

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 19<sup>th</sup> February 2020 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. Butterfield JP MBE, Mrs J. Chamberlain-Jones, A.S. Johnson, K. R. Jones, Mrs D. L. King, Ms J. McAlpine B. Mellor, Ms V. Roberts, Miss S. Roberts, A.J. Rutherford and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk

Also in attendance

Councillor P. Prendergast (Observer)

**44. APOLOGIES**

No apologies for absence were submitted.

**45. 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.

**[Councillor Ms J. McAlpine declared her personal and prejudicial interest in Application No. 45/2020/0044 and vacated the chamber during debate and voting thereon]**

<b>PLANNING APPLICATIONS SCHEDULE</b>	
45.1	<p><b><u>SITE LOCATION:</u></b> Kynsal House, Vale Road, Rhyl</p> <p><b><u>WARD:</u></b> Pendyffryn</p> <p><b><u>WARD CLLRS:</u></b> Mrs. D.L. King A.J. Rutherford</p> <p><b><u>APPLICATION No:</u></b> 45/2020/0007</p> <p><b><u>DESCRIPTION:</u></b> Construction of a new vehicular access and erection of wall to boundary of site</p> <p><b><u>APPLICANTS:</u></b> Mr. Philip Purcell of the above address</p> <p><b><u>DECISION:</u></b> <i>Object for the following reasons</i></p>

	<p><i>It is understood that the intended end use for the site is for static caravans (It is not known whether these will be occupied, stored or maintained while on site)</i></p> <p><i>Access to the site will be presumably be via Knowsley Avenue which the Town Council considers is unsuitable for such a use due to its layout and the negative impact on the residential amenities of the other residents. The Council considers this to be contrary to policy RD1 (vi) of the adopted LDP</i></p> <p><i>It is also considered that the use of Knowsley Avenue to access the site for the transportation of static caravans is unsuitable contrary to Policy RD1 (viii) of the adopted LDP</i></p> <p><i>NB The Council notes that notwithstanding the applicant's responses to questions 4, 6 and 7 on the application form works appear to have commenced on the site in that</i></p> <ul style="list-style-type: none"> <li><i>- trees have been removed along the boundary of the site with Knowsley Avenue including trees that appear to be outside of the application site on public land.</i></li> <li><i>- drop kerbs have been installed</i></li> <li><i>- hard core surface has been installed on the site.</i></li> </ul> <p>The Town Council is also concerned that the site may be being utilised for housing in the static caravans without the benefit of necessary planning consent and licensing requirements and would request that the appropriate investigations are undertaken by the County Council to ascertain whether a breach has occurred</p>
45.2	<p><b><u>SITE LOCATION</u></b> Marina Quay Unit 5 Wellington Road Rhyl</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>WARD CLLRS:</u></b> Mrs. J. Butterfield A.R. James</p> <p><b><u>APPLICATION No:</u></b> 45/2020/0044</p> <p><b><u>DESCRIPTION:</u></b> Erection of fencing to enclose an area for the creation of an ancillary outdoor garden centre. Alteration to entrance way and associated works</p> <p><b><u>APPLICANTS:</u></b> SDG (Rhyl) Ltd, Europa House, 20 Esplanade Scarborough</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
45.3	<p><b><u>SITE LOCATION:</u></b> 14 Grange Avenue, 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> 45/2020/0061</p>

	<p><b><u>DESCRIPTION:</u></b> Erection of extensions to dwelling</p> <p><b><u>APPLICANTS:</u></b> Mr. C. Walkden and Miss J. Bukstel-Halgate of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
45.4	<p><b><u>SITE LOCATION:</u></b> 23 Gwenarth Drive, 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. Roberts</p> <p><b><u>APPLICATION No:</u></b> 45/2020/0062</p> <p><b><u>DESCRIPTION:</u></b> Erection of extensions to dwelling, formation of hardstanding and widening of existing access</p> <p><b><u>APPLICANTS:</u></b> Mr. Lee Wright of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>

**46. PLANNING POLICY**

A Member expressed concerns that there was a general perception being expressed amongst Rhyl residents that applications for development were being granted within Rhyl which would not be approved if submitted in other areas of the County - the inference being that decision makers were more minded to grant less desirable applications in Rhyl than elsewhere and that this was detrimental to the overall efforts by the Town and County Councils to raise the profile of the Town.

**RESOLVED** *that the feedback be submitted to the County Council Planning department.*

**47. CLOSURE OF MEETING**

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

Signed: .....

Date: .....