

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 18th November 2015 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor A. R. James (Chair)

Councillors Mrs E. M. Chard, Ms J. Hughes, Ms J. McAlpine, B. F. Moylan, S. H. Ratcliffe, Miss S. L. Roberts, A. J. Rutherford and Rev. S. F. Walker.

Miss H. J. Windus – Deputy Town Clerk

33. APOLOGIES

Apologies were received from Councillors J. May, (work commitment) and Miss R. Siddall (other commitment).

34. PLANNING APPLICATIONS

Members gave consideration to the received Planning Applications as shown below and **RESOLVED** as now marked thereon.

PLANNING APPLICATIONS		18 November 2015
34.1	<p><u>SITE LOCATION:</u> 119 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/0825/PF Installation of new shop front with roller shutter, replacement windows and creation of 2 self-contained flats on first and second floors. The Applicant is Mr Zun Li of the same address.</p> <p><u>DECISION:</u> No objection.</p>	
34.2	<p><u>SITE LOCATION:</u> 56 Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/1029/PF Change of use of offices to Barbers and Tattoo Studio. The Applicant is Mr Russell Evans of Ink Addiction, 8 Russell Road, Rhyl.</p> <p><u>DECISION:</u> No objection.</p>	

34.3	<p><u>SITE LOCATION:</u> 51 Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/1064/PF Change of use of ground floor from hairdressers to 1 self contained flat (partly retrospective). The Applicant is Mr Benjamin Lloyd of 18 Sussex Street, Rhyl.</p> <p><u>DECISION:</u> No objection.</p>
34.4	<p><u>SITE LOCATION:</u> 113 Marsh Road, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2015/1084/PF Demolition of existing premises and erection of offices and workshops. The Applicant is Mr Richard Jones of Windspeed t/a Vector Instruments, 113-115 Marsh Road, Rhyl.</p> <p><u>DECISION:</u> No objection.</p>
34.5	<p><u>SITE LOCATION:</u> Ocean Beach Site, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2015/0780/PR Details of appearance, landscaping, layout and scale of phase 1 of mixed-use redevelopment scheme incorporating the development of 2 no. blocks containing retail uses (bulky goods, food and non-food) and leisure uses; a detached 54 bed hotel, 2 no. substations, car parking and other ancillary works submitted in accordance with condition number 1 of outline planning permission 45/2013/1510 (Reserved Matters Application).</p> <p><u>DECISION:</u> The Town Council Planning Committee is concerned that the development site is key for the long term future well-being of the Town of Rhyl and its community. It is the Planning Committee's view that in the past the applicant has demonstrated a lack of commitment/ability to undertake their responsibilities specified in conditions attached to previously granted planning consents in respect of this site (as evidenced by the current appearance of the site). In light of this past experience the Town Council does not have confidence that any safeguards applied to any new planning approval by way of condition will be subsequently implemented by the applicant to the detriment of the well-being of the wider town community. As such the Rhyl Town Council Planning Committee is declining to make any response to the current application.</p>

34.6	<p><u>SITE LOCATION:</u> 38 Marine Drive, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2015/1068/PF Change of use of Guest House (Class C1) to a dwelling (Class C3). The Applicant is Ms Christina Jones of the same address.</p> <p><u>DECISION:</u> No objection.</p>

35. CLOSURE OF MEETING

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

Signed:

Date: