

At a **MEETING of the PLANNING COMMITTEE** held via hybrid meeting on Wednesday 7th December, 2022 following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Chair – Councillor D. Simmons

Councillors Mrs. M. Blakeley-Walker, Mrs. J. Chamberlain-Jones, Mrs. J. Evans, S. Feeney, K.R. Jones, Mrs. P.M. Jones, Miss S. Roberts, A.J. Rutherford, A. Walker, and Miss C. Williams.

Also in attendance:

Councillor Mrs. E. Chard (Observing)
Mr G. J. Nickels – Town Clerk
Miss H. Windus – Deputy Town Clerk

34. OPENING OF MEETING & APOLOGIES

Apologies were submitted from Councillors Mrs. D.L. King, Ms. J. McAlpine, and Ms. V. Roberts,

35. PLANNING APPLICATIONS (SCHEDULE 11)

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	
35.1.	<p><u>SITE LOCATION:</u> 16 Ridgeway Avenue, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor S. Feeney</p> <p><u>APPLICATION No:</u> 45/2022/0974</p> <p><u>DESCRIPTION:</u> Erection of single storey flat roofed extension at rear of dwelling</p>

	<p><u>APPLICANTS:</u> Mr. & Mrs. Danny & Kelly Jones of the above address</p> <p><u>DECISION:</u> <i>No Objection</i></p>
35.2	<p><u>SITE LOCATION:</u> Land opposite Shell Vale 193 Vale 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> 45/2022/0992</p> <p><u>DESCRIPTION:</u> Installation of 20m high telecommunications monopole and associated equipment</p> <p><u>APPLICANTS:</u> CK Hutchison Networks (UK) Ltd, 450 Longwater Avenue, Reading</p> <p><u>DECISION:</u></p> <p>[In considering this application Members were mindful of the impact of the recently installed similar mast by the same applicant under planning application No. 45/2021/0535 and the negative feedback being received from residents as to its visual impact on the area.]</p> <p>Objection on the following grounds:</p> <ol style="list-style-type: none"> 1. the application site is currently classed as amenity green space/public space within the <i>“Denbighshire Local Development Plan Open Space Assessment and Audit”</i> <p>The above Audit identified a shortfall in the provision of open space within the Rhyl South Ward.</p> <p>The Town Council therefore considers that Policy BSC 11 of the Adopted Local Plan is relevant:</p> <p><i>“Policy BSC 11 – Recreation and Open Space Existing recreation, public open space, allotments and amenity greenspace will be protected and where possible enhanced. Development that would result in the loss of public or private land with recreational and/or amenity value will only be permitted where alternative outdoor provision of equivalent or greater community benefit is provided.</i></p> <ul style="list-style-type: none"> • <i>The County minimum standard of 2.4 hectares per 1,000 population will be applied to all development sites.</i> • <i>Open space should always be provided on site. Commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement for open space be provided on site or where it is impractical to provide the full requirement for open space on site.</i>

- *Where there is no identified shortfall of open space in the local area the Council will, where appropriate, expect developers to make a financial contribution by means of a commuted sum to mitigate the impact of increased usage on the existing open space and equipment in the area.”*

The Town Council believes that the application is contrary to the above policy in that it will result in the loss of some of the open space on this site.

2. Visual Amenity

The Council believes that the design, size and appearance of the monopole is contrary to the requirements of Policy RD 1(i) and (iv) in that it will have a negative impact on the site and the surrounding views being visible for an extended distance along the main entry into the town of Rhyl due to its overbearing appearance.

*“Policy RD 1 - Sustainable development and good standard design
Development proposals will be supported within development boundaries provided that all the following criteria are met:*

- i) Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings;*
- iv) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; “*

The Town Council believes that the mast by way of its size and appearance will have a negative impact on the Character and amenity of the local area

In summary the Town Council considers that the proposed monopole, by reason of its height, scale and siting, when considered in the context of the adjoining residential roads, the modest height and prominence of existing infrastructure, the proximity to 2 storey houses, and the relationship to the trees on the site, would appear out of scale, over-dominant and incongruous to the street scene and main entrance route into the town and would severely disrupt the open space upon which it is proposed to be sited.

The Town Council considers that should permission for the mast be granted then a commuted sum should be payable to compensate local residents affected by the application

35.3	<p><u>SITE LOCATION:</u> 13- 15 High Street, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. Hughes Ms J. McAlpine</p>
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	<p><u>APPLICATION No:</u> 45/2022/0838</p> <p><u>DESCRIPTION:</u> Change of use from shop (Use Class A1) to hot food restaurant/takeaway (Use Class A3) installation of replacement shopfront, extractor flue, fire exit, air conditioning condenser units and associated works</p> <p><u>APPLICANTS:</u> Sparta Foods Limited, 1st Floor KFC Earls Court, Arlington Way, Battlefield Road, Shrewsbury</p> <p><u>DECISION:</u> <i>No objection</i></p>
35.4	<p><u>SITE LOCATION:</u> Community Rooms and 35-59 Maes Emlyn, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> Mrs. J. Evans K.R. Jones</p> <p><u>APPLICATION No:</u> 45/2022/1013</p> <p><u>DESCRIPTION:</u> Change of use of 24 no. older persons' apartments, former warden's accommodation and community room to provide 24 no. units of settled accommodation for citizens who have previously presented to the County Council as being homeless and associated support services for a temporary period of 5 years</p> <p><u>APPLICANTS:</u> Denbighshire County Council</p> <p><u>DECISION:</u> <i>Defer to next meeting</i></p>

36. CLOSURE OF MEETING

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

Signed:

Date: