

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 19<sup>th</sup> June 2019 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Council.

**PRESENT**

Councillor Mrs W. Mullen James (Chair)

Councillors, Mrs J. Butterfield JP MBE, A.S. Johnson, K. R. Jones,  
Mrs P. M. Jones, Mrs D. L. King, Ms J. L. McAlpine, B. Mellor,  
And Ms V. Roberts.

Mr G. J. Nickels – Town Clerk

**6. APOLOGIES**

Apologies were submitted from Councillors J. Ball, B. Blakeley Ms. J. Hughes, Miss S. L. Roberts, A. J. Rutherford and R. J. Turner.

**7. 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.

<b>PLANNING APPLICATIONS SCHEDULE</b>	
7.1	<p><b><u>SITE LOCATION:</u></b> Ysgol Plas Cefndy, Cefndy Road, 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 S. L. Roberts</p> <p><b><u>APPLICATION No:</u></b> 45/2019/0474</p> <p><b><u>DESCRIPTION:</u></b> Continuation of use of building as a Special Education School and Pupil Referral Unit</p> <p><b><u>APPLICANTS :</u></b> Mr Bryn Williams, Denbighshire County Council</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
7.2	<p><b><u>SITE LOCATION:</u></b> Gwynfa, 6 Beechwood Road, 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> 45/2019/0469</p> <p><b><u>DESCRIPTION:</u></b> Lawful development certificate for the existing use of the property as a single dwelling</p> <p><b><u>APPLICANTS:</u></b> Mr Phillip Lythgoe of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
7.3	<p><b><u>SITE LOCATION:</u></b> 18 Ash Court, 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> 45/2019/0488</p> <p><b><u>DESCRIPTION:</u></b> Erection of extension to dwelling</p> <p><b><u>APPLICANTS:</u></b> Mr Hugh Jones of 25 Dyserth Road, Rhyl</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>

**8. TRAINING: MR PAUL MEAD, DEVELOPMENT MANAGER, DENBIGHSHIRE COUNTY COUNCIL**

Further to min.no.63 of the meeting held on 3<sup>rd</sup> April 2019, the Chair welcomed to the meeting Mr Paul Mead, Development Manager, Denbighshire County Council and invited him to provide Members with guidance in respect of the Town Council's responses to Planning Applications.

Mr. Mead addressed the meeting and referred to the desirability for the Town Council to consider the applications as submitted and to respond by either indicating "*No objection*"; "*Objection for specified reasons*" or "*No Objection subject to Conditions*"

Mr. Mead advised that where conditions were requested to be attached consents should meet the six legal tests of being "*Necessary*", "*Based on Planning*" "*Relevant to the application*" "*Enforceable*" "*Precise*" and "*Reasonable*"

Mr. Mead clarified that the response should be that of the Town Council and advised of instances from other Council's where objections had been made based on individual objections by residents who had the ability to lodge their own separate complaints.

In response to a question Mr. Mead clarified that in instances where residents compiled a petition then it should be submitted to the Planning Department.

Mr. Mead then made reference to attendance at Planning Site Visits by a representative of the Planning Committee and the need for the attendee to be able to represent the wider views of the Town Council.

Mr Mead advised that the most appropriate and effective way for Councillors to report a planning complaint was through the on-line complaint form.

The Town Clerk confirmed that where complaints/potential breaches of planning rules were identified during a meeting then in addition to the Town Council minutes the complaint would also be lodged on-line.

Mr. Mead clarified that the Planning Department were not able to assist with Major Pre-application consultations as these were subject to their own statutory rules. In response to questions he clarified the level of developments which would require developers to undertake such consultations.

The Town Clerk advised that when the Council received re-submissions of planning applications it was often difficult to identify changes between the original and resubmitted plans and even more so when seeking to view them on the planning portal. He requested that the Planning Officers consider highlighting changes to ensure that they weren't missed.

At the conclusion of the presentation the Chair expressed the Committees appreciation to Mr. Mead for the information provided.

**9. CLOSURE OF MEETING**

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

Signed: .....

Date: .....