

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 16th January 2019 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillors Mrs. J. Chamberlain-Jones, Ms. J. Hughes, A.S. Johnson, K.R. Jones, Mrs. D.L. King, B. Mellor, Ms. V. Roberts, and R. Turner.

Mr G. J. Nickels – Town Clerk

45. APPOINTMENT OF CHAIR FOR MEETING

In consideration of the absence of both the Chair and Vice-Chair it was

RESOLVED that Councillor B. Mellor be appointed Chair for this meeting.

46. APOLOGIES

Apologies were submitted from Councillors J. Ball, B. Blakeley, Mrs. J. Butterfield, Mrs. P.M. Jones, Ms. J. McAlpine, Mrs W. Mullen James, Miss S. Roberts, A. Rutherford, and Miss C.L. Williams.

47. 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	
47.1	<p><u>SITE LOCATION</u> R.C. Church, Ffynnongroew Road, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James</p> <p><u>APPLICATION No:</u> 45/2018/1055</p> <p><u>DESCRIPTION:</u> Alterations to front entrance porch, provision of a ramp and associated works</p> <p><u>APPLICANTS</u> : Rev. Charles Ramsey of 119 Wellington Road, Rhyl.</p> <p><u>DECISION:</u> No Objection</p>
47.2	<p><u>SITE LOCATION:</u> 16A Wellington 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> 45/2018/1140</p> <p><u>DESCRIPTION:</u> Change of use of first and second floors to form a dwelling</p> <p><u>APPLICANTS :</u> Mr. R. Singe 39-41 Kinmel Street, Rhyl</p> <p><u>DECISION:</u> <i>Objection on the following grounds:</i></p> <ol style="list-style-type: none"> 1. <i>Loss of Class A1 Retail space contrary to the aim of Policy PSE8.</i> 2. <i>The “existing layout” plan shows a separate entrance to 16A which it is believed has been constructed without the benefit of planning consent</i> 3. <i>It is considered that the construction of the separate entrance is detrimental to the use of 16 Wellington Road as a retail unit due to loss of retail space.</i> 4. <i>The “proposed layout” plan shows a storage area for 16 Wellington Road which can only be accessed by way of the proposed entrance to 16A Wellington Road</i> 5. <i>Unacceptable in terms of amenity space for occupiers contrary to policy RD1. - The proposed bin storage for presumably both 16 and 16A Wellington Road can only be accessed by way of the Store for 16 Wellington Road.</i> 6. <i>Concern at the absence of suitable means of escape in the case of fire.</i>
47.3	<p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road, 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> 45/2018/1158</p> <p><u>DESCRIPTION:</u> Substitution of house types on plots 272 -275 & 279 – 282 and creation of additional plot 274 (amendment to previously approved scheme for phases 2 & 3 ref 45/2011/0766)</p> <p><u>APPLICANTS :</u> Anwyl Homes</p> <p><u>DECISION:</u> <i>No objection</i></p>
47.4	<p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James</p>

Ms. V. Roberts

APPLICATION No: 45/2018/1215

DESCRIPTION: Erection of 96 dwellings and associated works.

APPLICANTS : Anwyl Homes

DECISION: *Objection unless the following are met:*

- *Clear provision within any consent indicating when the community benefits including open space, community centre and new school required under Planning Application No. 45/2004/1376/PO will be delivered for the benefit of existing and future occupiers of the earlier and currently proposed development.*
- 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" have been addressed prior to the occupation of any new dwellings for the benefit of proposed occupiers and the wider Rhyl community.
- Any approval to include provision of access to local bus routes to serve the development including the provision of bus stops/shelters for the benefit of occupiers and to be provided by the developer.

48. **CLOSURE OF MEETING**

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

Signed:

Date: