

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 7th September 2016 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Finance and General Purposes Committee.

PRESENT

Councillor A. R. James (Chair)

Councillors Mrs E. M. Chard, Ms J. McAlpine, Mrs W. Mullen-James, A.R. Rutherford, and T. Thomas.

Mr G. J. Nickels – Town Clerk

14. APOLOGIES

Apologies for non-attendance were received on behalf of Councillors Ms J. Hughes (indisposed), B. F. Moylan (indisposed), Mrs. W. Mullen-James (indisposed), S. Ratcliffe (Holiday), Miss S. Roberts (work commitment), Miss R. Siddall, Rev. S. Walker (other commitment).

15. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 37 of the Meeting of Council held on 20th July 2016 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		August Recess (1)
15.1	<p><u>SITE LOCATION:</u> 22 Bath Street Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2016/609</p> <p>Use of 2 Ground Floor Rooms as Bedsits</p> <p>The applicant is Mr. Mark Hughes, Grosvenor Avenue, Rhyl</p> <p><u>DECISION:</u> Object the proposal is contrary to policy BSC 7 of the adopted local plan</p>	
15.2	<p><u>SITE LOCATION:</u> Coop Food, 45 Ffordd Elan, Rhyl</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2016/0671</p>	

	<p>Display of replacement signage</p> <p>The applicant is Food Programme Delivery Orchid Group, 1 Angel Square, Manchester</p> <p><u>DECISION:</u> No objection</p>
15.3	<p><u>SITE LOCATION:</u> 4 Paradise Street, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2016/0650</p> <p>Works to trees in a conservation area</p> <p>The applicant is Ms. Sarah Dunphy, 9 Llys Alarch, Rhyl</p> <p><u>DECISION:</u> No objection</p>
<p>PLANNING APPLICATIONS August Recess 2</p>	
15.4	<p><u>SITE LOCATION:</u> Cambrian Business Park 130 Marsh Road Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2016/0736</p> <p>Change of use of land to create additional parking area and compound in connection with Cambrian Business Park (partly retrospective)</p> <p>The applicant is Cambrian Property Holdings Limited, 7 Parc Luned, Kinmel Bay</p> <p><u>DECISION:</u> No Objection</p>
15.5	<p><u>SITE LOCATION:</u> Hafod Wen and Haliwood, Bryn Cwnin Road, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2016/0737</p> <p>Works to Oak Trees T1 and crown reduction by 20% of Oak Trees T2, T3 and T4 subject to a Tree Preservation Order</p> <p>The applicant is Mr. P. Walker, 5 Glendower Court Rhyl</p> <p><u>DECISION:</u> No objection subject to a condition requiring a monitoring of all listed trees on this site by a competent tree specialist to ensure proper maintenance regime is introduced.</p>
15.6	<p><u>SITE LOCATION:</u> Morrisons Supermarket, Marsh Road, Rhyl</p>

	<p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2016/0785</p> <p>Display of replacement store and petrol filling station signage.</p> <p>The applicant is Hillmore House, Gain Lane, Bradford BD3 7dl</p> <p><u>DECISION:</u> No objection</p>
15.7	<p><u>SITE LOCATION:</u> 23 Rowan Drive, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2016/0769</p> <p>Erection of rear extension</p> <p>The applicant is Mr. G. Owen of the same address</p> <p><u>DECISION:</u> No objection</p>

16. **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	
16.1	<p><u>SITE LOCATION:</u> Preswylfa Nursing Home 20 Russell Road, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2016/0734</p> <p>Works to trees subject to Tree Preservation Order No. 9 1988 and within Area G2 on the plan annexed to the Rhyl Urban District Council Tree Preservation Order 1951.</p> <p>The applicant is Embrace Group, Prewylfa Nursing Home, of the above address.</p> <p><u>DECISION:</u> No objection</p>

16.2	<p><u>SITE LOCATION:</u> Site of Pavilion Theatre and Sun Centre, and adjoining land/car parks, East Parade, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2016/0740</p> <p>Re-development of 4.25ha of land incorporating the following hybrid (Full/Outline) elements: - Demolition of the former “Sun Centre” and the external refurbishment of the adjoining Pavilion Theatre incorporating over cladding (Full) – Erection of 4,000sq m Class D2 Exhibition/Events Centre as extension to Pavilion Theatre (Outline) – Erection of 2,825 sq m detached 73 bedroom Class C1 hotel. (Full) – Erection of 2 No. Class A3 Family Restaurants (Outline) – Retention and re-use of existing retail kiosk and land train shed building for retail/leisure/community use (Full) – New and reconfigured car/coach parking (Full) – Improvements and alterations to existing vehicular access and turning areas. (Full) – Hard and soft landscaping details (Full/Outline)</p> <p>The applicant is Neptune Developments Ltd., 2 Queen Square, Liverpool</p> <p><u>DECISION:</u> No objection</p>
16.3	<p><u>SITE LOCATION:</u> 76 Trellewelyn Road, Rhyl</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No:</u> 45/2016/0822</p> <p>Erection of extensions and alterations to dwelling.</p> <p>The applicant is Mr. & Mrs. David and Deborah Arthur of the same address.</p> <p><u>DECISION:</u> No objection</p>

17. **PLANNING APPLICATION 45/2016/0471/PS ARANWAY HOUSE, DYSERTH ROAD, RHYL**

The Chair/Town Clerk reported that the previous objection to the above application had been withdrawn following additional information and the advice of the County Council Planning Officers.

RESOLVED that the position be noted.

18. **PROPOSED POLICY REGARDING HORDINGS ON NEW DEVELOPMENTS**

Members made reference to hoardings erected around development sites and the negative image which has been created by the damaged display banners attached to a proposed hotel site on West Parade.

Members noted and welcomed that the display banners had been installed to inform residents and visitors of the development being undertaken but were concerned that having been damaged in early August the banners had yet to be repaired/replaced despite commitments from the County Council published in the local press to replace them. Members felt that the situation had been exasperated by the major events held in the Town since the damage occurred and the negative image that they had given of the town to visitors.

Members commented on hoardings that they had seen at other development sites where the display message was printed onto the surface of the Hoardings and given the size of the developments currently occurring around the town felt that a request should be made to the County Council Planning department to ascertain whether it was feasible to establish a policy for all new developments to require hoardings of a minimum quality with requirements to advertise the development on them in a more durable way.

RESOLVED that the Town Clerk and Chair of the Planning Committee seek to meet with an appropriate Planning Officer to discuss the issue.

19. ENFORCEMENT AT UNTIDY LAND SITE

A Member referred to his reporting of unsightly vehicles parked on private land on Marine Drive for a number of years, and the current position in respect of securing enforcement to have the site reinstated.

RESOLVED that the report be noted

20. CLOSURE OF MEETING

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

Signed:

Date: