

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 19th July 2017 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors Mrs. J. Hughes, A.S. Johnson, K.R. Jones, Mrs. D.L. King, Ms. J. McAlpine, and Ms. V. Roberts

Mr G. J. Nickels – Town Clerk

10. APOLOGIES

Apologies were submitted from Councillors J. Ball, B. Blakeley Mrs. J. Butterfield, Mrs. J. Chamberlain-Jones, S. Harris, Miss E.L. Jones, and B. Mellor

11. 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 SCHEDULE

11.1	<p><u>SITE LOCATION</u> 43/45 Queen Street, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms. J. Hughes & Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2017/0649</p> <p>Conservation area consent for the demolition of 43-55 Queen Street, Rhyl.</p> <p>The applicant is Mr Mark Dixon , Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh.</p> <p><u>DECISION:</u> <i>No objection subject to the temporary use as a car park being restricted to a maximum of 5 years from the date of demolition with the following conditions for the reasons indicated</i></p> <ul style="list-style-type: none"> - <i>that the hours of operation for the car park be restricted to 10.00 a.m. to 10.00 p.m. with a 3 hour maximum stay.</i> - <i>that no charge for parking be applied</i> <p><i>The forced closure of Queen Street over an extended period of time has had a detrimental impact on the viability of local businesses and the provision of a</i></p>
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	<p><i>free car park in this vicinity will encourage a return of customers to these businesses. The Time limitations is to avoid employees of local shops utilizing the car park for staff parking</i></p>
11.2	<p><u>SITE LOCATION</u> 8/9 Market Street, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms. J. Hughes & Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2017/0575</p> <p>Change of use of class A1 retail shop to class A2 financial and professional services with ancillary accommodation to rear of No. 8.</p> <p>The applicants are Corbett Sports, 9 Market Street, Rhyl.</p> <p><u>DECISION:</u> <i>Objection No .8 Market Street is the last remaining A.1 retail building in this block of shops and the change of use would have an unacceptable impact on the essential retail character of this part of the principal shopping frontage within the town centre of Rhyl contrary to the intentions of Policy Objective 4 of the adopted Denbighshire Local Development Plan</i></p>
11.3	<p><u>SITE LOCATION</u> Sainsbury's, Clwyd Retail Park, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain-Jones, Mrs. E.M. Chard, Miss E.L. Jones</p> <p><u>APPLICATION No:</u> 45/2017/0630</p> <p>Display of replacement signage.</p> <p>The applicants are Sainsbury's Supermarket Group, Coventry.</p> <p><u>DECISION:</u> <i>No objection</i></p>
11.4	<p><u>SITE LOCATION</u> 48 Tynewydd Road, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> S. Harris and B. Mellor</p> <p><u>APPLICATION No:</u> 45/2017/0640</p> <p>Erection of replacement detached garage.</p> <p>The applicant is Clair Hughes of the same address.</p> <p><u>DECISION:</u> <i>No objection</i></p>

11.5	<p><u>AMENDED APPLICATION</u></p> <p><u>SITE LOCATION</u> Land adjacent to 21 Stanley Park Avenue, Rhyl</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson, Mrs. W. Mullen-James, Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2017/0335</p> <p>Development of 0.05 ha of land by the erection of 1 no. dwelling (outline application including access, layout and scale)</p> <p>The applicant is O'Loughlin, 11a Gillian Drive, Rhyl</p> <p><u>DECISION</u> Objection on the grounds of over intensification</p>
11.6	<p><u>SITE LOCATION</u> Liffy 's 7-9 Russell Road, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms. J. Hughes & Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2017/0626</p> <p>Display of projecting Erection hanging sign.</p> <p>The applicant is Mr. David Griffith of the same address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
11.7	<p><u>SITE LOCATION</u> Brewers Fayre and Premier Inn 21-26 West Parade Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> : Ms. J. Hughes & Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2017/0625</p> <p>Display of Signage in relation to the restaurant and hotel.</p> <p>The applicant is Whitbread PLC, Dunstable.</p> <p><u>DECISION:</u> <i>No objection subject to Note No. 1 above</i></p>

11.8	<p><u>SITE LOCATION</u> George Hotel, 37 Queen Street, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> : Ms. J. Hughes & Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2017/0636</p> <p>Reinstatement of boundary walls and provision of courtyard and bin stores for upper floor flats.</p> <p>The applicant is Mr Mark Dixon , Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh.</p> <p><u>DECISION:</u> <i>No objection</i></p>
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12. CLOSURE OF MEETING

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

Signed:

Date: