

At a **MEETING** of the **PLANNING COMMITTEE** held via video conference on Wednesday 3rd November 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. King, Ms. J. McAlpine, A.J. Rutherford, and Miss C. Williams.

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

30. OPENING OF MEETING & APOLOGIES

Apologies for absence were received from Councillors J. Ball, Mrs. J. Chamberlain-Jones, Mrs. P.M. Jones, Miss S. Roberts.

31. 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	
31.1	<p>SITE LOCATION: 3 Elwy Street, Rhyl</p> <p>WARD: Bodfor</p> <p>WARD CLLRS: Ms J. Hughes Ms J. McAlpine</p> <p>APPLICATION No: 45/2021/0716</p> <p>DESCRIPTION: Change of use of guest house to family assessment centre (incorporating six units of temporary accommodation and staff accommodation)</p> <p>APPLICANTS: Mrs. Karen Waring, 38.6 Solutions Ltd., 50 Bath Street, Rhyl</p>

	<p><u>DECISION:</u> <i>Objection</i></p> <p>The Council is concerned that:</p> <p>The existing Plan of the property shows that there are seven guest rooms and 1 Managers accommodation</p> <ul style="list-style-type: none"> - 1 bedroom on Ground Floor (Manager) - 4 bedrooms on First Floor, and - 3 bedrooms on Second Floor. <p>Although the description for the proposed development is for “six units of temporary accommodation and staff accommodation” this is not shown on the submitted Proposed Layout Plan (4005-04-A) which only shows</p> <ul style="list-style-type: none"> - 1 bedroom on ground floor (Manager?) - 4 bedrooms on the first floor, and - only storage/staff room on the second floor. <p>It is therefore not clear from the submitted documents where the six units will be located within the floor plan.</p> <p>Clarification is therefore sought as to the number of units proposed and the location of the bedrooms and whether these will comply with minimum living space requirements.</p> <p>The nature of the proposal is that the residents will have access to en-suite bedrooms but will share other communal facilities such as kitchen and dining areas. The Council is concerned that the proposed communal areas are too small to accommodate the numbers of potential occupants and will result in overcrowding. In particular the dining area has been significantly reduced in size from the current Guest House provision and the lack of any external play area for the Children is also noted as a concern.</p> <p>The Council is also concerned that the use of the premises as proposed would be very similar to a House of Multiple Occupation. While the Council accepts that the individual families will only be resident for a maximum of 12 weeks the applicant is suggesting that demand for this type of facility is greater than supply and as such the property is likely to remain at maximum occupancy levels. The Council therefore questions whether the proposal would be contrary to policy BSC 7 of the adopted Local Plan.</p>
31.2	<p><u>SITE LOCATION:</u> 74 Pendyffryn Road, 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> 45/2021/1058</p> <p><u>DESCRIPTION:</u> Erection of extensions and alterations to dwelling</p>

	<p><u>APPLICANTS:</u> Mr. David Ecclestone of the above address.</p>
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DECISION: *No objection*

32. CLOSURE OF MEETING

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

Signed:

Date: