

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 3rd September 2014 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 C. S. Ball, B. Blakeley, Mrs. E.M. Chard, Ms. J. Hughes, B. F. Moylan, P. Prendergast, S. H. Ratcliffe, Miss S. L. Roberts, A. J. Rutherford, and R. Siddall.

Mr G.J. Nickels – Town Clerk

13. APOLOGIES

Apologies were received from Councillor J. May (work commitment).

14. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 44 of the Meeting of Council held on 16th July 2014 Members noted the following applications which had been responded to during the August Recess by the Town Clerk in consultation with the Chair.

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		31 July 2014
14.1	<p><u>SITE LOCATION:</u> Fronfraith, 1 Boughton Avenue, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/0787/PF Conversion, alterations and extensions of existing office to form a residential institution. The Applicant is Mr Abdul Ahmed of 38, Sovereign Court, Victoria Street, Loughborough.</p> <p><u>DECISION:</u> No objection</p>	
14.2	<p><u>SITE LOCATION:</u> West Rhyl Coastal Defence Area Foryd Harbour/West Promenade, West Parade, Rhyl.</p> <p><u>WARD:</u> Foryd</p>	

	<p><u>APPLICATION No:</u> 45/2014/0810/AC Details of revetment area including details of design, levels, materials and finishes as part of Phase 3 of the West Rhyl Coastal Defence scheme submitted in accordance with condition number 2 of planning permission 45/2010/1300/PF. The Applicant is Denbighshire County Council, County Hall, Wynnstay Road, Ruthin.</p> <p><u>DECISION:</u> No objection</p>
14.3	<p><u>SITE LOCATION:</u> Rowlands Pharmacy, 33 Rhyl Coast Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/0817/PF Installation of a roller shutter. The Applicant is L. Rowland & Co (Retail) Ltd of Rivington Road, Whitehouse Industrial Estate, Runcorn.</p> <p><u>DECISION:</u> No objection</p>
14.4	<p><u>SITE LOCATION:</u> Ysgol Llewelyn, Trellewelyn Road, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2014/0838/PF Additional 30 No. vehicle parking spaces with permeable surfacing and improved traffic management. The Applicant is Mr John Williams of Denbighshire County Council Modernising Education, County Hall, Wynnstay Road, Ruthin.</p> <p><u>DECISION:</u> No objection</p>
<p style="text-align: center;">PLANNING APPLICATIONS 6 August 2014</p>	
14.5	<p>[RECONSIDERATION DUE TO ADDITIONAL INFORMATION RECEIVED]</p> <p><u>SITE LOCATION:</u> Land adjoining New Pines Caravan Holiday Home and Leisure Centre, Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2014/0075/PF Use of land for provision of 18 No. static caravan units as an extension to</p>

	<p>the existing holiday park and widening of existing access track. The Applicant is Darwin (North West) Limited of Talacre Beach Caravan Park, Station Road, Flintshire.</p> <p><u>DECISION:</u> Object on the following grounds:</p> <ul style="list-style-type: none"> - Over intensification of site - Loss of residential amenities for adjoining properties - Heritage site, listed mews building.
14.6	<p><u>SITE LOCATION:</u> 4 Clwyd Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0662/LB Change of use of accountants office to 1 No. 3 storey dwelling and replacement glass in existing window frames (Listed Building Application). The Applicant is Mr Benjamin Lloyd of 18 Sussex Street, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
14.7	<p><u>SITE LOCATION:</u> 16 Westfield Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2014/0856/PF Erection of single storey detached residential annexe building to rear of dwelling. The Applicant is Mr David Bradley of the same address.</p> <p><u>DECISION:</u> No objection subject to a condition preventing the annex becoming a self contained dwelling separate and apart from the original dwelling house.</p>
14.8	<p><u>SITE LOCATION:</u> New Pines Caravan Holiday Home Park, Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2014/0850/PF Re-roofing of existing swimming pool building and external alterations to south and west elevations. The Applicant is Mr Alan Read of the same address.</p> <p><u>DECISION:</u> No objection</p>

PLANNING APPLICATIONS**21 August 2014**

14.9	<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> 45/2014/0873/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><u>DECISION:</u> No Objection</p>
14.10	<p><u>SITE LOCATION:</u> 18 Clifton Grove, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2014/0877/PF Erection of single storey flat roofed residential amenity building in rear garden. The Applicant is Mr Gareth Edwards of the same address.</p> <p><u>DECISION:</u> No Objection</p>
14.11	<p><u>SITE LOCATION:</u> 12 John Street, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2014/0886/PF Conversion of dwelling to 2 no. self-contained flats. The Applicant is Mr Zahid Choudry of Car Centre Ltd, 49 Marine Road, Prestatyn.</p> <p><u>DECISION:</u> No Objection</p>
14.12	<p><u>SITE LOCATION:</u> 2 Laurel Court, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p>

	<p><u>APPLICATION No: 45/2014/0896/PF</u> Erection of a single storey flat roof extension to side of dwelling. The Applicants are Mr & Mrs Paul and Pat Sefton of the same address.</p> <p><u>DECISION:</u> No Objection</p>
14.13	<p><u>SITE LOCATION:</u> 23 Garford Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No: 45/2014/0897/PF</u> Erection of a conservatory and first floor extension to dwelling. The Applicants are Mr & Mrs Paul and Sian Smith of 1 Llys Ceirios, Trefnant.</p> <p><u>DECISION:</u> No Objection</p>

15. **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		3 September 2014
15.1	<p><u>SITE LOCATION:</u> Shirley, 23 Marine Drive, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No: 45/2014/0924/PF</u> Amended details of alterations and extensions to dwelling (previously granted under code no.45/2013/0805), eliminating external staircase, involving alternative design of first floor lobby to incorporate internal staircase to ground floor level and the erection of a 1.8m high side boundary screen to permit use of additional section of flat roof area as extension to existing balcony. The Applicant is Mr Russell Moffatt of the same address.</p> <p><u>DECISION:</u> No objection</p>	

15.2	<p><u>SITE LOCATION:</u> Former Honey Club Site, 21-26 West Parade, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0927/PO Development of 0.18 hectares of land by the erection of a 70 bedroom hotel, restaurant and a retail unit (outline application including access, appearance, layout and scale). The Applicant is Mr Seabrook of Chesham Estates, The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham.</p> <p><u>DECISION:</u> No objection</p>
15.3	<p><u>SITE LOCATION:</u> 34 Eastville Avenue, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/0934/PF Erection of single storey flat roof extension to rear, alterations to roof and construction of flat roof dormer windows to both side elevations. The Applicants are Mr & Mrs M Pritchard of the same address.</p> <p><u>DECISION:</u> No objection</p>
15.4	<p><u>SITE LOCATION:</u> ATS Ltd, Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2014/0931/AD Display of 2 No. part illuminated fascia signs, 2 No. non-illuminated signs and alterations to existing 1 No. part illuminated freestanding sign. The Applicant is ATS Euromaster of 20 Upper Portland Street, Aston.</p> <p><u>DECISION:</u> No objection</p>
15.5	<p><u>SITE LOCATION:</u> 5 Tarquin Drive, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2014/0925/PF Erection of single storey extensions and erection of replacement garage. The Applicant is Mrs Draycott of the same address.</p>

	<u>DECISION:</u> No objection
15.6	<p><u>SITE LOCATION:</u> Playground off Crescent Road/Gordon Avenue, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0908/PF Change of use of former MUGA to a community food growing project consisting of raised bed allotments. The Applicant is Mr Garry Davies of Denbighshire County Council, Countryside Service, Ffordd Derwen, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
15.7	<p><u>SITE LOCATION:</u> 421 Rhyl Coast Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/0943/PF Erection of single storey lean-to extension to side of dwelling. The Applicant is Mrs Joyce Sygnol of the same address.</p> <p><u>DECISION:</u> No objection</p>

16. CLOSURE OF MEETING

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

Signed:

Date: