

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Council Chamber on Wednesday 19th June 2024, following the preceding meeting of the Council.

PRESENT

Councillor Ms. J. McAlpine (Chair)

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

Also in Attendance

Councillor A. James (Observing)
Mr. G.J. Nickels - Town Clerk
Miss H. J. Windus – Deputy Town Clerk

4. APOLOGIES

Apologies for absence were submitted from Councillors Mrs. M. Blakely-Walker, , Mrs. J. Evans, Miss S. Fleming, B. Mellor, and Ms R. Roberts,

5. 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	
5.1	<p><u>SITE LOCATION:</u> 72-72 Fforddlas, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> Ms. S. Fleming Mrs. D. King Ms. R. Roberts</p> <p><u>APPLICATION No:</u> 45/2023/0922</p> <p><u>DESCRIPTION:</u> Erection of two storey taxi dispatch office building (Use Class Sui Generis), a two storey workshop building (Use Class B2) including the formation of vehicular access and installation of CCTV system and retrospective application for the demolition of existing building, erection of fencing and associated works</p>

	<p><u>APPLICANTS:</u> Peake, Zenith Logistic Consultants Ltd of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
5.2	<p><u>SITE LOCATION:</u> 51 Wellington Road, 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> 45/2024/1029</p> <p><u>DESCRIPTION:</u> Change of use from a shop (Use Class A1) to a hot food takeaway (Use Class A3)</p> <p><u>APPLICANTS:</u> Mr M. Malik of the above address</p> <p><u>DECISION:</u> <i>Objection on the following grounds:</i></p> <p><i>The application relates to the ground floor only of a multi-story building. It 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.</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 current and future residential occupiers above and to the sides 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>
5.3	<p><u>SITE LOCATION:</u> Office 2 Home, 1 Wellington Road, Rhyl, Denbighshire, LL18 1AY</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. Hughes Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2024/1019</p> <p><u>DESCRIPTION:</u> Change of use from shop (use class A1) to a hot food takeaway/restaurant (use class A3)</p> <p><u>APPLICANTS:</u> Mr. Muhammad Yasir Malik, Flat 4, 17 – 19 Kinmel Street, Rhyl</p> <p><u>DECISION:</u> <u>DECISION:</u> <i>Objection on the following grounds:</i></p> <ol style="list-style-type: none"> <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</i>

parking adjacent to the building.

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.

This the Council submits would be contrary to paragraph viii of Policy RD1 of the adopted Local Plan

2. *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)*

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

It has been noted that other retail units located adjacent to the premises have also expressed concerns regarding odours impacting on their business

6. CLOSURE OF MEETING

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

Signed:

Date: