

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 4<sup>th</sup> March 2015 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

**PRESENT**

Councillor A. R. James (Chair)

Councillors, B. Blakeley, Mrs. E.M. Chard, Ms J. Hughes, J. May, B. F. Moylan, P. Prendergast, Miss S. L. Roberts, A.J. Rutherford, Miss R Siddall

Mr G.J. Nickels – Town Clerk

**50. APOLOGIES**

Apologies were received from Councillors C. S. Ball (Holiday), S. H. Ratcliffe (Holiday).

**51. 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.)

<b>PLANNING APPLICATIONS</b>		<b>4 March 2015</b>
51.1	<p><b><u>SITE LOCATION:</u></b> 39 Shaun Drive, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1448/PF Erection of single storey pitched roof extension to rear of dwelling. (retrospective application) The Applicants are Mr Luke Warrant and Miss Chloe Murphy of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>	
51.2	<p><b><u>SITE LOCATION:</u></b> 12 Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0044/PF Conversion of upper floors in to 2 no. self-contained flats, erection of dormer extension to rear and associated works at ground floor level. The Applicant is Mr Dov Starzowski of Flat 27, Pembroke House, Mulberry close, London.</p>	

	<p><b><u>DECISION:</u></b> No objection</p>
51.3	<p><b><u>SITE LOCATION:</u></b> Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl.</p> <p><b><u>WARD:</u></b> Trellewelyn</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0056/OB Modification of Section 106 Obligation on Application Code No. 45/2004/1376 to:- (i) Vary trigger point to complete the NEAP from occupation of 100<sup>th</sup> dwelling to 150<sup>th</sup> dwelling, and (ii) Vary trigger point to undertake various off-site highway works from occupation of 100<sup>th</sup> dwelling to 200<sup>th</sup> dwelling. The Applicant is Anwyl Construction Co. Ltd of Anwyl House, Mona Street, Prince Edward Avenue, Rhyl.</p> <p><b><u>DECISION:</u></b> <b>Objection to both elements.</b> Notwithstanding the comments in the justification enclosed with the application, the Council believes that the provision of both elements of the Section 106 is specified within the application should be introduced as originally intended. Since construction commenced local councillors have seen significant increases in traffic on neighbouring roads particularly at the junction of Pen Y Maes Avenue/ Dyserth Road which the Council believe the additional new properties have contributed to. It is requested that Planning Department arrange for a suitable traffic study to be undertaken of the actual impact of the new properties on the local road network particularly Grange Road/Dyserth Road.</p>
51.4	<p><b><u>SITE LOCATION:</u></b> Snowdonia Cheese Company Limited, Unit 14 Cefndy Road Employment Park, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0072/PF Erection of additional building for storage and processing. The Applicant is Snowdonia Cheese Company Limited, Industrial Units, Cefndy Road, Employment Park, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
51.5	<p><b><u>SITE LOCATION:</u></b> 72-74 Ffordd Las, Rhyl.</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0069/PF Part demolition of existing former social club, and alteration and erection of remaining building to provide servicing garage, reception, offices and training facilities. The Applicant is Mrs Wendy Parker of Coastline Taxis of 8 Kinmel Street, Rhyl.</p>

	<b><u>DECISION:</u></b> No objection
51.6	<p><b><u>SITE LOCATION:</u></b> Land at Rhyl South East Aberkinsey Park Estate – Phase 1 Dyserth Road, Rhyl.</p> <p><b><u>WARD:</u></b> Trellewelyn</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0078/PF Land at Rhyl South East Aberkinsey Park Estate – Phase 1 Dyserth Road, Rhyl. The Applicant is Anwyl Construction Co Ltd of Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
51.7	<p><b><u>SITE LOCATION:</u></b> 26 Walnut Crescent , Rhyl</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0113/PF Erection of garage to front of dwelling. The Applicant is Mr Stuart Loban of the same address.</p> <p><b><u>DECISION:</u></b> <b>Object</b> The Council feel that the proposal would not be in keeping or sympathetic to the character and appearance of the open plan housing estate on which the dwelling is situated. The proposal would therefore have a detrimental impact on visual amenity, contrary to Denbighshire Local Plan policy RD1,</p>
51.8	<p><b><u>SITE LOCATION:</u></b> 170 Rhuddlan Road, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0117/PF Erection of single storey rear extension. The Applicant is Mrs George Jones of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
51.9	<p><b><u>SITE LOCATION:</u></b> The Hub 69-75 Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1300/PF Conversion of part of community space into 1 self contained flat and external alterations to The Hub. The Applicant is Mr Jeff Williams of Pennaf Housing Association, 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><b><u>DECISION:</u></b> No objection</p>

51.10	<p><b><u>SITE LOCATION:</u></b> Ffordd Las Community Centre, Ffordd Las, Rhyl.</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0061/PF Erection of in-fill extension and change of use from D2 to D1 class. The Applicant is Mrs Michele Pendleton of Rhyl Community Association, 20 Ffordd Las, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
51.11	<p><b><u>SITE LOCATION:</u></b> 39 Ffynnongroew Road, Rhyl.</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0141/PF Demolition of existing garage and erection of single storey extension to side of dwelling. The Applicant is Mr Mark Dixon of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
51.12	<p><b><u>SITE LOCATION:</u></b> 75 Handsworth Crescent, Rhyl.</p> <p><b><u>WARD:</u></b> Trellewelyn</p> <p><b><u>APPLICATION No:</u></b> 45/2015/0162/PF Erection of extension to rear of dwelling. The Applicant is Mrs Sharon Webster of 3 Kinard Drive, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>

## 52. **CLOSURE OF MEETING**

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

Signed: .....

Date: .....