

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Council Chamber on Wednesday 4<sup>th</sup> September 2024, following the preceding meeting of the Finance & General Purposes Committee.

**PRESENT**

Councillor D. Simmons (Chair)

Councillors, M. Blackwell, Mrs J. Butterfield JP MBE, Mrs. J. Chamberlain-Jones, Mrs. J. Evans, S. Feeney, Ms S. Fleming, Mrs J. Hughes, K.R. Jones, Mrs D. L. King, B. Mellor Ms R.S. Roberts, 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

**13. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs. M. Blakely-Walker, Ms. J. McAlpine

**14. 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.

<b>PLANNING APPLICATIONS SCHEDULE</b>	
14.1	<p><b><u>SITE LOCATION:</u></b> Land At (part Garden Of), 51 Russell Road, Rhyl, Denbighshire</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1116</p> <p><b><u>DESCRIPTION:</u></b> Development of 0.04 ha of land by the erection of 2 no. dwellings (outline application including access, landscaping and layout)</p> <p><b><u>APPLICANTS:</u></b> Mr M Malik of the above address</p>

	<p><b><u>DECISION:</u></b> <i>No objection</i></p>
14.2	<p><b><u>SITE LOCATION:</u></b> Royal Alexandra Hospital Marine Drive, Rhyl, Denbighshire, LL18 3AS</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>WARD CLLRS:</u></b> Mrs. J. Evans K.R. Jones</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1123</p> <p><b><u>DESCRIPTION:</u></b> Installation of a temporary Portakabin, sited on an existing hard standing area for CAMHS Drop down unit</p> <p><b><u>APPLICANTS:</u></b> (Betsi Cadwaladr University Health Board)</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
14.3	<p><b><u>SITE LOCATION:</u></b> Office 2 Home, 1 Wellington Road, Rhyl, Denbighshire, LL18 1AY</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1019</p> <p><b><u>DESCRIPTION:</u></b> Change of use from shop (use class A1) to a hot food takeaway/restaurant (use class A3)</p> <p><b><u>APPLICANTS:</u></b> Mr. Muhammad Yasir Malik, Flat 4, 17 – 19 Kinmel Street, Rhyl</p> <p><b><u>DECISION:</u></b> <i>Objection on the following grounds:</i></p> <ol style="list-style-type: none"> <li><i>The premises is located close to the junction with High Street and Russell Road – probably the busiest junction within Rhyl with significant traffic usage by vehicles leaving Rhyl towards either Prestatyn to the East or along the A525 to the South. There is no on-street permitted parking adjacent to the building.</i></li> </ol> <p><i>Although the applicant submits that vehicle parking is not relevant to the application, the nature of the proposed use will inevitably result in the parking of vehicles immediately outside the premises. Experience at other similar premises suggests that in addition to customer parking, food delivery service providers will also park immediately adjacent to the premises while collecting delivery orders. The Council therefore consider that the proposed takeaway service would result in on-street parking at this busy junction and create conflict with both other road users and pedestrians.</i></p> <p><i>This the Council submits would be contrary to paragraph viii of Policy</i></p>

	<p><i>RD1 of the adopted Local Plan</i></p> <p>2. <i>The application makes no reference to the number of occupied flats immediately above the shop unit on the first and second floors of the building. It is not known whether adjacent buildings are similarly occupied. (The building also shares a boundary with properties on High Street which may also have occupied accommodation)</i></p> <p>It is the opinion of the Council that the proposed change of use would give rise to an unacceptable impact on the amenity of these residential occupiers above, to the sides and to the rear of the application site by way of noise, disturbance and odours. On this basis, it is considered that the application is unacceptable as it is contrary to test vi) of Policy RD 1 of the Denbighshire Local Development Plan</p> <p>It has been noted that other retail units located adjacent to the premises have also expressed concerns regarding odours impacting on their business</p>
14.4.	<p><b><u>SITE LOCATION:</u></b> 60 Elwy Drive, Rhyl, Denbighshire, LL18 4AB</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> M. Blackwell A. Walker Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1103</p> <p><b><u>DESCRIPTION:</u></b> Erection of a two storey extension to side of dwelling</p> <p><b><u>APPLICANTS:</u></b> Mr Colin McNair of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
14.5	<p><b><u>SITE LOCATION:</u></b> 113 High Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2023/0866</p> <p><b><u>DESCRIPTION:</u></b> Conversion of first and second floors to form 4 self-contained apartments, including alterations to fenestrations, installation of new/ replacement shopfront including shutters and associated works</p> <p><b><u>APPLICANTS:</u></b> Mr Vikas Kakar, Spire Group Real Estate Ltd.</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
14.6	<p><b><u>SITE LOCATION:</u></b> Rear Of 97 Vale Road, Rhyl, Denbighshire, LL18 2PG</p> <p><b><u>WARD:</u></b> Pendyffryn</p>

	<p><b><u>WARD CLLRS:</u></b> A.J. Rutherford D. Simmons</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1144</p> <p><b><u>DESCRIPTION:</u></b> Change of use of retail unit (Use Class B) to Martial Arts Gymnasium (Use Class E(d))</p> <p><b><u>APPLICANTS:</u></b> Mr P Tidswell of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
14.7	<p><b><u>SITE LOCATION:</u></b> 9 Cae Thorley, Rhyl</p> <p><b><u>WARD:</u></b> Trelewellyn</p> <p><b><u>WARD CLLRS:</u></b> Mrs. M. Blakeley-Walker Ms. V. Roberts Vacancy</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1224</p> <p><b><u>DESCRIPTION:</u></b> Erection of conservatory to rear of dwelling</p> <p><b><u>APPLICANTS:</u></b> Miss Cheryl Whitehead of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>

**15. CLOSURE OF MEETING**

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

Signed: .....

Date: .....