

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 4th December 2013 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Mrs E. M. Chard (Chair)

Councillors B. Blakeley, Ms. J. Hughes, A. R. James, P. Prendergast, S. H. Ratcliffe, and A. J. Rutherford.

Mr G. J. Nickels - Town Clerk

34. APOLOGIES

Apologies for non-attendance were received from Councillors J. May (work commitment), B. F. Moylan, (work commitment), Miss S. Roberts (family commitment), and Miss R. Siddall (family commitment).

35. 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 | | 4 December 2013 |
|------------------------------|--|------------------------|
| 35.1 | <p><u>SITE LOCATION:</u> Land at Rhyl South East Aberkinsey Park Estate – Phase 1 Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2013/1397/PF Substitution of house types on Plots 84,85,88,89,70,143,95. The Applicant is Anwyl Homes & Construction of Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><u>DECISION:</u> No objection</p> | |
| 35.2 | <p><u>SITE LOCATION:</u> 4 & 6 Conwy Street, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2013/1448/PF</p> | |

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| | <p>Change of use and alterations to dwellings to from 6 no. apartments and conversion of dance studio at rear to form 1 no. dwelling and alterations to vehicular accesses.</p> <p>The Applicant is Mr Martin Bird of CCM Property Development, 7 Harrys Dream, Broughton, Brigg.</p> <p><u>DECISION:</u> No objection</p> |
| 35.3 | <p><u>SITE LOCATION:</u> 1 Pen Y Llys, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2013/1473/PF Erection of a single-storey extension to side of dwelling. The Applicant is Mr G Wonnacott of the same address.</p> <p><u>DECISION:</u> No objection</p> |
| 35.4 | <p><u>SITE LOCATION:</u> 9 Seabank Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2013/1078/PF Conversion and renovation of existing HMO's to include 3 floors of residential accommodation, consisting of two x 2 bedroom apartments and one x 1 bedroom apartment. The Applicant is Mr Martin Bird of 7 Harrys Dream, Broughton, Brigg.</p> <p><u>DECISION: OBJECT for the reasons previously stated:</u></p> <ol style="list-style-type: none"> 1. While the Town Council accept that from the evidence submitted by the applicant the building <u>may</u> previously have been used as a HMO this would have been an unauthorised change of use. The Council would respectfully suggest that the Planning Department liaise with the Electoral Registration Department, HMO Licensing and other internal departments such as housing benefit to clarify the period of time that the building was in multi-occupation. 2. It is the Town Councils understanding that properties located within or adjacent to conservation areas do not benefit from the normal rules regarding Lawful Development Certificates and as such should be determined on the basis of the loss of a family sized home to apartment or flat use in an area where there is already an oversupply of such provision. The Council do not believe that the conversion to apartments would be in keeping with the Conservation Area. |

36. TRAINING OF PLANNING COMMITTEE MEMBERS

The Town Clerk advised that he had received an offer of training from the County Council in respect of Minimum Space Standards to be considered as part of Planning Applications.

Members advised that the time suggested was unsuitable due to the work commitments of Members and

RESOLVED that the Town Clerk seek to arrange the training on a Tuesday evening if possible.

37. CLOSURE OF MEETING

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

Signed:

Date: