

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 20th January 2021 following the preceding meeting of the Council.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors, J. Ball, B. Blakeley, Mrs. J. Butterfield JP MBE, Mrs. J. Chamberlain-Jones, A.S. Johnson, K. R. Jones, Mrs. P.M. Jones, Mrs D. L. King, Ms J. McAlpine, B. Mellor, Ms V. Roberts, A.J. Rutherford. R. Turner, and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk

Also in attendance

Councillor T. Thomas - Observing

17. OPENING OF MEETING & APOLOGIES

No apologies were received

18. 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

18.1	<p><u>SITE LOCATION:</u> Ty Mor, 42 Brighton 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> 45/2020/0952</p> <p><u>DESCRIPTION:</u> Change of Use from Residential Home (Use Class C2) to Homeless Hostel (Use Class Sui Generis) including internal alterations and associated works</p>
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	<p><u>APPLICANTS:</u> Community Support Services, Denbighshire County Council</p> <p><u>DECISION:</u> <i>No objection subject to the following conditions</i></p> <ul style="list-style-type: none"> - <i>The permission to be for a maximum temporary period of 5 years only following which the site to revert to its existing usage or a further application to extend the period be submitted.</i> <p><i>The reason for the condition being that the Town Council recognises the urgent need for this type of accommodation as a result of the impact of the current Covid 19 crisis. However the Council is concerned that this will be the first of a number of such applications and could lead to a concentration of this type of use in a small concentrated area. This the Council considers that such a concentration would likely have a detrimental impact on the area generally and would negatively impact on levels of deprivation being experienced within Rhyl generally.</i></p> <ul style="list-style-type: none"> - <i>The permission to be subject to a condition requiring a 24 hour staffing presence at the site at all times that the accommodation is occupied.</i>
18.2.	<p><u>SITE LOCATION:</u> Ty Mor, 42 Brighton 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> 45/2020/0953</p> <p><u>DESCRIPTION:</u> Change of Use from Residential Home (Use Class C2) to Homeless Hostel (Use Class Sui Generis) including internal alterations and associated works (Listed Building Application)</p> <p><u>APPLICANTS:</u> Community Support Services, Denbighshire County Council</p> <p><u>DECISION:</u> <i>No objection subject to the following conditions</i></p> <ul style="list-style-type: none"> - <i>The permission to be for a maximum temporary period of 5 years only following which the site to revert to its existing usage or a further application to extend the period be submitted.</i> <p><i>The reason for the condition being that the Town Council recognises the urgent need for this type of accommodation as a result of the impact of the current Covid 19 crisis. However the Council is concerned that this will be the first of a number of such applications and could lead to a concentration of this type of use in a small concentrated area. This the Council considers that such a concentration would likely have a detrimental impact on the area generally and would negatively impact on levels of deprivation being experienced within Rhyl generally.</i></p> <ul style="list-style-type: none"> - <i>The permission to be subject to a condition requiring a 24 hour</i>

	<p><i>staffing presence at the site at all times that the accommodation is occupied.</i></p>
18.3	<p><u>SITE LOCATION:</u> 10 Elm Grove, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> K.R. Jones T. Thomas</p> <p><u>APPLICATION No:</u> 45/2020/1033</p> <p><u>DESCRIPTION:</u> Erection of Pitched roof dormer extension to side elevation of dwelling</p> <p><u>APPLICANTS:</u> Mr. Wyn Edwards of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
18.4	<p><u>SITE LOCATION:</u> Victoria Business Park, Victoria Road, 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> 45/2020/1046</p> <p><u>DESCRIPTION:</u> Variation of Condition No. 2 of planning permission number 45/2018/0263 (construction Method Statement) to allow use of additional access at corner of Victoria Road/Vale Park for general material delivery/distribution: use of access through Ysgol Emmanuel for larger construction equipment/vehicles/deliveries and insertion of pedestrian gate on hoardings on Vale park.</p> <p><u>APPLICANTS:</u> Mr. Mike Garnett of NWPS Construction Limited</p> <p><u>DECISION:</u> <i>No objections subject to the delivery times being amended to 4.00pm to 6.00 pm rather than the requested 3.10 pm to 6.00 pm due to highway safety and the heavy traffic around the school at this time.</i></p> <p><i>The proposed amended entrance not to encroach onto the adjacent pavement due to highway safety concerns.</i></p>
18.5	<p><u>SITE LOCATION:</u> 9 Aspen Walk, 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> 45/2021/0007</p>

	<p><u>DESCRIPTION:</u> Erection of two-storey extension to side of dwelling</p> <p><u>APPLICANTS:</u> Mr. Simon Wallis and Miss Emma Coulson of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
18.6	<p><u>SITE LOCATION:</u> 14 Pen Y Llys, Rhyl</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2020/ 1014</p> <p><u>DESCRIPTION:</u> Proposed erection of extension at rear of dwelling</p> <p><u>APPLICANTS:</u> Mr. Noel Clements of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
18.7.	<p><u>SITE LOCATION:</u> 16 East 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> 45/2020/0858</p> <p><u>DESCRIPTION:</u> Conversion and alterations to hotel to form 10 no. self-contained apartments</p> <p><u>APPLICANTS:</u> David Skeffington of Skeffington Properties, 8 Market Street, Rhyl</p> <p><u>DECISION:</u> <i>No objection subject to:</i></p> <ol style="list-style-type: none"> 1. <i>In respect of Flats 8 and 9 the entrance doors to the flats should open outwards into the Shared Lobby with the Shared Lobby door opening outwards into the Common Area to avoid creating a barrier/obstruction to people seeking to vacate the flats in an emergency from the upper floor.</i> 2. <i>Rooms indicated as Study Areas and particularly Flat 10 should be prevented by Planning Condition from being utilized as additional bedrooms due to their small size and consequential overcrowding.</i>
18.8	<p><u>SITE LOCATION:</u> The Esplanade Social Club, 86 Rhyl Coast Road, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor</p>

	<p style="text-align: center;">R. Turner</p> <p><u>APPLICATION No:</u> 45/2020/0933</p> <p><u>DESCRIPTION:</u> Erection of a covered seating area to front, amendment to boundary treatment and associated works.</p> <p><u>APPLICANTS:</u> Mr. Hugh Jones, 25 Dyserth Road, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
18.9	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> Land at rear of 2 Elm Grove, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> K.R. Jones T. Thomas</p> <p><u>APPLICATION No:</u> 45/2020/0897</p> <p><u>DESCRIPTION:</u> Erection of 1 no. dwelling, detached garage, means of access and associated works</p> <p><u>APPLICANTS:</u> Mr. & Mrs. Jarad and Jade Hughes of 35 Clifton Park Avenue, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>

19. CLOSURE OF MEETING

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

Signed:

Date: