:</u> Rendezvous 29-31 Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0436/PF Installation of a double door at entrance to bar. The Applicant is Mr Robert Wright, Rendezvous at the same address.</p> <p><u>DECISION:</u> No objection</p>

76.2	<p><u>SITE LOCATION:</u> 84/88 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0437/AD Display of internally-illuminated fascia sign and internally-illuminated projecting sign. The Applicant is Mr Paul Stublely of Heron Foods Ltd, Jackson Way, Melton, East Yorkshire.</p> <p><u>DECISION:</u> No objection</p>
76.3	<p><u>SITE LOCATION:</u> 1 St Margarets Buildings, St Margarets Drive, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0424/PF Demolition and erection of replacement rear extension and erection of new side extension. The Applicant is Mr M Singh care of Costcutter Store, Conwy Road, Mochdre, Colwyn Bay.</p> <p><u>DECISION:</u> No objection</p>
76.4	<p><u>SITE LOCATION:</u> 39 & 41 Princes Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0192/PF Change of use to form 2 single dwellings, demolition of external outriggers to rear and erection of single storey lean-to extensions to rear. The Applicant is Miss Sarah Baldwin of Pennaf Ltd, 72 Ffordd William Morgan, St Asaph.</p> <p><u>DECISION:</u> No objection</p>
76.5	<p><u>SITE LOCATION:</u> 30 & 32 Princes Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0266/PF Change of use to form 2 single dwellings, demolition of external outriggers</p>

	<p>to rear and erection of single storey lean-to extensions to rear. The Applicant is Miss Sarah Baldwin of Pennaf Ltd, 72 Ffordd William Morgan, St Asaph.</p> <p><u>DECISION:</u> No objection</p>
76.6	<p><u>SITE LOCATION:</u> 61-71 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0465/AD Display of replacement signage – 1 no. externally illuminated fascia sign and 1 no. externally illuminated projecting sign to High Street elevation and 1 no. internally illuminated fascia sign to White Rose Centre elevation. The Applicant is Mr Bryan Walsh of Poundland, Verson Park, Wellmans Road, Willenhall, West Midlands.</p> <p><u>DECISION:</u> No objection</p>
76.7	<p><u>SITE LOCATION:</u> 5 Trehearn Drive, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2013/0469/PF Erection of extensions to front and side of dwelling, conservatory to rear and formation of balcony on top of existing flat roof. The Applicants are Mr & Mrs Heath and Shellan Rowley of the same address.</p> <p><u>DECISION:</u> No objection</p>
76.8	<p><u>SITE LOCATION:</u> Ocean Beach Site, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2012/1236/PS Variation of Condition No 1 of planning permission Code No. 45/2006/1200/PF (for demolition and redevelopment of 7.625 hectares of land for mixed-use development) to allow the grant of planning permission for a further 5 years. The Applicant is Scarbrough Development Group c/o agent Ms Nikki Sills of Red Property Services, The Edge Business Centre, Clowes Street, Manchester.</p>

	<p><u>DECISION:</u> The Town Council has serious concerns as to the negative impact that the current appearance and condition of the site is having on the Town particularly given its prominent gateway location and would request that the Local Planning Authority restrict any approval granted to a <u>maximum six months</u>. (N.B. In November 2012 when initially consulted on this application the Town Council recommended that any approval be restricted to a maximum of 12 months however given the passage of time (six months since the original request to vary condition number 1) and the negative impact that the site is continuing to have on Rhyl, the Town Council now consider that any consent given by the County Council Planning Committee should be limited to a maximum of six months.</p>
76.9	<p><u>SITE LOCATION:</u> New Look 43/45 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No: 45/2013/0488/AD</u> Display of 2 No. internally-illuminated fascia signs, 1 No. internally-illuminated projecting sign and 4 no. reverse applied window graphics. The Applicant is Mr Jason Chadwick of New Look Group Plc, Property Dept. Mercery Road, Weymouth, Dorset.</p> <p><u>DECISION:</u> No objection</p>

77. CLOSURE OF MEETING

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

Signed:

Date: