

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 4th June 2014 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor A. James (Chair)

Councillors B. Blakeley, Mrs. E.M. Chard, Ms. J. Hughes, J. May, B. F. Moylan, S. Ratcliffe, Miss S. Roberts, A. Rutherford.

Mr R. A. Hughes – Finance Officer

1. APOLOGIES

Apologies were received from Councillor P. Prendergast (Holiday) Mr. G.J. Nickels (Family Commitment) and Ms R. Siddall (other commitment).

2. 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.)

[Councillor S. Ratcliffe declared his prejudicial interest in application Nos. 45/2014/0395/PF and 45/2014/0396/PF due to the sites being neighbouring properties to his own and vacated the Chamber taking no part in discussion or voting thereon]

| PLANNING APPLICATIONS | | 4 June 2014 |
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| 2.1 | <p><u>SITE LOCATION:</u> Flat 3, 34 Highfield Park, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/0395/PF Conversion of loft space to provide additional living accommodation. The Applicant is Mr Jack Ormerod of White House Cottage, High Street, Borth, Ceredigion.</p> <p><u>PREVIOUS DECISION ON APPLICATION No:</u> 45/2014/0395/PF <u>SCHEDULE No:</u> 075/070514/75.5 Conversion of loft space to provide additional living accommodation.</p> <p><u>COMMITTEE DECISION:</u> Defer consideration to enable clarification as to whether the submitted plans provide kitchen facilities.</p> <p><u>DCC DECISION:</u> Pending.</p> | |

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| | <p><u>DECISION:</u> Objection on the grounds that the plans as submitted do not provide sufficient information to enable a decision to be made in respect of the provision of adequate kitchen facilities for the occupiers.</p> |
| 2.2 | <p><u>SITE LOCATION:</u> Flat 3, 36 Highfield Park, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/0396/PF Conversion of loft space to provide additional living accommodation. The Applicant is Mr Jack Ormerod of White House Cottage, High Street, Borth, Ceredigion.</p> <p><u>DECISION:</u> Objection on the grounds that the plans as submitted do not provide sufficient information to enable a decision to be made in respect of the provision of adequate kitchen facilities for the occupiers.</p> |
| 2.3 | <p><u>SITE LOCATION:</u> 45 & 47 Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0479/PF Conversion to provide 2 no. self-contained apartments at ground floor and 2 no. self-contained apartments on upper floors of no. 47. The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph</p> <p><u>DECISION:</u> No objection</p> |
| 2.4 | <p><u>SITE LOCATION:</u> 47 Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0480/LB Conversion to provide 3 no. self contained apartments (Listed Building application). The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><u>DECISION:</u> No objection</p> |
| 2.5 | <p><u>SITE LOCATION:</u> 3 Abbey Street, Rhyl.</p> <p><u>WARD:</u></p> |

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| | <p>Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0481/PF Alterations and conversion of public house to form 2 no. dwellings. The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><u>DECISION:</u> No objection</p> |
| 2.6 | <p><u>SITE LOCATION:</u> 21 Brighton Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0502/PF Erection of a single storey flat roof extension to rear of dwelling. The Applicants are Mr & Mrs Trevor Lawley of the same address.</p> <p><u>DECISION:</u> No objection</p> |
| 2.7 | <p>[RECONSIDERATION DUE TO ADDITIONAL INFORMATION RECEIVED]</p> <p><u>SITE LOCATION:</u> Land adjoining New Pines Caravan Holiday Home and Leisure Centre, Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2014/0075/PF Use of land for provision of 18 No. static caravan units as an extension to the existing holiday park and widening of existing access track. The Applicant is Darwin (North West) Limited of Talacre Beach Caravan Park, Station Road.</p> <p><u>DECISION:</u> Object on the following grounds:</p> <ul style="list-style-type: none"> - Over intensification of site - Loss of residential amenities for adjoining properties - Hertiage site, listed mews building. |
| 2.8 | <p><u>SITE LOCATION:</u> Units 2 and 3 Glan Aber Works, Glan Aber Trading Estate, Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2014/0382/PF Use of land for the siting of a shipping container to the rear of unit 3 to provide secure storage and alterations to security fencing and gates to</p> |

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| | <p>front of site. The Applicant is Mr Derek Pilkington of PARS Ltd of the same address.</p> <p><u>DECISION:</u> No objection</p> |
| 2.9 | <p><u>SITE LOCATION:</u> 47 Wellington Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0457/PF Erection of a first floor extension to rear. The Applicant is Mr S Ali of Asha Indian Restaurant, 47 Wellington Road, Rhyl.</p> <p><u>DECISION:</u> No objection</p> |
| 2.10 | <p><u>SITE LOCATION:</u> 5 Elwy Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0556/PF Change of use of ground floor offices with maisonette above to form 1 no. dwelling. The Applicant is Mrs Jane Sked Connop c/o Garnett Williams Powell Solicitors, 18 Kinmel Street, Rhyl.</p> <p><u>DECISION:</u> No objection</p> |
| 2.11 | <p><u>SITE LOCATION:</u> Marine Caravan Park, Cefndy Road, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2014/0525/PF Installation of 18m x 8m tensile fabric canopy to rear of Mermaid Café at Marine Caravan Park (partly retrospective). The Applicant is Mr Wyn Williams of Marine Holiday Park, Unit 4 Castle Way, Cefndy Road, Rhyl.</p> <p><u>DECISION:</u> No objection</p> |
| 2.12 | <p><u>SITE LOCATION:</u> Units 2 and 3 Brickfield Park, Rhyl.</p> <p><u>WARD:</u> Derwen</p> |

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| | <p><u>APPLICATION No:</u> 45/2014/0558/PS Variation of condition no.13 of planning permission code no. 45/2012/1209 to allow the following opening hours in relation to Units 2 and 3 – Monday – Friday 0700-2000hrs, Saturday 0700-1800hrs and Sunday 1000-1600hrs. The Applicant is Screwfit Direct Limited of Trade House, Mead Avenue, Houndstone Business Park, Yeovil.</p> <p><u>DECISION:</u> No objection</p> |
| 2.13 | <p><u>SITE LOCATION:</u> 6, 8, 10 & 12 Edward Henry Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0576/PF Alterations to create 4 No. dwellings and demolition of extensions to rear to create garden space and parking spaces. The Applicant is Pennaf Housing Group, 72 Ffordd William Morgan, St Asaph Business Park, Rhyl.</p> <p><u>DECISION:</u> No objection</p> |
| 2.14 | <p><u>SITE LOCATION:</u> Yorkshire Building Society, 26 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0586/AD Replacement of 3 illuminated fascia signs and 2 internally illuminated projecting signs. The Applicant is Yorkshire Building Society of Yorkshire House, Yorkshire Drive, Bradford.</p> <p><u>DECISION:</u> No objection</p> |
| 2.15 | <p><u>SITE LOCATION:</u> Lawnside, Olinda Street, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/0500/PF Change of use of medical centre (class D1) to dwelling (class C3). The Applicants are Mr & Mrs Nolan of Edgbaston Road, Rhyl.</p> <p><u>DECISION:</u> No objection</p> |

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| 2.16 | <p><u>SITE LOCATION:</u> Pavement outside 30 Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0587/TA Installation of a single BT telecommunication DSLAM cabinet painted green. The Applicant is WHP Wilkinson Helsby Projects Ltd of the Ponderosa, Scotland Lane, Horsforth, Leeds.</p> <p><u>DECISION:</u> No objection</p> |
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3. CLOSURE OF MEETING

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

Signed:

Date: