

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

PRESENT

Councillor Mrs W. Mullen James (Chair)

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

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

27. OPENING OF MEETING & APOLOGIES

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

28. 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	
28.1	<p><u>SITE LOCATION:</u> W R Davies 63 Ffordd Las, 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> 45/2021/0977</p> <p><u>DESCRIPTION:</u> Erection of extension to existing vehicle service building</p> <p><u>APPLICANTS:</u> WR Davies of the above address</p> <p><u>DECISION:</u> No objection, subject to a condition requiring provision of sound proofing to mitigate noise pollution to neighbouring properties.</p>

28.2	<p><u>SITE LOCATION:</u> Currys Unit 4 Clwyd Retail Park, Rhuddlan, 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> 45/2021/0978</p> <p><u>DESCRIPTION:</u> Display of internally illuminated and non-illuminated fascia signs, non-illuminated wall mounted signs and replacement panel to existing totem signs</p> <p><u>APPLICANTS:</u> Currys, 1 Portal way, London</p> <p><u>DECISION:</u> <i>No objection</i></p>
28.3	<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> 45/2021/0968</p> <p><u>DESCRIPTION:</u> Installation of 2 electric vehicle charging points, landscaping and associated works</p> <p><u>APPLICANTS:</u> Ms Rachael Kendrew, Instavolt Ltd, 6 Cedarwood, Crockford lane, Baisingstoke.</p> <p><u>DECISION:</u> <i>No objection</i></p>
28.4	<p><u>SITE LOCATION:</u> 18 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> 45/2021/0996</p> <p><u>DESCRIPTION:</u> Change of use of former bookmakers (Use Class A2) to Café (Use Class A3)</p> <p><u>APPLICANTS:</u> Mr. Stephen McNeill, 14 Seabank Road, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
28.5.	<p><u>SITE LOCATION:</u> 5 Gareth Close, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones</p>

	<p>Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0961</p> <p><u>DESCRIPTION:</u> Alterations and erection of extension to existing flat roofed side dormer and extension to existing decking area to rear of dwelling</p> <p><u>APPLICANTS:</u> Mr. Chris Porter of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
28.6	<p><u>SITE LOCATION:</u> 1 Trinity Court, Paradise 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> 45/2021/0777</p> <p><u>DESCRIPTION:</u> Works to trees in Rhyl Conservation Area</p> <p><u>APPLICANTS:</u> Not identified</p> <p><u>DECISION:</u> <i>Defer for information as to the nature of the works to trees</i></p>
28.7	<p><u>SITE LOCATION:</u> 17 – 21 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> 45/2021/1008</p> <p><u>DESCRIPTION:</u> Change of use of shop (Use class A1) to a restaurant/takeaway (Use class A3), installation of 5 high level A/C condensers in secure yard; alterations to shopfront and associated works</p> <p><u>APPLICANTS:</u> Gastronomy Foods LTD, 1st Floor KFC Earls Park, Shrewsbury</p> <p><u>DECISION:</u> <i>Objection on the following grounds</i></p> <p><i>1. The application is contrary to Policy PSE8 of the adopted local Development Plan which states</i></p> <p><i>“Policy PSE 8 - Development within town centres Development proposals within town centres defined on the proposals maps will be permitted provided that all of the following criteria are met:</i></p> <p><i>i) they enhance the vitality and viability of the town centre and</i></p> <p><i>ii) ii) they do not result in an unacceptable imbalance of retail and non retail uses</i></p> <p><i>iii) iii) within the primary shopping frontage of Rhyl the change of use of ground floor retail premises (A1 shops) to any other use class will be resisted.</i></p>

	<p><i>The Council considers that the development will be contrary to both (ii) and (iii) above.</i></p> <p>2. <i>The Supporting statement and plans indicate that delivery drivers will collect orders from a new side window to be installed in the pedestrian walkway to the entrance to the White Rose Centre.</i></p> <p><i>The Council is concerned that it is likely that the delivery drivers will be utilising vehicles and will seek to park in the vicinity of the premises on the Pedestrianised High Street to minimise foot travelling distance.</i></p> <p>This will create potential conflict between the delivery drivers and pedestrians using the Pedestrianised High Street which is the subject of a traffic order restricting access between 10am and 5pm for all vehicles.</p> <p>The Council also notes that the trend is for increasing numbers of delivery drivers to utilise electric cycles (as is the case at the existing franchise in Wellington Road) which by their nature do not generate a lot of noise but which can travel at excessive speeds. It is unclear whether the above mentioned traffic order applies to such vehicles however the possibility of conflict between electric cycles and pedestrians remains a concern for the Council.</p> <p>Should the application be granted then the Council would request a condition preventing stock deliveries to the premises between the hours of 8.00 a.m. and 5 p.m. in accordance with the traffic order.</p>
28.8	<p><u>SITE LOCATION:</u> 17 – 21 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> 45/2021/1009</p> <p><u>DESCRIPTION:</u> Display of internally and externally illuminated signage</p> <p><u>APPLICANTS:</u> Gastronomy Foods LTD, 1st Floor KFC Earls Park, Shrewsbury</p> <p><u>DECISION:</u> <i>No objection</i></p>

29. CLOSURE OF MEETING

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

Signed:

Date: