At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 5<sup>th</sup> March 2014 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, J. May, B. F. Moylan, P. Prendergast, S. H. Ratcliffe, Miss S. L. Roberts, A. J. Rutherford and Miss R. Siddall.

> Mr R. A. Hughes - Finance Officer Miss H. J. Windus - Personal Assistant & Secretary

## 57. <u>APOLOGIES</u>

Apologies for non-attendance were submitted from Councillors B. Blakeley (family illness) and G. J. Nickels (Town Clerk – indisposed).

## 58. PLANNING APPLICATIONS

Members gave consideration to the received Planning Applications as shown below and <u>**RESOLVED**</u> 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.)

[Councillor Ms J. Hughes declared her prejudicial interest in application No. 45/2014/0114 due to the applicant being her employer and left the Chamber during debate and voting thereon]

PLA	NNING APPLICATIONS	5 March 2014
58.1	<u>SITE LOCATION:</u> 7 Ronaldsway, Rhyl.	
	WARD: Derwen	
	APPLICATION No: 45/2014/0136 Erection of entrance lobby and shower room extension The Applicant is Mr Vernon Thomas of the same add	
	DECISION: Withdrawn by Applicant	

<ul> <li>58.2 SITE LOCATION: Building rear of 49 Kinmel Street, Rhyl.</li> <li>WARD: Bodfor</li> <li>APPLICATION No: 45/2014/0162 Change of use and conversion of disused building to form 1 No. residential dwelling. The Applicant is Mr Tony Flynn of 44 Grosvenor Road, Prestatyn.</li> <li>DECISION: No Objection</li> <li>58.3 SITE LOCATION: Toilet block rear of Ice-Cream Parlour, East Parade, Rhyl.</li> <li>WARD: Plastirion</li> <li>APPLICATION No: 45/2014/0143 Change of use from public conveniences to provide office, training and associated changing &amp; drying facilities for the Pro-Kite Surfing School and Club. The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.</li> <li>DECISION: No Objection</li> <li>58.4 SITE LOCATION: 28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> <li>DECISION: No Objection</li> <li>58.5 SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.</li> <li>WARD: Bodfor</li> <li>APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.</li> </ul>	Building rear of 49 Kinmel Street, Rhyl.         WARD: Bodfor         APPLICATION No: 45/2014/0162 Change of use and conversion of disused building to form 1 No. residential dwelling. The Applicant is Mr Tony Flynn of 44 Grosvenor Road, Prestatyn.         DECISION: No Objection         58.3       SITE LOCATION: Toilet block rear of Ice-Cream Parlour, East Parade, Rhyl.         WARD: Plastirion         APPLICATION No: 45/2014/0143 Change of use from public conveniences to provide office, training and associated changing & drying facilities for the Pro-Kite Surfing School and Club. The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.         DECISION: No Objection         58.4       SITE LOCATION: ZB John Street, Rhyl.         WARD: Foryd       APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection       SITE LOCATION: The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection       SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.         WARD: Bodfor       APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Nrth Wales House of Amber Taverns Ltd, The Victory		
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APPLICATION No: 45/2014/0143         Change of use from public conveniences to provide office, training and associated changing & drying facilities for the Pro-Kite Surfing School and Club.         The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.         DECISION: No Objection         58.4       SITE LOCATION: 28 John Street, Rhyl.         WARD: Foryd         APPLICATION No: 45/2013/1483         Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection         58.5         SITE LOCATION: Robotic for a street, Rhyl.         WARD: Bodfor         APPLICATION No: 45/2013/1483         Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection         58.5         SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.         WARD: Bodfor         APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	APPLICATION No: 45/2014/0143 Change of use from public conveniences to provide office, training and associated changing & drying facilities for the Pro-Kite Surfing School and Club. The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay. DECISION: No Objection58.4SITE LOCATION: 28 John Street, Rhyl. WARD: Foryd58.4SITE LOCATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy. DECISION: No Objection58.5SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl. WARD: Bodfor58.6SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl. WARD: Rotations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.		
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associated changing & drying facilities for the Pro-Kite Surfing School and Club.         The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.         DECISION:         No Objection         58.4         SITE LOCATION:         28 John Street, Rhyl.         WARD:         Foryd         APPLICATION No:         45/2013/1483         Conversion of HMO to form 3 no. self-contained flats.         The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION:         58.5         SITE LOCATION:         The Bodfor 13/15 Bodfor Street, Rhyl.         WARD:         Bodfor         APPLICATION No:       45/2014/0167         Alterations to existing public house to incorporate rear external courtyard.         The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	associated changing & drying facilities for the Pro-Kite Surfing School and Club.         The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.         DECISION: No Objection         58.4         SITE LOCATION:         28 John Street, Rhyl.         WARD:         Foryd         APPLICATION No: 45/2013/1483         Conversion of HMO to form 3 no. self-contained flats.         The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection         58.5         SITE LOCATION:         The Bodfor 13/15 Bodfor Street, Rhyl.         WARD:         Bodfor         APPLICATION No: 45/2014/0167         Alterations to existing public house to incorporate rear external courtyard.         The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.		
The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.         DECISION: No Objection         58.4       SITE LOCATION: 28 John Street, Rhyl.         WARD: Foryd         APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection         58.5         SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.         WARD: Bodfor         APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	The Applicant is Mr Simon Jones of 23 Trem Ya Afon, Kinmel Bay.         DECISION: No Objection         58.4         SITE LOCATION: 28 John Street, Rhyl.         WARD: Foryd         APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION: No Objection         58.5         SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.         WARD: Bodfor         APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.		associated changing & drying facilities for the Pro-Kite Surfing School and
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<ul> <li>28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> <li>DECISION: No Objection</li> <li>58.5 SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.</li> <li>WARD: Bodfor</li> <li>APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory</li> </ul>	<ul> <li>28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> <li>DECISION: No Objection</li> <li>58.5 SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.</li> <li>WARD: Bodfor</li> <li>APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.</li> </ul>		DECISION: No Objection
<ul> <li>28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> <li>DECISION: No Objection</li> <li>58.5 SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.</li> <li>WARD: Bodfor</li> <li>APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory</li> </ul>	<ul> <li>28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> <li>DECISION: No Objection</li> <li>58.5 SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.</li> <li>WARD: Bodfor</li> <li>APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.</li> </ul>		
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The Applicant is North Wales Housing Association of Plas Blodwel, Broad         Street, Llandudno Junction, Conwy.         DECISION: No Objection         58.5         SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.         WARD: Bodfor         Bodfor         Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.DECISION:No Objection58.5SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.WARD: BodforBodforAPPLICATION No:45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.	58.4	28 John Street, Rhyl. WARD:
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58.5       SITE LOCATION:         The Bodfor 13/15 Bodfor Street, Rhyl.         WARD:         Bodfor         APPLICATION No:       45/2014/0167         Alterations to existing public house to incorporate rear external courtyard.         The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	58.5       SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl.         WARD: Bodfor       WARD: Bodfor         APPLICATION No:       45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.	58.4	<ul> <li>28 John Street, Rhyl.</li> <li><u>WARD:</u> Foryd</li> <li><u>APPLICATION No:</u> 45/2013/1483</li> <li>Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad</li> </ul>
The Bodfor 13/15 Bodfor Street, Rhyl. <u>WARD:</u> Bodfor <u>APPLICATION No:</u> 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	The Bodfor 13/15 Bodfor Street, Rhyl. <u>WARD:</u> Bodfor <u>APPLICATION No:</u> 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.	58.4	<ul> <li>28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483</li> <li>Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> </ul>
The Bodfor 13/15 Bodfor Street, Rhyl. <u>WARD:</u> Bodfor <u>APPLICATION No:</u> 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	The Bodfor 13/15 Bodfor Street, Rhyl. <u>WARD:</u> Bodfor <u>APPLICATION No:</u> 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.	58.4	<ul> <li>28 John Street, Rhyl.</li> <li>WARD: Foryd</li> <li>APPLICATION No: 45/2013/1483</li> <li>Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.</li> </ul>
Bodfor <u>APPLICATION No:</u> 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	Bodfor         APPLICATION No:       45/2014/0167         Alterations to existing public house to incorporate rear external courtyard.         The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory         Offices, 112 Victory Road, Blackpool.		28 John Street, Rhyl. WARD: Foryd APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy. DECISION: No Objection
Bodfor <u>APPLICATION No:</u> 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	Bodfor         APPLICATION No:       45/2014/0167         Alterations to existing public house to incorporate rear external courtyard.         The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory         Offices, 112 Victory Road, Blackpool.		28 John Street, Rhyl. WARD: Foryd APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy. DECISION: No Objection SITE LOCATION:
Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.		28 John Street, Rhyl.         WARD:         Foryd         APPLICATION No:       45/2013/1483         Conversion of HMO to form 3 no. self-contained flats.         The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION:         No Objection         SITE LOCATION:         The Bodfor 13/15 Bodfor Street, Rhyl.
The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory	The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory Offices, 112 Victory Road, Blackpool.		28 John Street, Rhyl.         WARD:         Foryd         APPLICATION No:       45/2013/1483         Conversion of HMO to form 3 no. self-contained flats.         The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy.         DECISION:         No Objection         SITE LOCATION:         The Bodfor 13/15 Bodfor Street, Rhyl.         WARD:
	Offices, 112 Victory Road, Blackpool.		28 John Street, Rhyl. WARD: Foryd APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy. DECISION: No Objection SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl. WARD: Bodfor APPLICATION No: 45/2014/0167
	DECISION: No Objection		28 John Street, Rhyl. WARD: Foryd APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy. DECISION: No Objection SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl. WARD: Bodfor APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard.
DECISION: No Objection			28 John Street, Rhyl. WARD: Foryd APPLICATION No: 45/2013/1483 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association of Plas Blodwel, Broad Street, Llandudno Junction, Conwy. DECISION: No Objection SITE LOCATION: The Bodfor 13/15 Bodfor Street, Rhyl. WARD: Bodfor APPLICATION No: 45/2014/0167 Alterations to existing public house to incorporate rear external courtyard. The Applicant is Mr Bryan Wardman of Amber Taverns Ltd, The Victory

58.6	SITE LOCATION: 36 John Street, Rhyl.
	<u>WARD:</u> Foryd
	APPLICATION No: 45/2013/1482 Conversion of HMO to form 3 no. self-contained flats. The Applicant is North Wales Housing Association, Plas Blodwel, Broad Street, Llandudno Junction, Conwy.
	DECISION: No Objection
58.7	SITE LOCATION: The Foryd Centre, Princes Street, Rhyl.
	WARD: Bodfor
	APPLICATION No: 45/2014/0114 Continuation of use of building as multi use community facility including café/food co-op, resource centre and community meeting venue on a permanent basis (temporary permission granted under code no. 45/2012/0042) The Applicant is Miss Sarah Baldwin of Pennaf Ltd, 72 Ffordd William
	Morgan, St. Asaph Business Park, St. Asaph.
	DECISION: No Objection

## 59. CLOSURE OF MEETING

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

Signed:

Date: