

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 2nd March 2022 following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Mrs W. Mullen James (Chair)

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

Also in attendance:

Councillor Mrs. E. Chard (observing)

Councillor T. Thomas (observing)

Mr G. J. Nickels – Town Clerk

Ms. H. Windus – Deputy Town Clerk

50. OPENING OF MEETING & APOLOGIES

Apologies were submitted from Councillor Ms V. Roberts,

51. 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.

[Councillor miss C. Williams declared her personal interest in application number 45/2021/0516 and remained within the Chamber and participated in the meeting]

PLANNING APPLICATIONS SCHEDULE	
51.1	<u>RECONSULTATION</u> <u>SITE LOCATION:</u> Kynsel House, Vale Road, Rhyl <u>WARD:</u> Pendyffryn <u>WARD CLLRS:</u> Mrs. D.L. King A.J. Rutherford <u>APPLICATION No:</u> 45/2021/0516

DESCRIPTION: Change of use of land and ancillary buildings to form residential Traveller site for 6 caravans, with the existing dwelling Kynsal House retained for owners / managers accommodation; including formation of internal pathways and parking, landscaping and associated works

APPLICANTS: Mr. Philip Purcell of the above address

The Chair advised that a site meeting was scheduled to be held in respect of this application but that the Town Council could only determine the application based on the information currently before it.

A Member advised that the application had been included within the Agendas for the forthcoming Denbighshire County Council Planning Committee with an officer recommendation to grant planning consent. The Member requested that consideration be given to appointing a representative of this Committee to attend and speak on the application.

The Ward Member advised that having viewed the latest supporting documents on the Denbighshire Portal he did not consider that they addressed the Committees previous objections.

DECISION: *Objection*

It is emphasised that this response is about the site and not the site users and these concerns raised would be the same for any change of use that had a similar impact.”

The reasons for the objection are as follows –

- This application, in part is retrospective, in that there has been, since 2019, two static caravans have been sited on this land without any permission being sought at that time, so this application reflects this in addition to adding a further four static caravans, if you add in the point that Kynsal House is also occupied then this is clearly over intensification of the site.
- There is also the point that in 2019, all hedges and shrubbery that was in existence was removed by the owner, without any permission, along with the installation of a dropped kerb to gain entrance from Knowsley Avenue, this in part has been rectified by the installation of a fence from Knowsley Avenue, however the dropped kerb remains which would suggest there is an option for the owner to reinstate access via Knowsley Avenue at some point in the future.
- The justification statement for the site states that this application is to create a permanent site for the owners family, however the application and the statement both use the terminology of owner/manager, the latter of which would suggest the nature of some users to be more ‘transient’ than what is stated in the statement, It accept that this is a perception of wording but the Council feel that clarity is required, - does a site for family and extended family require a site manager?
- It is clear from the plan that the spacing between caravans is not sufficient, a point that has been confirmed by the Fire and Rescue

	<p>Service, who state in their response that they have noted that the proposed layout does not conform with the model 2008 standards (2008) for caravan sites in Wales or the Welsh Governments document (Designing Gypsy and Traveller Sites).</p> <ul style="list-style-type: none"> • Furthermore 3.26 of the document references that ‘if a site has a cul-de-sac layout there should be adequate turning space to accommodate large vehicles such as fire engines, ambulances, refuse lorries and large vehicles, whilst the plan reflects a turning area, this does not appear to be suitable. • Given the location of the site and the over intensification as mentioned earlier, this site is not suitable for the number of caravans being proposed, access in and out of the site (from Vale Road) is, in the view of the Council, dangerous for the increase in usage. • Since this development was created in 2019, there has been no attempt to engage with the immediate community located next to the site, any attempts by residents to address concerns around removal of tree/shrubs, changes to the boundary and creating access from Knowsley Avenue has been ignored or challenged. • Section 1.9 of the Designing Gypsy and Traveller Sites Guidance states ‘Local Authorities having regard to the Sites Guides will help to ensure that Gypsy and Traveller sites in Wales: <ol style="list-style-type: none"> 1) are sustainable, well managed and maintenance is planned and not always reactive; 2) are equivalent to the relevant parts of standards which would be expected on other types of mobile home sites and social housing; and, 3) create the necessary conditions to encourage and develop good relations between Gypsies and Travellers and the settled community, and between site residents and owners / managers. • Residents have experienced anti-social behaviour and have been impacted by noise and light pollution that arises from the ‘ill placed’ siting of security lighting, the removal of hedges etc which has increased the impact of this. <p>Given the size (and location) of the site, the size of caravans proposed and including car parking and other buildings and the numbers of residents proposed then all of this could have an adverse impact on the health and wellbeing of the occupants, this would be the same considerations that would be expected to be considered should an applicant wish to develop housing on the plot.</p>
51.2	<p><u>SITE LOCATION:</u> 1 – 6 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> 45/2022/0113</p>

	<p><u>DESCRIPTION:</u> Display of 2 no. internally illuminated box signs and 1 no. illuminated border to full fascia</p> <p><u>APPLICANTS:</u> Mr. David Thompson, Harper Signs, Harvey Combe, Newcastle upon Tyne.</p> <p><u>DECISION:</u> <i>No objection</i></p>
51.3	<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> 45/2022/0118</p> <p><u>DESCRIPTION:</u> Display of illuminated sign</p> <p><u>APPLICANTS:</u> Mr. Bayar Doski, BM2021 Ltd. 30 South Drive, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
51.4	<p><u>SITE LOCATION:</u> 29 Vale Park, 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> 45/2022/0116</p> <p><u>DESCRIPTION:</u> Erection of single-storey and two-storey extensions to side and rear of dwelling and associated works</p> <p><u>APPLICANTS:</u> Mr. Ian Bilingsley & Ms. Berni Brittles</p> <p><u>DECISION:</u> <i>No objection</i></p>
51.5	<p><u>SITE LOCATION:</u> 20 Eaton Avenue, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor Mrs. M. Walker</p> <p><u>APPLICATION No:</u> 45/2021/1089</p> <p><u>DESCRIPTION:</u> Removal of existing roof & construction of a new raised roof with side dormer and internal alterations</p> <p><u>APPLICANTS:</u> Mr. Haydn Wilson & Miss Josie Jones</p>

<u>DECISION:</u> <i>No objection subject to adherence to the recommendation contained within the Clwydian Ecology Survey</i>

52. APPLICATIONS 45/2021/0738 (7 LLYS WALSH); 45/2021/0739 (1 LON TAYLOR), AND 45/2021/0740 (3 LON TAYLOR)

Members expressed their concern that the above applications had yet to be determined by the Local Planning Authority and **RESOLVED** *that the Town Clerk make enquiries as to when they would be progressed.*

53. CLOSURE OF MEETING

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

Signed:

Date:16.03.2022.....