

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Council Chamber on Wednesday 3rd July 2024, following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Ms. J. McAlpine (Chair)

Councillors, M. Blackwell, Mrs. M. Blakely-Walker Mrs. J. Chamberlain-Jones, S. Feeney, K.R. Jones, Mrs D. L. King, Ms. V. Roberts, A. J. Rutherford, and A. Walker.

Also in Attendance

Mr. G.J. Nickels - Town Clerk
Miss H. J. Windus – Deputy Town Clerk

7. APOLOGIES

Apologies for absence were submitted from Councillor D. Simmons,

8. 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	
8.1	<p><u>SITE LOCATION:</u> Land off Westbourne Avenue, 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> 45/2022/1008</p> <div style="border: 1px solid black; padding: 5px;"><p><u>PREVIOUS DESCRIPTION:</u> Erection of 5 dwellings including construction of a new vehicular access, erection of refuse compound, formation of parking, landscaping and associated works</p></div>

	<p><u>REVISED DESCRIPTION:</u> Erection of 4 dwellings including construction of a new vehicular access, erection of refuse compound, formation of parking, landscaping and associated works</p> <p>N.B. The Town Council was aware that when it responded to the previous application that it was for 4 dwellings rather than the 5 indicated in the application description. However the application consultation received from the Local Planning Authority stated 5 dwellings and as such the Town Council responded to that description.</p> <p><u>APPLICANTS:</u> Mr Nigel Gizzi of J&T Gizzi Limited, The Gatehouse, Bodoryn Fawr Farm, St. George, Abergele</p> <p><u>DECISION:</u> <i>Objection on the following grounds:</i></p> <ul style="list-style-type: none"> - <i>The Town Council considers that the development will represent an over intensification of the site to the detriment of future occupiers and neighbouring properties</i> - <i>The Town Council considers that the only vehicular access to the site (Westbourne Avenue) is unable to cope with existing usage as evidenced by the objections of residents</i> <p><i>The Town Council would formally request that the County Council Planning Committee considers undertaking a site inspection to fully appreciate the impact that the proposed development would have on the existing traffic</i></p>
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9. CLOSURE OF MEETING

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

Signed:

Date: