

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 19th December 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, A.S. Johnson, K.R. Jones, Mrs. P.M. Jones, Mrs. D.L. King, Ms. J. McAlpine, B. Mellor, Ms. V. Roberts, A. Rutherford, R. Turner and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk

41. APOLOGIES

Apologies were submitted from Councillors J. Ball, Mrs. J. Butterfield, Ms. J. Hughes, and Miss S. Roberts.

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

PLANNING APPLICATIONS SCHEDULE	
42.1	<p><u>SITE LOCATION:</u> 8 Clifton Grove, Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> Mrs. D.L. King A.J. Rutherford</p> <p><u>APPLICATION No:</u> 45/2018/1161</p> <p><u>DESCRIPTION:</u> Alterations to dwelling and erection of a summer house/utility to serve the main dwelling</p> <p><u>APPLICANTS :</u> Mr. & Mrs. Greenhalgh of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
42.2	<p><u>SITE LOCATION:</u> 8 Kinmel 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> 45/2018/ 1155</p> <p><u>DESCRIPTION:</u> Removal of existing advertisement hoarding and erection of digital advertising hoarding</p> <p><u>APPLICANTS :</u> Vivid Outdoor Media Limited, Stockport</p> <p><u>DECISION:</u> <i>No objection</i></p>
--	--

43. PRE-APPLICATION CONSULTATION – RHYL SOUTH EAST FURTHER PHASES

Further to Minute No. 38 of the meeting held on 5th December 2018 the Town Clerk advised that he had contacted Denbighshire County Council to request that officers attend this meeting however in consideration of this being a pre-application consultation they did not consider that it would be appropriate for them to attend.

The Town Clerk reminded Members of their previously stated concerns relating to the impact of the development on the adjoining highway network particularly in respect of the B5119 particularly at the Pen Y Maes junction and the “Dyserth Bends” section. Members referred to increase in traffic on these roads which they considered had significantly increased following the construction and occupation of the earlier phases of this development. Members felt that the developer should be required to include proposals for address these concerns prior to any further development being commenced.

A Member advised that in respect of the Pen-y-Maes Avenue junction the County Council Highways Officers were currently undertaking a consultation exercise with residents affected by the traffic congestion.

Members also felt that the new application should also include provision for community benefits and facilities to be stated together with a clear indication of when they would be delivered which should be early on in construction timetable.

It was also noted that currently a number of persons on the estate would require access to local bus service routes and that it would be beneficial if this could be considered as part of the layout particularly in terms of the provision of bus stops and shelters.

RESOLVED that the Town Clerk respond to the pre-application consultation on the basis that the

- The Town Council will require clear indication within the application as to the proposed community benefit relating to open space and infrastructure, to be delivered by way of the application.
- That no additional construction can be supported by the Council until the current traffic issues affecting the B5119 “Pen Y Maes Avenue” junction and “Dyserth Bends” had been addressed prior to the occupation of any new dwellings.
- The application to specify when previously agreed community facilities relating to the new school and community centre will be delivered.
- The application to include provision of access to local bus routes to serve the development

44. CLOSURE OF MEETING

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

Signed:

Date: