

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 5<sup>th</sup> June 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, J. May, B. Mellor, B. F. Moylan, P. Prendergast, S. H. Ratcliffe. Miss S. L. Roberts, A. J. Rutherford and Miss R. Siddall.

Mr G. J. Nickels - Town Clerk

**[Councillor Mrs. E. Chard declared her prejudicial interest in Application No. 45/2013/0560/PF due to her being the applicant and left the Chamber during debate and voting thereon. In the absence of the Chair the Vice-Chair Councillor A. James presided]**

**[Councillor Ms. J. Hughes declared her prejudicial interest in Application No. 45/2013/0566/PO due to her employment by an organisation providing a competing service and left the Chamber during debate and voting thereon.]**

1. **APOLOGIES**

Apologies for non-attendance were received from Councillor D. Simmons (Holiday).

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.)

i)	<b><u>SITE LOCATION:</u></b> 70 Grange Road, Rhyl.  <b><u>WARD:</u></b> Tynewydd  <b><u>APPLICATION No:</u></b> 45/2013/0473/PF Erection of conservatory at the rear of dwelling. The Applicant is Mr James Roberts of the same address.  <b><u>DECISION:</u></b> No objection
ii)	<b><u>SITE LOCATION:</u></b> Ocean Beach Site, Wellington Road, Rhyl.

	<p><b><u>WARD:</u></b> Foryd</p> <p><b><u>APPLICATION No: 45/2012/1236/PS</u></b> Variation of Condition No. 1 of planning permission Code No. 45/2006/1200/PF (for demolition and redevelopment of 7.625 hectares of land for mixed-use development) to allow the grant of planning permission for a further 5 years. The Applicant is Scarborough Development Group C/o RED Property Services, The Edge Business Centre, Clowes Street, Manchester.</p> <p><b><u>DECISION: Object - The Town Council has serious concerns as to the negative impact that the current appearance and condition of the site is having on the Town particularly given its prominent gateway location.</u></b></p>
iii)	<p><b><u>SITE LOCATION:</u></b> 13 Pen Y Maes Avenue, Rhyl.</p> <p><b><u>WARD:</u></b> Trellewelyn</p> <p><b><u>APPLICATION No: 45/2013/0560/PF</u></b> Erection of first-floor pitched-roof extension at rear of dwelling. The Applicant is Mr Dudley Chard of the same address.</p> <p><b><u>DECISION:</u></b> No response due to the applicant being the spouse of a serving Town Councillor.</p>
iv)	<p><b><u>SITE LOCATION:</u></b> 6 Lon Wen, Rhyl.</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>APPLICATION No: 45/2013/0571/PF</u></b> Erection of pitched-roof extension to side to form bedroom and shower-room extension. The Applicant is Mrs Vanessa Moore of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
v)	<p><b><u>SITE LOCATION:</u></b> Former Thorpe Engineering and Design Site, Ffordd Derwen, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No: 45/2013/0566/PO</u></b> Development of 0.29ha of land by the demolition of redundant factory unit</p>

	<p>and construction of a church and community centre to include church, coffee shop, sports hall, day centre for the elderly and children's youth facility(outline application including access and layout). The Applicant is The Reverend Mike Bettaney of Wellspring Christian Centre, 1 Rhodfa Wyn, Prestatyn.</p> <p><b><u>DECISION:</u></b> No objection</p>
vi)	<p><b><u>SITE LOCATION:</u></b> Ysgol Emmanuel Victoria Road, Rhyl.</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>APPLICATION No:</u> 45/2013/0585/PF</b> Erection of roof to cover open play area. The Applicant is Mr Darren Martin (Headteacher), Ysgol Emmanuel of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
vii)	<p><b><u>SITE LOCATION:</u></b> 166/168 Rhyl Coast Road, Rhyl.</p> <p><b><u>WARD:</u></b> Brynhedydd</p> <p><b><u>APPLICATION No:</u> 45/2013/0587/PF</b> Erection of two-storey and single-storey extensions and alterations to dwelling. The Applicant's are Mr and Mrs Walsh of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
viii)	<p><b><u>SITE LOCATION:</u></b> Lleweni, 16 Queens Walk, Rhyl.</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>APPLICATION No:</u> 45/2013/0592/PC</b> Continuation of use of former residential home as a single dwelling. The Applicant is Enid Roberts of 20 Bath Street, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
ix)	<p><b><u>SITE LOCATION:</u></b> Cemetery Lodge, 59 Dyserth Road, Rhyl.</p>

	<p><b><u>WARD:</u></b> Trellewelyn</p> <p><b><u>APPLICATION No:</u> 45/2013/0553/PF</b> Erection of a single-storey lean-to extension to rear of dwelling. The Applicant's are Mr and Mrs Hurst of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
--	--

3. **PLANNING APPLICATIONS DETERMINED BETWEEN 7<sup>TH</sup> MAY AND 5<sup>TH</sup> JUNE 2013.**

Members noted the following applications which had been responded to during the Month of May by the Town Clerk in consultation with the Chair and the Committee Membership.

i)	<p><b><u>SITE LOCATION:</u></b> Shirley, 23 Marine Drive, Rhyl.</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>APPLICATION No:</u> 45/2013/0520/PF</b> Construction of first-floor conservatory extension and privacy screen and construction of external staircase from balcony to garden area. The Applicant is Mr Russell Moffatt of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
ii)	<p><b><u>SITE LOCATION:</u></b> J Sainsbury Plc, Clwyd Retail Park, Rhuddlan, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u> 45/2013/0517/AD</b> Display of replacement signs including 5 No. internally-illuminated fascia signs &amp; 1 No. non-illuminated hanging sign and new signs to the new car park layout and entrance. The Applicant is Sainsbury's Supermarkets Ltd of Draken Drive, Ansty Park, Coventry.</p> <p><b><u>DECISION:</u></b> No objection</p>
iii)	<p><b><u>SITE LOCATION:</u></b> 68 Kinmel Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p>

	<p><b><u>APPLICATION No: 45/2013/0539/PF</u></b>  Alterations and change of use of ground floor retail unit to form 1 no. self-contained flat.  The Applicant is Mr Phil Davies of Gwasg Helygain Ltd, 68-70 Kinmel Street, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
iv)	<p><b><u>SITE LOCATION:</u></b>  5 Albert Street, Rhyl.</p> <p><b><u>WARD:</u></b>  Pendyffryn</p> <p><b><u>APPLICATION No: 45/2013/0503PF</u></b>  Change of use of existing storage and distribution building to mechanical servicing and MOT testing of motor vehicles and associated office and storage facilities.  The Applicant is Mr Ben Tooke of Kerbside Motors, Emlyn Garage, Emlyn Grove, Rhyl.</p> <p><b><u>DECISION:</u></b> <b>No objection subject to condition restricting on street parking by customers to avoid detrimental impact on the residential amenities of neighbouring residential properties.</b> – Albert Street is primarily a residential cul-de-sac and the Council is concerned at the potential impact of customer’s cars being stored on the road side pending work being undertaken or MOT testing due to a lack of onsite parking. This the Council considers would be contrary to Policy Gen 6 (v) of the adopted UDP</p>

4. **NOTIFICATION OF DENBIGHSHIRE LOCAL DEVELOPMENT PLAN (LDP) 2006-2021: PUBLICATION OF INSPECTORS’ REPORT ON THE LDP EXAMINATION**

***RESOLVED** that the adoption of the Local Development Plan by Denbighshire County Council be noted.*

5. **CLOSURE OF MEETING**

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

Signed: .....

Date: .....