

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 19th January 2022 following the preceding meeting of the Council.

PRESENT

Councillor Mrs W. Mullen James (Chair)

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

Also in attendance:

Councillor B. Jones (observing)
Councillor T. Thomas (observing)
Mr G. J. Nickels – Town Clerk

43. OPENING OF MEETING & APOLOGIES

Apologies were submitted form Councillor J. Ball, and Miss S. Roberts.

44. PLANNING APPLICATIONS DETERMINED DURING THE FESTIVE RECESS

Further to Minute No. 90 of the Meeting of Council held on 16th December, 2021 Members noted the following applications which had been responded to during the Festive Recess by the Town Clerk and the Chair following consultation with Members.

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 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

44.1

SITE LOCATION: 82 Rhuddlan Road, Rhyl

WARD: Derwen

WARD CLLRS: Mrs. J. Chamberlain Jones
Mrs. E.M. Chard
Miss S. Roberts

APPLICATION No: 45/2021/1215

DESCRIPTION: Construction of a new vehicular access to provide off road parking

APPLICANTS: Ms. Nikki Harrison of the above address

	<p><u>DECISION:</u> <i>No Objection</i></p>
44.2	<p><u>SITE LOCATION:</u> Lyons Robin Hood Holiday Camp Rhyl Coast Road, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor Mrs. M. Walker</p> <p><u>APPLICATION No:</u> 45/2021/1141</p> <p><u>DESCRIPTION:</u> Change of use of 29 no. holiday chalets (Class C1) to staff accommodation units (12 month occupancy - Class C3)</p> <p><u>APPLICANTS:</u> Lyons Holiday Parks Limited of the above address.</p> <p><u>DECISION:</u> <i>Objection</i></p> <p>The application is contrary to Policy PSE 12 of the adopted Local Development Plan</p>
44.3	<p><u>RECONSULTATION</u></p> <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> 45/2021/1205</p> <p><u>DESCRIPTION:</u> Installation of Totem Pole sign (rotation of sign previously approved by 45/2019/0594/AD)</p> <p><u>APPLICANTS:</u> McDonald's Restaurants Limited, 11-59 High Road, East Finchley, London</p> <p><u>DECISION:</u> <i>No Objection</i></p>

45. **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	
45.1	<p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/1263</p> <p><u>DESCRIPTION:</u> Display of signage in relation to housing development</p> <p><u>APPLICANTS:</u> Anwyl Homes, Anwyl House, Clos Dewi Sant, St. Davids Park, Ewloe</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.2	<p><u>SITE LOCATION:</u> Lyons Robin Hood Camp, Coast Road, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor Mrs. M. Walker</p> <p><u>APPLICATION No:</u> 45/2021/1274</p> <p><u>DESCRIPTION:</u> Erection of climbing activity tower including compound and associated works</p> <p><u>APPLICANTS:</u> Mr. Joseph Lyons-Mound, Lyons Holiday Parks Limited of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.3	<p><u>SITE LOCATION:</u> 8 Bryntirion Avenue, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> K.R. Jones T. Thomas</p> <p><u>APPLICATION No:</u> 45/2021/1281</p> <p><u>DESCRIPTION:</u> Erection of single storey rear extension and extension to detached garage and associated works</p>

	<p><u>APPLICANTS:</u> Mr. & Mrs. John & Cristy Steel of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.4	<p><u>SITE LOCATION:</u> 20 – 30 Edward Henry 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> 45/2021/1158</p> <p><u>DESCRIPTION:</u> Installation of replacement windows and doors</p> <p><u>APPLICANTS:</u> Jones, Clwyd Alyn, St. Asaph Business Park, St. Asaph</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.5.	<p><u>SITE LOCATION:</u> 2 Edward Henry 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> 45/2021/1159</p> <p><u>DESCRIPTION:</u> Installation of replacement windows and doors</p> <p><u>APPLICANTS:</u> Jones, Clwyd Alyn, St. Asaph Business Park, St. Asaph</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.6.	<p><u>SITE LOCATION:</u> Kynsel House, Vale Road, Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> Mrs. D.L. King A.J. Rutherford</p> <p><u>APPLICATION No:</u> 45/2021/0516</p> <p><u>DESCRIPTION:</u> 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</p> <p><u>APPLICANTS:</u> Mr. Philip Purcell of the above address</p> <p><u>DECISION:</u> <i>Objection</i></p> <p>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.”</p>

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 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).
- 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. <ul style="list-style-type: none"> • 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. • 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.
45.7.	<p><u>SITE LOCATION:</u> Ysgol Tir Morfa, 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> 45/2021/1288</p> <p><u>DESCRIPTION:</u> Construction of a multi-use exercise track, trim trail and external gym equipment</p> <p><u>APPLICANTS:</u> Denbighshire County Council</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.8.	<p><u>SITE LOCATION:</u> The Coastal Frontage at Rhyl Golf Club, Rhyl Coast Road, Rhyl, Denbighshire</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> B. Mellor Mrs. M. Walker</p> <p><u>APPLICATION No:</u> 45/2021/1248</p> <p><u>DESCRIPTION:</u> Development of 5 Ha of land to form Coastal Defence scheme comprising of the formation of flood embankments, ramps, outfall structures and rock armour including landscaping, habitat enhancements, works to existing culverts and associated works</p> <p><u>APPLICANTS:</u> Mr. Wayne Hope, Denbighshire County Council</p>

	<p><u>DECISION:</u> <i>No objection</i></p>
45.9	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> 3 Lon Taylor, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0740</p> <p><u>DESCRIPTION:</u> Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people</p> <p><u>APPLICANTS:</u> Mr. T. Kelly of Cartrefi Conwy, Morfa Gele, North Wales Business Park, Abergele</p> <p><u>DECISION:</u> <i>Objection</i></p> <p>The Council note the additional representations made by the developer in respect of this application but do not consider that they are sufficient to alter the Town Council's previous strong objections</p>
45.10	<p><u>RECONSULTATION</u></p> <p><u>SITE LOCATION:</u> 1 Lon Taylor, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0739</p> <p><u>DESCRIPTION:</u> Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people</p> <p><u>APPLICANTS:</u> Mr. T. Kelly of Cartrefi Conwy, Morfa Gele, North Wales Business Park, Abergele</p> <p><u>DECISION:</u> <i>Objection</i></p> <p>The Council note the additional representations made by the developer in respect of this application but do not consider that they are sufficient to alter the Town Council's previous strong objections</p>
45.11	<p><u>RECONSULTATION</u></p>

	<p><u>SITE LOCATION:</u> 7 Llys Walsh, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/0738</p> <p><u>DESCRIPTION:</u> Retrospective application for the change of use of dwelling (Use Class C3) to form a house of multiple occupancy (Use Class C4) for 4 people</p> <p><u>APPLICANTS:</u> Mr. T. Kelly of Cartrefi Conwy, Morfa Gele, North Wales Business Park, Abergele</p> <p><u>DECISION:</u> <i>Objection</i></p> <p>The Council note the additional representations made by the developer in respect of this application but do not consider that they are sufficient to alter the Town Council's previous strong objections</p>
45.12	<p><u>SITE LOCATION:</u> 14 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> 45/2021/1261</p> <p><u>DESCRIPTION:</u> Display of internally illuminated signage</p> <p><u>APPLICANTS:</u> Mr. Peter Homes, Rhyl SUBS Limited of the above address. Asaph</p> <p><u>DECISION:</u> <i>No objection</i></p>
45.13	<p><u>SITE LOCATION:</u> 27 Seabank Road, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James</p> <p><u>APPLICATION No:</u> 45/2021/1241</p> <p><u>DESCRIPTION:</u> Crown reduction and formative prune of 1 x Fiscus tree within Rhyl Seabank Conservation Area</p> <p><u>APPLICANTS:</u> Mr. Craig Stockton of Sherratt Landscaping Contractors, Pinfold Lane, Mold.</p>

	<u>DECISION:</u> <i>No objection</i>
45.14	<p><u>SITE LOCATION:</u> Barclays Bank Plc 68-70 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> 45/2022/0015</p> <p><u>DESCRIPTION:</u> Replacement of surface treatment of front elevation at ground floor with new 10mm cement board sheets</p> <p><u>APPLICANTS:</u> Barclays Bank Plc, 1 Churchill Place, London</p> <p><u>DECISION:</u> <i>No objection</i></p>

46. CLOSURE OF MEETING

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

Signed:

Date: