

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Town Hall on Wednesday 17th September 2025, following the preceding meeting of Council.

PRESENT

Councillor A. Walker (Chair)

Councillors Mrs J. Chamberlain-Jones, K. R. Jones, J. Kenney, A. J. Rutherford
and S. Feeney.

Mrs H. J. Mead – Town Clerk
Mrs T. A. Jones – Deputy Clerk

9. APOLOGIES

Apologies for absence were submitted from Councillor Mrs D. L. King and B. Mellor.

10. 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 *that no declarations were made.*

11. 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	
i.	<p><u>SITE LOCATION:</u> 13 Lake Avenue, Rhyl, Denbighshire, LL18 1HY</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs J. Butterfield JP MBE A. R. James</p> <p><u>APPLICATION No:</u> 45/2025/0374/HH</p>

	<p><u>DESCRIPTION:</u> Construction of raised timber decked area including steps and handrails within the rear garden</p> <p><u>APPLICANTS:</u> Christine Hopkins</p> <p><u>DECISION:</u> <i>No objection</i></p>
ii.	<p><u>SITE LOCATION:</u> 52 - 54 Crescent Road, Rhyl, Denbighshire, LL18 1PB</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. L. McAlpine J. Kenney</p> <p><u>APPLICATION No:</u> 45/2025/0380/PF</p> <p><u>DESCRIPTION:</u> Change of use of part of building from office (Use Class A2) to a House in Multiple Occupation (Use Class C4)</p> <p><u>APPLICANTS:</u> Mr S Sohail (Sohail Properties Holding Ltd.)</p> <p><u>DECISION:</u> <i>The Town Council objects to this application which is considered contrary to Policy BSC7 of the adopted Local Development Plan:</i></p> <p><i>“Policy BSC7 - house in multiple occupation and self-contained flats proposals which would lead to the creation of houses in multiple occupation or non self-contained flats will not be permitted.</i></p>

12. **PLANNING APPLICATIONS – AUGUST RECESS**

The Chair referred to the schedules of applications determined by the Chair, Vice-Chair and relevant Ward Members during the recess period, for members' information (copy circulated).

13. **RE-APPLICATION CONSULTATION – ROYAL ALEXANDRA HOSPITAL RHYL – DEVELOPMENT PROPOSALS**

The Chair reported receipt of the above during August recess, and made reference to the response sent, as agreed by the Chair and Vice-Chair of the committee, for members' information (copy circulated).

14. **CLOSURE OF MEETING**

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

Signed:

Date: