

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 15th June 2022 following the preceding meeting of the Council.

PRESENT

Councillor D. Simmons (Chair)

Councillors B. Blakeley, Mrs. E. Chard, Mrs. J.M. Evans, S. Feeney, K.R. Jones, Mrs. D.L. King, A.J. Rutherford, and A. Walker.

Also in attendance:

Mr G. J. Nickels – Town Clerk

6. OPENING OF MEETING & APOLOGIES

Apologies were submitted from Councillors Mrs. J. Butterfield JP MBE, Mrs. J. Chamberlain-Jones, Ms J. McAlpine, B. Mellor, Miss C. Williams and Ms. H. Windus -Deputy Town Clerk.

7. 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	
7.1	<p><u>SITE LOCATION:</u> 69 Bryn Cwnin 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> 45/2022/0458</p> <p><u>DESCRIPTION:</u> Erection of extension to rear of dwelling and associated works</p> <p><u>APPLICANTS:</u> Mr. & Mrs. Daniel & Andrea Frybus of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>

7.2.	<p><u>SITE LOCATION:</u> 11 Owen Close, 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> 45/2022/0463</p> <p><u>DESCRIPTION:</u> Erection of single storey extension to side of dwelling</p> <p><u>APPLICANTS:</u> Mrs. Elizabeth Anthony of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
7.3.	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> Early Learners Day Nursery 13 Dyserth Road, Rhyl</p> <p><u>WARD:</u> Pentyffryn</p> <p><u>WARD CLLRS:</u> A.J. Rutherford D. Simmons</p> <p><u>APPLICATION No:</u> 45/2022/0226</p> <p><u>AMENDED DESCRIPTION:</u> Variation of Condition 2 of planning permission 45/2010/0171/PF to read ""no more than 43 children shall be accommodated at the Children's day nursery at any one time""</p> <p><u>APPLICANTS:</u> Ms Rachael Wood of the above address</p> <p><u>DECISION:</u> <i>Object on the grounds of Highway safety which continues to be an issue with the existing numbers of children attending</i></p>
7.4	<p><u>SITE LOCATION:</u> Ysgol Emmanuel, Victoria Road, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> Mrs. D. King Mrs. P.M. Jones P. Prendergast</p> <p><u>APPLICATION No:</u> 45/2022/0435</p> <p><u>DESCRIPTION:</u> Refurbishment of existing entrance building including the replacement of windows and doors, construction of disabled access ramp and the erection of an infill extension to provide welfare facilities. Removal of existing boundary treatment to front elevation and installation of replacement fencing including vehicular and pedestrian gates, landscaping and associated works</p> <p><u>APPLICANTS:</u> Lisa Walchester, Denbighshire County Council</p>

	<p><u>DECISION:</u> <i>No objection</i></p>
7.5	<p><u>SITE LOCATION:</u> McDonald’s Restaurant, 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> 45/2022/0482</p> <p><u>DESCRIPTION:</u> Installation of bird netting to roof</p> <p><u>APPLICANTS:</u> McDonalds Restaurants Ltd.</p> <p><u>DECISION:</u> <i>Objection on the following grounds</i></p> <ol style="list-style-type: none"> 1. <i>The application design seeks to prevent the nesting of Herring Gulls but does not take account of other bird species or other wildlife in the vicinity and the potential impact of the polyethylene mesh on those species. The concern is that the size of the gaps in the mess could potentially allow other smaller species to enter and become trapped. The mesh used could also potentially become an entanglement hazard for the Herring Gulls and other protected species – It is noted that Denbighshire County Council has recently removed similar mesh from the Vue Cinema Rhyl following a gull becoming trapped at that site.</i> 2. <i>The application contains no details of how the roof will be monitored. Given that the roof edging is higher than the flat roof which is hidden from ground level viewing it is a concern that if wildlife was trapped within the netting it is likely to go un-noticed. It is considered that this might be contrary to the Wildlife and Countryside Act 1981</i> 3. <i>Both the Rhyl Town and Denbighshire County Councils have declared a climate emergency and the use of polyethylene as the basis for the netting is considered contrary to these policies. If the application is approved then it requested that a condition be attached requiring a non-plastic based netting be used.</i> 4. <i>The Ecology Report submitted for the site under application No. 45/2019/0592 identified the presence of bats in the vicinity of the site and the Council would request that an appropriate survey be undertaken to inform the likely impact of the application on Bats and other species.</i> 5. <i>It is noted that the works referred to in this application have already been undertaken and if refused the Local Planning Authority are requested to take appropriate enforcement action to remove the installed netting.</i>
7.6	<p><u>SITE LOCATION:</u> 64 Brighton Road, 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> 45/2022/0485</p> <p><u>DESCRIPTION:</u> Variation of Condition number 2 of planning permission 45/2020/0096/PF to allow minor material amendments to the approved scheme</p> <p><u>APPLICANTS:</u> Mr. Nadarajah Pragash of Headlands Nursing Home, Tower Road, Llangollen</p> <p><u>DECISION:</u> <i>No objection</i></p>
7.7	<p><u>SITE LOCATION:</u> 2 Carlisle Avenue, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor S. Feeney</p> <p><u>APPLICATION No:</u> 45/2022/0509</p> <p><u>DESCRIPTION:</u> Erection of a porch extension to front and single storey extension to rear of dwelling</p> <p><u>APPLICANTS:</u> Mr. Steve Bainbridge of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
7.8	<p><u>SITE LOCATION:</u> 32 Madryn Avenue, Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> A.J. Rutherford D. Simmons</p> <p><u>APPLICATION No:</u> 45/2022/0513</p> <p><u>DESCRIPTION:</u> Erection of a single storey flat roof extension to rear of dwelling</p> <p><u>APPLICANTS:</u> Mr Dave McKeown of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>

8. PLANNING APPEAL 45/2021/1055: APPEAL NO CAS-01885-Z0F5C2 – 188 RHYL COAST ROAD, RHYL

RESOLVED that the lodging of an appeal by the applicants against the refusal of the Local Planning Authority to grant planning consent in respect of the above application be noted.

9. CLOSURE OF MEETING

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

Signed:

Date:15.06.2022.....