

At a hybrid **MEETING of the PLANNING COMMITTEE** held on Wednesday 18<sup>th</sup> February 2026, following the preceding meeting of Council.

**PRESENT**

Councillor Ms J. L. McAlpine (Chair)

Councillors M. Blackwell, S. Feeney, K. R. Jones, J. Kenney, W. Price,  
Ms R. S. Roberts, Ms V. Roberts, A. J. Rutherford and A. Walker.

Also in attendance

Mrs M. A. Blakeley-Walker (observing)  
Mrs E. M. Chard (observing)  
Mrs J. M Evans (observing)  
A. R. James (observing)  
Mrs H. J. Mead – Town Clerk  
Mrs T. A. Jones – Deputy Clerk

**33. APOLOGIES**

Apologies for absence were submitted from Councillors Mrs J. Butterfield MBE, Mrs J. Chamberlain-Jones, Mrs S. Connolly and Mrs D. L. King.

**34. DECLARATIONS OF INTEREST**

The Chair asked if members had any personal and/or prejudicial interests to declare with regard to any of the business to be considered on the agenda?

**RESOLVED** that no declarations were made.

**35. 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**

i.	<b><u>SITE LOCATION:</u></b> Cob And Pen, 153 High Street, Rhyl, Denbighshire, LL18 1UF  <b><u>WARD:</u></b> Bodfor
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	<p><b><u>WARD CLLRS:</u></b> J. Kenney Ms J. L. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2025/0608/AD</p> <p><b><u>DESCRIPTION:</u></b> Display of replacement signage and mural to end gable.</p> <p><b><u>APPLICANT:</u></b> Mr Graeme Robinson</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
ii.	<p><b><u>SITE LOCATION:</u></b> Sense Charity, 48 - 50 High Street, Rhyl, Denbighshire, LL18 1HA</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> J. Kenney Ms J. L. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2025/0612/PF</p> <p><b><u>DESCRIPTION:</u></b> Refurbishment of existing retail space at ground floor, renovation and conversion of vacant upper floors into 9 no. apartments, construction of a third-floor extension with a mansard roof and associated works</p> <p><b><u>APPLICANT:</u></b> Ms Christine Moreland</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
iii.	<p><b><u>SITE LOCATION:</u></b> Llandrillo College Cefndy Road, Rhyl, Denbighshire, LL18 2HG</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>WARD CLLRS:</u></b> Mrs D. L. King Mrs R. S. Roberts</p> <p><b><u>APPLICATION No:</u></b> 45/2026/0001/MD</p> <p><b><u>DESCRIPTION:</u></b> Demolition of existing centre for automotive technology (Use Class D1) and erection of a new, two-storey construction and automotive building (Use Class D1) including workshops, teaching rooms, offices, social and ancillary spaces, together with associated external works, landscaping and the creation of a new student plaza / courtyard</p> <p><b><u>APPLICANT:</u></b> Mr Wyn Thomas (Grŵp Llandrillo Menai (GLLM))</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
iv	<p><b><u>SITE LOCATION:</u></b> 88 Pendyffryn Road, Rhyl, Denbighshire, LL18 4DD</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> M. Blackwell</p>

	<p>A. Walker Miss C. L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2025/0572/HH</p> <p><b><u>DESCRIPTION:</u></b> Erection of a dormer extension in connection with a proposed loft conversion</p> <p><b><u>APPLICANT:</u></b> Mr Ryan Bailie</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
v.	<p><b><u>SITE LOCATION:</u></b> Land At (part Garden Of), 18 Dyserth Road, Rhyl, Denbighshire, LL18 4DP</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> 45/2026/0010/PF</p> <p><b><u>DESCRIPTION:</u></b> Erection of 1 no. detached dwelling and associated works</p> <p><b><u>APPLICANT:</u></b> Mr Dean Billingsley</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
vi	<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. M. Evans K. R. Jones</p> <p><b><u>APPLICATION No:</u></b> 45/2026/0035/PF</p> <p><b><u>DESCRIPTION:</u></b> Relocation of existing CAMHS drop down unit to facilitate development of the side site, including development of footpaths to the unit and children's garden area</p> <p><b><u>APPLICANT:</u></b> Betsi Cadwaladr University Health Board</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
vii	<p><b><u>SITE LOCATION:</u></b> James Building, 4a Rhuddlan Road, Rhyl, Denbighshire, LL18 2PW</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>WARD CLLRS:</u></b> Mrs J. Chamberlain-Jones Mrs E. M. Chard Mrs S. Connolly</p>

	<p><b><u>APPLICATION No:</u></b> 45/2026/0039/PF</p> <p><b><u>DESCRIPTION:</u></b> Conversion of offices to a dwelling and associated works</p> <p><b><u>APPLICANTS:</u></b> Mr and Mrs Mike Trefor</p> <p><b><u>DECISION:</u></b> <i>Objection due to the over-intensification of the site, resulting in an unsustainable level of development, and the increased highway safety risks associated with accommodating three vehicular accesses onto a heavily trafficked main road with a pedestrian crossing and bus stop directly outside the frontage.</i></p>
viii	<p><b><u>SITE LOCATION:</u></b> Windsor Court Crescent Road, Rhyl, Denbighshire</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>WARD CLLRS:</u></b> J. Kenny Ms J. L. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2026/0048/TC</p> <p><b><u>DESCRIPTION:</u></b> Felling of 1 no. beech tree within a Conservation Area</p> <p><b><u>APPLICANT:</u></b> Mr Chesney Saxon (Sherratt Group)</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
ix	<p><b><u>SITE LOCATION:</u></b> St Davids Residential Home, 36 East Parade, Rhyl, Denbighshire, LL18 3AN</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>WARD CLLRS:</u></b> Mrs J. M. Evans K. R. Jones</p> <p><b><u>APPLICATION No:</u></b> 45/2025/0320/MD</p> <p><b><u>DESCRIPTION:</u></b> Demolition of existing bungalow and erection of 3 apartment blocks comprising of 17 supported living apartments including formation of accesses and parking, landscaping and associated works</p> <p><b><u>APPLICANT:</u></b> Mr David Waltho (St Davids Care Limited)</p> <p><b><u>DECISION:</u></b> <i>Objection on the grounds of over intensification of the site and traffic management concerns.</i></p>

### 36. **PRE-PLANNING CONSULTATION**

The Chair reported receipt of a pre-application consultation (circulated with agenda) for the proposed development of 23 no. dwellings (affordable homes) on land at Maes Emlyn, Rhyl.

***RESOLVED*** that ward members respond directly to the developer with any concerns arising from the consultation.

**37. CLOSURE OF MEETING**

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

Chair: .....

Date: .....