

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 2nd June 2021 following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors B. Blakeley, Mrs. J. Butterfield JP MBE, K.R. Jones, Mrs. D.L. King, Ms. J. McAlpine, B. Mellor, Ms V. Roberts, A.J. Rutherford and Miss C. Williams.

Also in attendance Councillor T. Thomas (observer)
Mr G. J. Nickels – Town Clerk

1. OPENING OF MEETING & APOLOGIES

Apologies for absence were received from Councillors Mrs. P.M. Jones, Miss S. Roberts and Mrs. M. Walker.

2. PLANNING APPLICATIONS – DETERMINED BY THE CHAIR

The Chair reported that due to there being no meeting of the Planning Committee on 19th May 2021 due to the Annual Meeting of Council and following consultation with all members the following responses had been submitted to the Denbighshire County Council

PLANNING APPLICATIONS SCHEDULE	
2.1	<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>
2.2	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road, 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> 45/2018/1215</p> <p><u>DESCRIPTION:</u> Erection of 109 dwellings and associated works (Phase 5)</p> <p><u>APPLICANTS:</u> Anwyl Homes</p> <p><u>DECISION:</u> <i>Objection unless the following are met:</i></p> <ul style="list-style-type: none"> - <i>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.</i> - <i>That no additional construction can be supported by the Council until the current traffic issues affecting the B5119 “Dyserth Bends” have been addressed prior to the occupation of any new dwellings for the benefit of proposed occupiers and the wider Rhyl community.</i> - <i>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.</i> - <i>a new ecology report as requested by Natural Resources Wales be received and approved</i> - <i>Fire and rescue concerns be addressed relating to the provision of sufficient water hydrants’ to ensure the safety of the existing and future residents.</i>
2.3	<p><u>SITE LOCATION:</u> Former Aldil Foodstore Wellington 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> 45/2021/0422</p> <p><u>DESCRIPTION:</u> Change of use and subdivision of existing retail unit (Use Class A1) to form one veterinary practice (Use Class Sui Generis) and three commercial units (Use Classes A1, B1 and/or B8) and associated works.</p> <p><u>APPLICANTS:</u> Mr. C. Stone, Animal Trust Vets CIC, Animal Trust Administration Centre, Cedab Road, Ellesmere Port</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.4	<p><u>SITE LOCATION:</u> Former Aldil Foodstore Wellington 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> 45/2021/0423</p> <p><u>DESCRIPTION:</u> Display of signage in relation to veterinary</p>

	<p><u>APPLICANTS:</u> Mr. C. Stone, Animal Trust Vets CIC, Animal Trust Administration Centre, Cedab Road, Ellesmere Port</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.5	<p><u>SITE LOCATION:</u> 27 West Parade, 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> 45/2020/0414</p> <p><u>DESCRIPTION:</u> Change of use and alterations from retail (use class A1) to a hot food takeaway (Use Class A3)</p> <p><u>APPLICANTS:</u> Bayar Doski of 30 South Drive, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.6	<p><u>SITE LOCATION:</u> 22 Avondale Drive, Rhyl</p> <p><u>WARD:</u> Tynewydd</p> <p><u>WARD CLLRS:</u> B. Blakeley B. Jones Miss C.L. Williams</p> <p><u>APPLICATION No:</u> 45/2021/0461</p> <p><u>DESCRIPTION:</u> Erection of a single storey extension to side of dwelling, alterations and associated works</p> <p><u>APPLICANTS:</u> Mr & Mrs Huw & Paula Evans of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.7.	<p><u>SITE LOCATION:</u> Land at (Part garden of) 22 Avondale Drive, Rhyl</p> <p><u>WARD:</u> Tynewydd</p> <p><u>WARD CLLRS:</u> B. Blakeley B. Jones Miss C.L. Williams</p> <p><u>APPLICATION No:</u> 45/2021/0467</p> <p><u>DESCRIPTION:</u> Erection of 2 no. detached dwellings and associated works</p> <p><u>APPLICANTS:</u> Mr & Mrs Huw & Paula Evans of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>

3. 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 APPLICATIONS SCHEDULE	
3.1	<p><u>SITE LOCATION:</u> 28 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> 45/2021/0468</p> <p><u>DESCRIPTION:</u> Change of use of former office to a hot food takeaway and alterations to front elevation</p> <p><u>APPLICANTS:</u> Mr. Z Mahmood of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.2	<p><u>SITE LOCATION:</u> 36 Bryn Cwnin Road, 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> 45/2021/0478</p> <p><u>DESCRIPTION:</u> Proposed side extension and alterations to dwelling</p> <p><u>APPLICANTS:</u> Mrs Margaret Bickerstaff of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.3	<p><u>SITE LOCATION:</u> The North, 27 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> 45/2021/0493</p> <p><u>DESCRIPTION:</u> Erection of smokers shelters (partly retrospective)</p> <p><u>APPLICANTS:</u> The North, 27 Wellington Road, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.4	<p><u>SITE LOCATION:</u> 135 Wellington 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> 45/2021/0465</p> <p><u>DESCRIPTION:</u> Change of use of part of ground floor flat to form an extension to the existing shop and erection of first floor extension to provide additional living accommodation at first floor level</p> <p><u>APPLICANTS:</u> Mr. David Fishwick, 17 Broadmead, Vicars Cross, Chester</p> <p><u>DECISION:</u> <i>No objection subject to a condition preventing the flat being sub-divided in future</i></p>
3.5	<p><u>SITE LOCATION:</u> 16 Llys Gwylan, , Rhyl</p> <p><u>WARD:</u> Tynewydd</p> <p><u>WARD CLLRS:</u> B. Blakeley B. Jones Miss C.L. Williams</p> <p><u>APPLICATION No:</u> 45/2021/0482</p> <p><u>DESCRIPTION:</u> Single storey side/front extension and a single storey rear extension</p> <p><u>APPLICANTS:</u> Mr. James Griffiths of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.6	<p><u>SITE LOCATION:</u> 20 Rosehill Road, 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> 45/2021/0481</p> <p><u>DESCRIPTION:</u> Erection of pitched roof extension at rear of dwelling</p> <p><u>APPLICANTS:</u> Mr. Gareth O. Jones of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.7.	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road, 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> 45/2018/1215</p> <p><u>DESCRIPTION:</u> Erection of 109 dwellings and associated works (Phase 5)</p> <p><u>APPLICANTS:</u> Anwyl Homes</p> <p><u>DECISION:</u> <i>Objection unless the following are met:</i></p> <ul style="list-style-type: none"> - <i>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.</i> - <i>That no additional construction can be supported by the Council until the current traffic issues affecting the B5119 “Dyserth Bends” have been addressed prior to the occupation of any new dwellings for the benefit of proposed occupiers and the wider Rhyl community.</i> - <i>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.</i> - <i>a new ecology report as requested by Natural Resources Wales be received and approved</i> - <i>Fire and rescue concerns be addressed relating to the provision of sufficient water hydrants’ to ensure the safety of the existing and future residents.</i> - <i>Any new proposals to take account of the request from Natural Resources Wales for revised ecology reports to protect endangered species in the vicinity of the site</i>
3.8	<p><u>SITE LOCATION:</u> 85 Rhuddlan Road, 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> 45/2021/0237</p> <p><u>DESCRIPTION:</u> Erection of two storey extension to front of existing amenity building and associated works .</p> <p><u>APPLICANTS:</u> Mr. Christian Suckley of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
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4. CLOSURE OF MEETING

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

Signed:

Date:16.06.21.....