

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Council Chamber on Wednesday 16<sup>th</sup> October 2024, following the preceding meeting of the Council.

**PRESENT**

Councillor Ms. J. McAlpine (Chair)

Councillors Mrs. J. Chamberlain-Jones, S. Feeney, K.R. Jones, W. Price, Ms R.S. Roberts, Ms V. Roberts, A. J. Rutherford, D. Simmons and A. Walker.

**Also in Attendance**

Councillor Mrs M. Blakeley-Walker – Observing  
Councillor Mrs E. Chard – Observing  
Mr. G.J. Nickels - Town Clerk  
Miss H. J. Windus – Deputy Town Clerk

**23. APOLOGIES**

Apologies for absence were submitted from Councillors Miss S. Fleming, and Mrs. D.L. King.

**24. 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**

24.1 **SITE LOCATION:** Barclays, 68 – 70 High Street, Rhyl

**WARD:** Bodfor

**WARD CLLRS:** Ms J. Hughes  
Ms J. McAlpine

**APPLICATION No:** 45/2024/1315

**DESCRIPTION:** External alterations to support the decommissioning of the bank

**APPLICANTS:** Barclays Bank

**DECISION:** No objection

24.2	<p><b><u>SITE LOCATION:</u></b> Spar, 2 Marsh Road, Rhyl</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>WARD CLLRS:</u></b> Ms. S. Fleming Mrs. D. King Ms. R. Roberts</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1345</p> <p><b><u>DESCRIPTION:</u></b> Change of use of convenience store to a Café/Bistro and associated works</p> <p><b><u>APPLICANTS:</u></b> Mr Stephen Darbey</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
24.3	<p><b><u>SITE LOCATION:</u></b> Helens, 45 Trellewelyn Road, Rhyl</p> <p><b><u>WARD:</u></b> Trelewellyn</p> <p><b><u>WARD CLLRS:</u></b> Mrs. M. Blakeley-Walker W. Price Ms. V. Roberts</p> <p><b><u>APPLICATION No:</u></b> 45/2024/1239</p> <p><b><u>DESCRIPTION:</u></b> Change of use from hairdressers to a hot food takeaway</p> <p><b><u>APPLICANTS:</u></b> Mr Thananjcheliyan Ernest</p> <p><b><u>DECISION:</u></b> <i>Objection on the grounds that the change of use proposed would give rise to an unacceptable impact on the amenity of neighbouring residential occupiers above, to the sides and across the road from the application site by way of increased noise, disturbance and odours. On this basis it is considered that the application is unacceptable as it is contrary to test vi) of Policy RD1 of the Denbighshire Local Development Plan, the guidance of the Development Management Manual, and the advice of the Council's adopted Supplementary Planning Guidance "Hot Food Takeaways"</i></p>
24.4	<p><b><u>SITE LOCATION:</u></b> 14 Bath 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> 45/2024/1351</p> <p><b><u>DESCRIPTION:</u></b> Change of use of single dwelling to form a house of multiple occupation</p> <p><b><u>APPLICANTS:</u></b> Mr Aleem Choudhry</p> <p><b><u>DECISION:</u></b> <i>Objection: The Town Council wish to strongly object to this</i></p>

<p><i>application which is considered contrary to Policy BSC7 of the Adopted Local Development Plan which reads:</i></p> <p><i>“Policy BSC 7 – Houses in Multiple Occupation &amp; Self-Contained Flats Proposals which would lead to the creation of Houses in Multiple Occupation or non self-contained flats will not be permitted.”</i></p> <p><i>No justification has been provided by the applicant and the change of use is considered unacceptable.</i></p> <p><i>The Council is aware that the County Council, Welsh Government and numerous other public bodies have spent many millions of pounds to remove the HMO’s from Rhyl (hence the firm policy BSC 7) and consider that should this application be permitted it would establish a precedent and planning use that HMO’s are now acceptable</i></p> <p><i>The Town Council would request immediate priority enforcement action be taken by the County Council to reinstate this property to its approved use.</i></p>
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**25. CLOSURE OF MEETING**

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

Signed: .....

Date: .....