

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 18th December 2013 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs E. M. Chard (Chair)

Councillors B. Blakeley, A. R. James, J. May, B. Mellor, B. F. Moylan, P. Prendergast, Miss S. Roberts and A. J. Rutherford.

Mr G. J. Nickels - Town Clerk

38. APOLOGIES

Apologies for non-attendance were received from Councillors Ms. J. Hughes (work commitment), S. H. Ratcliffe (personal commitment), and Miss R. Siddall (indisposed).

39. 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		18 December 2013
39.1	<p><u>SITE LOCATION:</u> 36 Kinmel Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1450/PF Change of use of office at ground floor level into 1 No. self contained flat. The Applicant is Mrs Zunaira Aslam of 14 Seabank Road, Rhyl.</p> <p><u>DECISION:</u> Object for the following reason - The application is considered contrary to Policy PSE8 of the adopted Local; Development plan in that the proposal will not enhance the vitality and viability of the town centre – The application site is located within the designated Town Centre and is one of a row of business’s. The loss may set a precedent for the conversion and consequential loss of other businesses units in this row to the wider detriment of the Town Centre viability.</p>	
39.2	<p><u>SITE LOCATION:</u> Outbuilding to rear of 1A Abbey Street, Rhyl.</p>	

	<p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1480/CA Demolition of outbuilding. The Applicant is Mr Gerald Thomas of Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh.</p> <p><u>DECISION:</u> No objection</p>
39.3	<p><u>SITE LOCATION:</u> 36 John Street, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2013/1482/PF Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association, Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</p> <p><u>DECISION:</u> No objection</p>
39.4	<p><u>SITE LOCATION:</u> 28 John Street, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2013/1483/PF Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction.</p> <p><u>DECISION:</u> No objection</p>
39.5	<p><u>SITE LOCATION:</u> Dolanog, 87 Russell Road, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2013/1228/PF Erection of conservatory to front of care home. The Applicant is Mr M McEvoy of the same address.</p> <p><u>DECISION:</u> No objection</p>

39.6	<p><u>SITE LOCATION:</u> Ocean Beach Site, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No: 45/2013/1510/PO</u> Development of 5.3 hectares of land for mixed-use re-development to include provision of a foodstore (Class A1), large format non-food retail units (Class A1), cafe/restaurant units (Class A3), hotel (Class C1), public house (Class A3), petrol filling station (sui generis), with associated access, car parking, infrastructure (including new sub-station) and landscaping (outline application including access – all other matters reserved) The Applicant is Scarborough Development Group (Rhyl) Limited c/o agent Miss Nikki Sills of RED Property Services, The Edge Business Centre, Clowes Street, Manchester.</p> <p><u>DECISION:</u> Deferred</p>
39.7	<p><u>SITE LOCATION:</u> Hailwood Bryn Cwnin Road, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No: 45/2013/0731/TP</u> Felling of 1 No. oak tree (T6), 1 No. ash tree (T2) and removal of structurally deficient limbs of 2 oaks (T1 and T5) rear of dwelling all shown within Area A1 on the plan annexed to the Borough of Rhuddlan Tree Preservation Order No. 1, 1988. The Applicant is Ms Andrea Thomas of the same address.</p> <p><u>DECISION: Object to loss of tree</u> – concern that the submitted Tree Report indicates that some of the trees have evidence of past damage by “cuts” and machinery which have affected the health of the trees.</p>

40. DENBIGHSHIRE COUNTY COUNCIL – CONSULTATION DRAFT SUPPLEMENTARY PLANNING GUIDANCE (SPG) ON: AFFORDABLE HOUSING AND PLANNING AND THE WELSH LANGUAGE.

RESOLVED that consideration be deferred to the next meeting.

41. NOTIFICATION OF PLANNING APPEAL – APPLICATION No: 45/2012/1634/PC 127/129 HIGH STREET RHYL

RESOLVED that the notification be received.

42. NOTIFICATION OF PLANNING APPEAL – MARLBOROUGH HOTEL 16 EAST PARADE, RHYL

RESOLVED that the notification be received.

43. CLOSURE OF MEETING

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

Signed:

Date: