

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Council Chamber on Wednesday 18th December 2024, following the preceding meeting of the Council.

PRESENT

Councillors, Mrs. J. Chamberlain-Jones, S. Feeney, K.R. Jones, W. Price, Ms. R. Roberts, Ms V. Roberts, A. J. Rutherford, and A. Walker.

Also in Attendance

Mrs. M. Blakeley-Walker (Observing)
Mrs. E. Chard (Observing)
A. James (Observing)
Miss C.L. Williams (Observing)
Mr. G.J. Nickels - Town Clerk
Miss H. J. Windus – Deputy Town Clerk

37. APOLOGIES

Apologies for absence were submitted from Councillors Miss S. Fleming, Ms. J. McAlpine, B. Mellor. Miss S. Roberts, and D. Simmons.

38. APPOINTMENT OF CHAIR FOR THIS MEETING

RESOLVED *that in the absence of the Chair and Vice-Chair that Councillor A.J. Rutherford be appointed Chair for this meeting.*

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 *none disclosed*

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

40.1	<p><u>SITE LOCATION:</u> Windspeed Ltd. 115 Marsh Road, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> Ms. S. Fleming Mrs. D. King Ms. R. Roberts</p> <p><u>APPLICATION No:</u> 45/2024/1465</p> <p><u>DESCRIPTION:</u> Change of use from workshop to a gymnasium</p> <p><u>APPLICANTS:</u> Mr Simon Johnston (Elite Personal Training)</p> <p><u>DECISION:</u> <i>No objection</i></p>
40.2	<p><u>SITE LOCATION:</u> Blue Moon, 19 - 23 Vale Road, Rhyl, Denbighshire, LL18 2BT</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> A.J. Rutherford D. Simmons</p> <p><u>APPLICATION No:</u> 45/2024/1447</p> <p><u>DESCRIPTION:</u> Change of use of existing building to form 4 commercial units at ground floor level and 2 self contained flats at first floor level and associated works</p> <p><u>APPLICANTS:</u> Mrs Ramandeep Kaur</p> <p><u>DECISION:</u> <i>Objection</i> <i>The Town Council welcomes the application to reinstate this important site into use.</i></p> <p><i>However the Town Council is concerned that if approved existing parking problems in the vicinity of the application site particularly on Vale Road (A525) and Millbank Road will be exasperated and create significant traffic flow problems on the A525.</i></p> <p><i>The Council believes that the proposal as submitted will lead to an increase in parking immediately outside of the application site by persons wishing to utilise the 4 commercial units. While the Town Council notes the application includes the provision of on-site parking spaces these are aligned so as to require vehicles to either reverse into them or to reverse onto the A525 which is contrary to the requirements of the highway code. The Council also considers that the application as submitted would be contrary to paragraph viii of Policy RD1 of the adopted Local Plan.</i></p> <p><i>The Council are also concerned that one of the commercial units appears to be a food take-way type facility. If this is the case then the Council would wish to object due to an over saturation of this type of use in the vicinity of the application site.</i></p>

40.3	<p><u>SITE LOCATION:</u> 32 Kingsley Avenue, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> Ms. S. Fleming Mrs. D. King Ms. R. Roberts</p> <p><u>APPLICATION No:</u> 45/2024/1522</p> <p><u>DESCRIPTION:</u> Erection of a single storey extension to rear of dwelling</p> <p><u>APPLICANTS:</u> Mr Andrew Broderick</p> <p><u>DECISION:</u> <i>No objection</i></p>
40.4	<p><u>SITE LOCATION:</u> Land Fronting Highfield Park Y Gorlan, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> Ms. J.M. Evans K.R. Jones</p> <p><u>APPLICATION No:</u> 45/2024/1023</p> <p><u>DESCRIPTION:</u> Various pruning and remedial works and removal of one birch tree subject to tree preservation order Rhyl Urban District Council Tree Preservation Order 1951</p> <p><u>APPLICANTS:</u> Mr Craig Stockton (Sherratt Group Ltd)</p> <p><u>DECISION:</u> <i>No objection</i></p>

41. CLOSURE OF MEETING

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

Signed:

Date: