

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 15<sup>th</sup> October 2014 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

**PRESENT**

Councillor A. R. James (Chair)

Councillors C. S. Ball, B. Blakeley, Mrs. E.M. Chard, Mrs. J. Hughes, J. May, B. F. Moylan, P. Prendergast, S. H. Ratcliffe, Miss S. L. Roberts, and A. J. Rutherford.

Mr G.J. Nickels – Town Clerk

**24. APOLOGIES**

Apologies were received from Councillors Miss R. Siddall (Family Commitment).

**25. 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.)

<b>PLANNING APPLICATIONS</b>		<b>15 October 2014</b>
25.1	<p><b><u>SITE LOCATION:</u></b> Dolanog Residential Home, 87 Russell Road, Rhyl.</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>APPLICATION No:</u> 45/2014/1031/TP</b> Felling of one Sycamore in area G25 on plan annexed to Former Rhyl Urban District Council Tree Preservation Order 1951. The Applicant is Mr M McEvoy of Dolanog Residential Home.</p> <p><b><u>DECISION:</u></b> No objection</p>	
25.2	<p><b><u>SITE LOCATION:</u></b> HSBC 23 Wellington Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u> 45/2014/1043/LB</b> Internal alterations to replace cash paying in machine (Listed Building</p>	

	<p>application).</p> <p>The Applicant is HSBC Banking Plc of 8 Canada Square London.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.3	<p><b><u>SITE LOCATION:</u></b> 109 Grange Road, Rhyl.</p> <p><b><u>WARD:</u></b> Pendyffryn</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1046/PF Change of use of first floor flat to beauty treatment rooms. The Applicant is Miss Helen Harris of Absolute Serenity 111 Grange Road, Rhyl.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.4	<p><b><u>SITE LOCATION:</u></b> 175 Rhuddlan Road, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1047/PF Erection of porch extension to front of dwelling. The Applicant is Mr Paul Sambrook of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.5	<p><b><u>SITE LOCATION:</u></b> 10 Rhodfa Maes Hir, Rhyl.</p> <p><b><u>WARD:</u></b> Trellewelyn</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1055/PF Erection of a two storey pitched roof extension to side of dwelling. The Applicants are Mr Darren Jones and Tracey Hughes of the same address.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.6	<p><b><u>SITE LOCATION:</u></b> 9 Eversley Close, Rhyl.</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1064/PC</p>

	<p>Retention of fence at front of dwelling. The Applicant is Mr Peter Jones of 16 Wharfedale Drive, Worcester.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.7	<p><b><u>SITE LOCATION:</u></b> Pavement adjacent to Apollo Bingo Club, Brighton Road, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1068/TA Installation of a single BT telecommunications DSLAM cabinet painted green. The Applicant is WHP Wilkinson Helsby Projects Ltd of the Ponderosa, Scotland Lane, Horsforth, Leeds.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.8	<p><b><u>SITE LOCATION:</u></b> Rear of 3 Abbey Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1072/PF Use of land formerly occupied by outbuilding as parking area for 4 vehicles. The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.9	<p><b><u>SITE LOCATION:</u></b> 10-24 Abbey Street and 3-29 Gronant Street, Rhyl.</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>APPLICATION No:</u></b> 45/2014/1079/PF Demolition of No's 10-24 Abbey Street and 3-29 Gronant Street and erection of 11 2-bed houses and 9 3-bed houses with associated gardens, parking and hard landscaping. The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><b><u>DECISION:</u></b> No objection</p>
25.10	<p><b><u>SITE LOCATION:</u></b> 23 Lynton Walk, Rhyl.</p>

	<p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>APPLICATION No:</u> 45/2014/1071/PF</b> Erection of single-storey pitched-roof extension and first-floor pitched roof extension over existing flat roof at rear of dwelling. The Applicants are Mr &amp; Mrs Bollen of the same address.</p> <p><b>DECISION: No Objection subject to the current application addressing the previous reasons for refusal applied to application No 45/2014/0195/PF on this property relating to an “unacceptable impact on the residential amenity and privacy of the occupants of the adjacent dwelling at 25 Lynton Walk therefore contrary to criteria i) and vi) of the Denbighshire Local Plan and the Council’s Supplementary Planning Guidance Note No. 1 “Extensions to Dwellings””</b></p>

**26. OCEAN PLAZA DEVELOPMENT – ADDITIONAL INFORMATION RECEIVED**

The Town Clerk advised that additional plans and information had been received from the applicant via the Local Planning Authority in relation to the application.

The Town Clerk advised that the time scale for responding to the application required that the Town Council should make a recommendation at this evenings meeting. However the Town Clerk reminded Members that the Denbighshire County Council had arranged a Special meeting of the Members Area Group for 16<sup>th</sup> October 2014 to which Town Councillors had been invited to receive a presentation from the applicant.

This would mean that the earliest opportunity for the Town Council Planning Committee to consider the application would be 12<sup>th</sup> November 2014 after the meeting of the Denbighshire Planning Committee at which the application was scheduled to be determined.

Having spoken to the Case Officer at the County Council the Clerk had been advised that given the circumstances it was likely that consideration would be deferred pending the views of the Town Council however this would be a decision of the Planning Committee and could not be guaranteed.

**RESOLVED** that a special meeting of the Planning Committee be held on Wednesday 22<sup>nd</sup> October 2014 at 5.45 p.m. to determine this application.

**27. CLOSURE OF MEETING**

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

Signed: .....

Date: .....