

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 1st September 2021 following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors B. Blakeley, Mrs. J. Chamberlain-Jones, K.R. Jones, Mrs. P.M. Jones, Ms. J. McAlpine, B. Mellor, Ms V. Roberts, A.J. Rutherford Mrs. M. Walker and Miss C. Williams.

Also in attendance
Mr G. J. Nickels – Town Clerk

17. OPENING OF MEETING & APOLOGIES

Apologies for absence were received from Councillors Mrs. J. Butterfield JP MBE Keith Jones, Diane King, and Sarah Roberts.

18. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 42 of the Meeting of Council held on 21st July, 2021 Members noted the following applications which had been responded to during the August Recess by the Town Clerk in consultation with the Chair and Vice Chair.

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 reflecting the linguistic nature of the Rhyl area.

Note 2: Both the Rhyl Town and Denbighshire County Councils' have recently formally declared a climate emergency and as such would wish that steps are now taken by developers and the Planning Authority to ensure that in future all larger scale applications for development maximize use of existing technologies to minimize negative impact on the climate.

PLANNING SCHEDULE 37

18.1 **SITE LOCATION:** 32 Highfield Park, Rhyl

WARD: Plastirion

WARD CLLRS: K.R. Jones
T. Thomas

APPLICATION No: 45/2021/0712

DESCRIPTION: Erection of a single storey pitched roof extension to rear of dwelling

APPLICANTS: Mr. & Mrs. Lee and Jinette Harris of the above address

DECISION: *No objection*

18.2	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> Former Suncentre Site East Parade, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> K.R. Jones T. Thomas</p> <p><u>APPLICATION No:</u> 45/2021/0265</p> <p><u>DESCRIPTION:</u> Change of use of land to “SkyFlyer Balloon” tourist attraction including the installation of concrete platform, mounted winch and associated “Skyflyer Balloom and Basket, siting of toilet and reception buildings, Landscaping and associated works.</p> <p><u>APPLICANTS:</u> Sean Taylor of Skyscaper World Ltd.</p> <p><u>DECISION:</u> <i>No objection</i></p>
18.3	<p><u>SITE LOCATION:</u> 8A Bodfor 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> 45/2021/0715</p> <p><u>DESCRIPTION:</u> Change of use of first floor from offices (Use Class B1) to one self-contained flat (Use Class C3)</p> <p><u>APPLICANTS:</u> Mr. Z. Chowdhry, of Car centre, Marine Road, Prestatyn.</p> <p><u>DECISION:</u> <i>No objection</i></p>
18.4	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> 28 Eversley Close, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0744</p> <p><u>DESCRIPTION:</u> Erection of extension to side of dwelling and associated works (Resubmission)</p> <p><u>APPLICANTS:</u> Mr. Lee Roberts of the above address.</p>

	<u>DECISION:</u> No objection
PLANNING SCHEDULE 38	
18.5	<p><u>SITE LOCATION:</u> SW at Greenfield Place, 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> 45/2021/0535</p> <p><u>DESCRIPTION:</u> Prior Approval Notification for a Proposed 20.0m Phase Monopole C/W wrapround Cabinet at base and associated ancillary works</p> <p><u>APPLICANTS:</u> CK Hutchison Networks (UK) Ltd, Great Brighams Mead, Vastern Road, Reading</p> <p><u>DECISION:</u> Object on the following grounds</p> <ul style="list-style-type: none"> - <i>the location of the proposed mast on the primary entrance to the town centre is considered unacceptable. The Town council would suggest that it be installed at a less intrusive location within the site adjacent to the rear of the Poundstretcher Discount store which would shield it from the Vale Road approach.</i>

19. **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.

Note 2: Both the Rhyl Town and Denbighshire County Councils' have recently formally declared a climate emergency and as such would wish that steps are now taken by developers and the Planning Authority to ensure that in future all larger scale applications for development maximize use of existing technologies to minimize negative impact on the climate.

PLANNING SCHEDULE 39	
19.1	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> First Floor Lyric Buildings Market 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> 45/2021/0120</p> <p><u>DESCRIPTION:</u> Alterations and construction of a mezzanine floor to provide 2 no. apartments</p> <p><u>APPLICANTS:</u> F. Aslam, Akhtar Property Ltd, 532 Thornton Road, Bradford</p> <p><u>DECISION:</u> <i>objection on the grounds of a lack of external amenities for future occupiers of apartments. If approved request that the permission be subject to a condition preventing the subsequent use of the property for a House of Multiple occupation.</i></p>
19.2	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> 4 Lyric Buildings, Market 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> 45/2021/0218</p> <p><u>DESCRIPTION:</u> Installation of a shop window in side wall of retail unit and continuation of signage fascia</p> <p><u>APPLICANTS:</u> F. Aslam, Akhtar Properties Limited, 532 Thornton Road, Bradford.</p> <p><u>DECISION:</u> <i>No objection</i></p>
19.3	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> 4 Lyric Buildings Market 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> 45/2021/0418</p> <p><u>DESCRIPTION:</u> Internal and external alterations to form one additional retail unit (Use Class A1)</p> <p><u>APPLICANTS:</u> F. Aslam, Akhtar Properties Ltd, 532 Thornton Road, Bradford</p> <p><u>DECISION:</u> <i>No objection</i></p>
19.4	<p><u>SITE LOCATION:</u> Hafod Mental Health Resource Beechwood Road, Rhyl</p> <p><u>WARD:</u> Plastirion</p>

	<p><u>WARD CLLRS:</u> K.R. Jones T. Thomas</p> <p><u>APPLICATION No:</u> 45/2021/0776</p> <p><u>DESCRIPTION:</u> Reduce the canopy height of 1 Sycamore by 2-3m and width by 1m which is subject to a Tree Preservation Order</p> <p><u>APPLICANTS:</u> NHS</p> <p><u>DECISION:</u> <i>No objection</i></p>
19.5	<p><u>SITE LOCATION:</u> Land at Former The Crown Bard Ffordd Derwen, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0794</p> <p><u>DESCRIPTION:</u> Felling of 18 Poplars subject to former Rhuddlan Borough Council Tree preservation order No. RHU/2/54/1992</p> <p><u>APPLICANTS:</u> Mr. Paul Elwin, McDonalds UK, 3 Cross lane, Salford</p> <p><u>DECISION:</u> - APPLICATION WITHDRAWN</p>
19.6	<p><u>SITE LOCATION:</u> 22-24 Queen 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> 45/2021/0877</p> <p><u>DESCRIPTION:</u> Conversion and alterations of first and second floors to form 3 no. self-contained flats, alterations to existing windows and fire escape, formation of pedestrian access to rear and associated works</p> <p><u>APPLICANTS:</u> Mr. Blears of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
19.7	<p><u>SITE LOCATION:</u> Barclays Bank Plc., 68 – 70 High 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> 45/2021/0618</p>

	<p><u>DESCRIPTION:</u> Erection of canopy over existing fire exit, replacement lighting and installation of ventilation louvre grills</p> <p><u>APPLICANTS:</u> Barclays Bank of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
PLANNING 40	
PLANNING APPLICATIONS SCHEDULE	
19.8	<p><u>SITE LOCATION:</u> Land at Ernest Street, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> J. Ball Mrs. P.M. Jones P. Prendergast</p> <p><u>APPLICATION No:</u> 45/2021/0178</p> <p><u>DESCRIPTION:</u> Development of 0.06ha of land by the erection of 5 dwellings (outline application - all matters reserved)</p> <p><u>APPLICANTS:</u> J.K. Bagri, The Wendover, 1 Penisaf Avenue, Towyn</p> <p><u>DECISION:</u> <i>defer until further information is received in respect of the proposed detail layout of the ground floor</i></p>
19.9	<p><u>SITE LOCATION:</u> 3 Lon Taylor, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0740</p> <p><u>DESCRIPTION:</u> Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people</p> <p><u>APPLICANTS:</u> Mr. T. Kelly of Cartrefi Conwy, Morfa Gele, North Wales Business Park, Abergele</p> <p><u>DECISION:</u> <i>The Town Council wish to strongly object to this application which is considered contrary to Policy BSC7 of the Adopted Local Development Plan which reads:</i></p> <p><i>“Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats Proposals which would lead to the creation of Houses in Multiple Occupation or non self-contained flats will not be permitted.”</i></p> <p><i>The justification provided by the applicant in their covering letter for the</i></p>

	<p><i>change of use is considered to be unacceptable and concerning and seems to suggest that because the proposed end users are being recruited from abroad it is acceptable for them to be housed in what is considered by the Council to be substandard form of accommodation.</i></p> <p><i>The letter confirms that the intention is that the use would be ongoing and that the property would act as a halfway house for the health workers who would be rehoused in alternative accommodation once available and that their families would subsequently join them. This raises concerns that should the families join them before alternative accommodation is identified there is the possibility that they would seek to share the accommodation resulting in overcrowding.</i></p> <p><i>The Council is aware that the County Council, Welsh Government and numerous other public bodies have spent many millions of pounds to remove the HMO's from Rhyl (hence the firm policy BSC 7) and consider that should this application be permitted it would establish a precedent and planning use that HMO's are now acceptable</i></p> <p><i>The Council is also concerned that the Housing Association have effectively removed from the social housing register three 4 bedroom houses which are considered to be in great demand locally.</i></p> <p><i>The Town Council would request immediate priority enforcement action be taken by the County Council to reinstate this property to its approved use.</i></p>
19.10	<p><u>SITE LOCATION:</u> 1 Lon Taylor, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0739</p> <p><u>DESCRIPTION:</u> Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people</p> <p><u>APPLICANTS:</u> Mr. T. Kelly of Cartrefi Conwy, Morfa Gele, North Wales Business Park, Abergele</p> <p><u>DECISION:</u> <i>The Town Council wish to strongly object to this application which is considered contrary to Policy BSC7 of the Adopted Local Development Plan which reads:</i></p> <p><i>“Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats Proposals which would lead to the creation of Houses in Multiple Occupation or non self-contained flats will not be permitted.”</i></p> <p><i>The justification provided by the applicant in their covering letter for the change of use is considered to be unacceptable and concerning and seems to suggest that because the proposed end users are being recruited from abroad it is acceptable for them to be housed in what is considered by the</i></p>

Council to be substandard form of accommodation.

The letter confirms that the intention is that the use would be ongoing and that the property would act as a halfway house for the health workers who would be rehoused in alternative accommodation once available and that their families would subsequently join them. This raises concerns that should the families join them before alternative accommodation is identified there is the possibility that they would seek to share the accommodation resulting in overcrowding.

The Council is aware that the County Council, Welsh Government and numerous other public bodies have spent many millions of pounds to remove the HMO's from Rhyl (hence the firm policy BSC 7) and consider that should this application be permitted it would establish a precedent and planning use that HMO's are now acceptable

The Council is also concerned that the Housing Association have effectively removed from the social housing register three 4 bedroom houses which are considered to be in great demand locally.

The Town Council would request immediate priority enforcement action be taken by the County Council to reinstate this property to its approved use.

19.11 **SITE LOCATION:** 7 Llys Walsh, Rhyl

WARD: Trelewellyn

WARD CLLRS: A.S. Johnson
Mrs. W. Mullen-James
Ms. V. Roberts

APPLICATION No: 45/2021/0738

DESCRIPTION: Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people

APPLICANTS: Mr. T. Kelly of Cartrefi Conwy, Morfa Gele, North Wales Business Park, Abergele

DECISION: *The Town Council wish to strongly object to this application which is considered contrary to Policy BSC7 of the Adopted Local Development Plan which reads:*

“Policy BSC 7 – Houses in Multiple Occupation & Self-Contained Flats Proposals which would lead to the creation of Houses in Multiple Occupation or non self-contained flats will not be permitted.”

The justification provided by the applicant in their covering letter for the change of use is considered to be unacceptable and concerning and seems to suggest that because the proposed end users are being recruited from abroad it is acceptable for them to be housed in what is considered by the Council to be substandard form of accommodation.

The letter confirms that the intention is that the use would be ongoing and that the property would act as a halfway house for the health workers who would be rehoused in alternative accommodation once available and that their families would subsequently join them. This raises concerns that should the families join them before alternative accommodation is identified there is the possibility that they would seek to share the accommodation resulting in overcrowding.

The Council is aware that the County Council, Welsh Government and numerous other public bodies have spent many millions of pounds to remove the HMO's from Rhyl (hence the firm policy BSC 7) and consider that should this application be permitted it would establish a precedent and planning use that HMO's are now acceptable

The Council is also concerned that the Housing Association have effectively removed from the social housing register three 4 bedroom houses which are considered to be in great demand locally.

The Town Council would request immediate priority enforcement action be taken by the County Council to reinstate this property to its approved use.

20. CLOSURE OF MEETING

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

Signed:

Date: