

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 7th November 2012 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Mrs E. M. Chard (Chair)

Councillors, Ms J. Hughes, A. R. James, B. F. Moylan, Mrs W. M. Mullen-James, P. Prendergast, S. H. Ratcliffe, Miss S. L. Roberts, and A. J. Rutherford.

Mr G. J. Nickels - Town Clerk

[The following Members who also serve on the Denbighshire County Council Planning Committee advised that in making decisions on the following applications they did so on the basis of the information now before them, and that when they consider the applications at the Denbighshire County Council Planning Committee they would look at the applications afresh based on the information then available and as such might come to a different decision:

Councillor: Mrs W. M. Mullen James]

31. APOLOGIES

Apologies for non-attendance were received on behalf of Councillor B. Mellor (work commitment), P. J. Williams (work commitment).

32. COMMUTED SUMS

The Chair welcomed to the meeting Denbighshire County Council Planning Officers Lara Griffiths and Amy Selby and invited them to provide the Council with a presentation on the Commuted Sums process.

The Officers duly responded advising upon the purpose of the scheme to ensure that adequate open space was provided for the occupiers of new developments, recent case law affecting previously agreed S.106 agreement payments, the current availability of sums for the Rhyl area (£33,000) and the application process.

RESOLVED that the Town Clerk email copies of the presentation documents and application forms to all Members

33. 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 reflecting the linguistic nature of the Rhyl area.)

33.1	<u>SITE LOCATION:</u> 43 Brynhedydd Road, Rhyl.
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	<p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No: 45/2012/1302/PF</u> Erection of pitched-roof porch and canopy roof at front of dwelling. The Applicant is Mr Leon Twist of the same address.</p> <p><u>DECISION:</u> No objection.</p>
33.2	<p><u>SITE LOCATION:</u> 19 West Parade, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No: 45/2012/1329/PF</u> Change of use of existing dwelling to create 3 No. self-contained flats and construction of 2 No. dormers at rear of premises. The Applicant is Mr Craig Harker of Harker Leisure Ltd c/o the same address.</p> <p><u>DECISION:</u> Object – The proposed development appears to be contrary to the objectives of the emerging West Rhyl Supplementary Planning Guidance in that it will remove a current large family accommodation unit to be replaced with separate 3 flats two of which are single bedroom.</p>
33.3	<p><u>SITE LOCATION:</u> Ocean Beach Site, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No: 45/2012/1236/PS</u> Variation of Condition No. 1 of planning permission Code No. 45/2006/1200/PF (for demolition and redevelopment of 7.625 hectares of land for mixed-use development) to allow the grant of planning permission for a further 5 years. The Applicant is Scarborough Developments Group.</p> <p><u>DECISION:</u> The Town Council has serious concerns as to the negative impact that the current appearance and condition of the site is having on the Town particularly given its prominent gateway location and would request that the Local Planning Authority restrict any approval granted to a maximum one year.</p>
33.4	<p><u>SITE LOCATION:</u> 36 Tynewydd Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No: 45/2012/1345/PF</u> Change of use of vacant premises to a fish and chip shop and installation</p>

	<p>of an extraction system to rear. The Applicants are Mr & Mrs Lewis and Catherine Jordan of Simply Fish & Chips, The Oaks, Llandrhaedr.</p> <p><u>DECISION:</u> No objection.</p>
33.5	<p><u>SITE LOCATION:</u> 44 Brynhedydd Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No: 45/2012/1362/PF</u> Erection of single-storey flat-roofed bedroom extension at rear/side of dwelling. The Applicants are Mr & Mrs Graham MacPherson of the same address.</p> <p><u>DECISION:</u> No objection.</p>
33.6	<p><u>SITE LOCATION:</u> 13 Weaver Avenue, Rhyl.</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>APPLICATION No: 45/2012/1378/PF</u> Construction of a first floor balcony above existing flat roof to rear. The Applicant is Mr Alan James of the same address.</p> <p><u>DECISION:</u> The Council decline to make any response to this application due to the applicant being a serving member of the Council.</p>
33.7	<p><u>SITE LOCATION:</u> Land outside 1-4 East Parade, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No: 45/2012/1360/PF</u> Replacement of existing public telephone kiosk with kiosk combining public telephone service and ATM service. The Applicant is Mr Jon Furnues of BT payphones, 4th Floor Monument Telephone Exchange, 11-13 Great Tower Street, London.</p> <p><u>DECISION:</u> No objection.</p>

34. CLOSURE OF MEETING

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

Signed:

Date: