

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 17<sup>th</sup> January 2018 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

### **PRESENT**

Councillor Mrs. W. Mullen-James (Chair)

Councillors B. Blakeley, Mrs. J. Chamberlain Jones, Ms. J. Hughes, A.S. Johnson, K.R. Jones, Mrs. D.L. King, Ms. J. McAlpine, B. Mellor.

Also in attendance Councillor T. Thomas

Mr G. J. Nickels – Town Clerk

#### **44. APOLOGIES**

Apologies were submitted from Councillors Mrs. J. Butterfield MBE, Ms. J. Hughes, Ms. V. Roberts, A.J. Rutherford and Miss C.L. Williams

#### **45. PROTECTION OF CLASS A1 SHOPS IN RHYL COMMERCIAL CENTRE**

The Town Clerk submitted his written report in respect of the requirement under the Town Council's Strategic Plan for the Planning Committee to object to any application which would result in the loss of a Class A1 retail unit from Rhyl Commercial Centre.

The Clerk advised that the Strategic Plan was now in the process of being reviewed by the SOP Committee and sought the Planning Committee's views as to whether the existing requirement should be amended.

Members felt that the policy should be flexible so as to enable them to consider each application on its merits particularly where it would result in a long term empty property being returned to use.

**RESOLVED** that the Town Clerk advise the SOP Committee accordingly.

#### **46. PLANNING APPLICATIONS**

Prior to consideration the Chair and Clerk reminded Members of the adopted Town Council policy which required Members to notify the Chair of any applications they wished to have debated prior to the commencement of the meeting.

**Councillor A.S. Johnson declared his personal interest in Application No. 45/2017/1164 due to his children attending the school.**

**Councillor B. Mellor declared his personal and prejudicial interest in Application No. 45/2017/1164 due to him being a LEA appointed Governor on the School and took no part in the consideration or voting thereon.**

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 of equal prominence, reflecting the linguistic nature of the Rhyl area.

<b>PLANNING APPLICATIONS SCHEDULE</b>	
46.1	<p><b><u>SITE LOCATION:</u></b> 90 High Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1123</p> <p><b><u>DESCRIPTION:</u></b> Installation of extractor fans to rear</p> <p><b><u>APPLICANTS :</u></b> Mr. Tim Roberts, 8 Llys Idris, St. Asaph</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.2	<p><b><u>SITE LOCATION:</u></b> 90 High Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1087</p> <p><b><u>DESCRIPTION:</u></b> Change of use of existing retail shop to coffee lounge with ancillary takeaway facility</p> <p><b><u>APPLICANTS :</u></b> Mr. Tim Roberts, 8 Llys Idris, St. Asaph</p> <p><b><u>DECISION:</u></b> <i>Objection on the following grounds:</i></p> <p><i>The proposal if approved will result in the loss of an A1 retail unit from the Rhyl High Street contrary to Policies PSE7 and PSE 8 of the Adopted Local Plan.</i></p> <p><i>(The Council notes that the property has been in regular use as a retail shop over recent past.)</i></p>
46.3	<p><b><u>SITE LOCATION:</u></b> Land at Blessed Edward Jones High School and Ysgol Mair Primary School, Cefndy Road, Rhyl</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>WARD CLLRS:</u></b> J. Ball Mrs. P.M. Jones P. Prendergast</p>

	<p><b><u>APPLICATION No:</u></b> 45/2017/1164</p> <p><b><u>DESCRIPTION:</u></b> Demolition of existing school buildings and erection of replacement school accommodating 920 pupils incorporating playgroup, nursery, primary and secondary places with associated play space, grass pitch, all weather pitch, hard play areas, access and car parking arrangements.</p> <p><b><u>APPLICANTS</u></b> :Denbighshire County Council</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.4	<p><b><u>SITE LOCATION:</u></b> 119 High Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1169</p> <p><b><u>DESCRIPTION:</u></b> Display of 1 no. internally illuminated fascia sign and 1 no. internally illuminated projecting sign</p> <p><b><u>APPLICANTS</u></b> : Mr. Zun of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.5	<p><b><u>SITE LOCATION:</u></b> 1 Llys Sion, Rhyl</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> B. Blakeley B. Jones Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1179</p> <p><b><u>DESCRIPTION:</u></b> Erection of extension and pitched roof to existing detached garage</p> <p><b><u>APPLICANTS</u></b> : Mr. Ian Richards of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.6	<p><b><u>SITE LOCATION:</u></b> 43 Clifton Park Road, Rhyl</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> B. Blakeley B. Jones</p>

	<p>Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1189</p> <p><b><u>DESCRIPTION:</u></b> Erection of extension to dwelling</p> <p><b><u>APPLICANTS</u></b> : Mrs. Angela Suckley of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.7	<p><b><u>SITE LOCATION:</u></b> Unit 2A Cefndy Road Employment Park, Rhyl</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>WARD CLLRS:</u></b> J. Ball Mrs. P.M. Jones P. Prendergast</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1139</p> <p><b><u>DESCRIPTION:</u></b> Change of use from B1 to B2 (MOT Test Station and Minor Vehicle Repairs)</p> <p><b><u>APPLICANTS</u></b> : Mr. Simon Jones, Glan Aber Auto Repairs Ltd., 3 Parc Luned, Kinmel Bay</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.8	<p><b><u>SITE LOCATION:</u></b> 48 Burns Drive, Rhyl</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>WARD CLLRS:</u></b> K.R. Jones T. Thomas</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1155</p> <p><b><u>DESCRIPTION:</u></b> Retention of replacement garage</p> <p><b><u>APPLICANTS</u></b> : Mr. T. Ledden of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection subject to a condition preventing any commercial use of the garage.</i></p>
46.9	<p><b><u>SITE LOCATION:</u></b> Pen Y Bryn Cottage 1 Pen Y Bryn Cottages Morfa Cwybr, Rhyl</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>WARD CLLRS:</u></b> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss E. Jones</p>

	<p><b><u>APPLICATION No:</u></b> 45/2017/1216</p> <p><b><u>DESCRIPTION:</u></b> Erection of single storey extension to side of dwelling</p> <p><b><u>APPLICANTS</u></b> : Mr. &amp; Mrs. Steve &amp; Anna Beacall of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
46.10	<p><b><u>SITE LOCATION:</u></b> 113 Ffordd Derwen, Rhyl</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>WARD CLLRS:</u></b> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss E. Jones</p> <p><b><u>APPLICATION No:</u></b> 45/2017/1214</p> <p><b><u>DESCRIPTION:</u></b> Removal of existing porch and conservatory to front of dwelling and erection of single storey extensions to front and rear of dwelling</p> <p><b><u>APPLICANTS</u></b> : Mr. Stan Taylor of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>

**47. CLOSURE OF MEETING**

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

Signed: .....

Date: .....