

At a Meeting of the **PLANNING COMMITTEE** held on Wednesday 6th February 2013 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 G. J. Nickels - Town Clerk

52. APOLOGIES

Apologies for non-attendance were received from Councillors Mrs. J. Chamberlain-Jones (personal commitment), B. Mellor (Indisposed), Mrs W. M. Mullen-James, (Indisposed).

53. 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.)

PLANNING APPLICATIONS		6 February 2013
53.1	<p><u>SITE LOCATION:</u> 20 Lon Celynnen, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2012/1283PF Erection of conservatory at rear of dwelling. The Applicant is Mr Terry Prime of the same address.</p> <p><u>DECISION:</u> No objection.</p>	
53.2	<p><u>SITE LOCATION:</u> Unit 2, Clwyd Retail Park, Rhyl Road, Rhuddlan, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2012/1633/AD</p>	

	<p>Display of internally-illuminated fascia sign and transom sign and display of company name on totem signs. The Applicant is Pets at Home of Epsom Avenue, Stanley Green Trading Estate, Handforth, Cheshire.</p> <p><u>DECISION:</u> No objection.</p>
53.3	<p><u>SITE LOCATION:</u> Unit 4 Clwyd Retail Park, Rhuddlan, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0019/AD Display of 3 no. fascia signs, The Applicant is Dixons Retail of 200 The Campus, Maylands Avenue, Hertfordshire.</p> <p><u>DECISION:</u> No objection.</p>
53.4	<p><u>SITE LOCATION:</u> 3,5,7,9 Abbey Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0021/PF Demolition of existing extensions to rear, change of use, alterations and erection of single storey extensions to rear to provide 4 no. dwellings and associated works. The Applicant is Pennaf Housing Group of 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.</p> <p><u>DECISION:</u> No objection.</p>
53.5	<p><u>SITE LOCATION:</u> Marine Lake, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2013/0024/PF Installation of single-line Cableski system with associated power supply and control cabin. The Applicant is Mr Luke Knightly of Knightlys Fun Parks, Sandbank Road, Towyn.</p> <p><u>DECISION:</u> Defer consideration pending receipt of additional information – The Council recognise that the Cableski system could potentially be a major benefit to the Town and wider County economy and benefit both residents and tourism. However the Committee would request that a</p>

	<p>Denbighshire Planning Officer attend the next meeting so as to enable Members concerns relating to the application to be discussed: Specifically the Committee would wish to discuss issues relating to</p> <ul style="list-style-type: none"> - concerns being expressed by existing user groups in respect of potential conflict between users of the Cable ski and existing lake activities - the impact on the Marine Lake infrastructure of the Cableski system - the ability to include suitable safeguards to ensure the suitable removal of the cableski should the facility fail to be commercially successful and given its location at a prime entrance to the town.
53.6	<p><u>SITE LOCATION:</u> Unit 15, Glan Aber Trading Estate, Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2013/0029/PF Change of use of unit to vehicle body repair and paint spraying centre. The Applicant is Colourcare Ltd of the same address.</p> <p><u>DECISION:</u> No objection.</p>
53.7	<p><u>SITE LOCATION:</u> Bar Blu, 1 Kinmel Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0051/PF Formation of rooftop sheltered area and alterations to the ground-floor entrance doors fronting High Street. The Applicant is Mr Trevor Tyrie C/o 6A Tirllwyd Enterprise Park, Kinmel Bay.</p> <p><u>DECISION:</u> No objection.</p>
53.8	<p><u>SITE LOCATION:</u> 50 Grove Park Avenue, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2013/0058/PF Erection of a habitable room in place of conservatory (amendment to previously approved application code no. 45/2012/0888). The Applicant is Mrs Susan Wright of the same address.</p> <p><u>DECISION:</u> No objection.</p>

53.9	<p><u>SITE LOCATION:</u> 2 Alder Court, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2013/0062/PF Erection of a single storey extension to rear of dwelling. The Applicant is Mr Jodi Waters of the same address.</p> <p><u>DECISION:</u> No objection.</p>
53.10	<p><u>SITE LOCATION:</u> The Sussex, 20-26 Sussex Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0065/PF Change of use of land from highway to form extension to premises by the addition of a demountable fabric barrier system to the front of the building to provide a pavement cafe area. The Applicant is JD Weatherspoon of Weatherspoon House, Reeds Crescent, c/o Emma Fallon, Watford, Hertfordshire.</p> <p><u>DECISION:</u> Object – The Council note that when the application was previously determined by the County Council permission was granted but would wish to re-submit objections at the loss of public highway at a point where despite the area being pedestrianised there remains significant traffic movement.</p>
53.11	<p><u>SITE LOCATION:</u> Land at (Part garden of) 2 Elm Grove, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2013/0052/PO Development of 0.03ha of land by the erection of a dwelling (outline application including access and layout). The Applicant is Ms J. Hutchison of the same address.</p> <p><u>DECISION:</u> No objection.</p>
53.12	<p><u>SITE LOCATION:</u> Sainsbury's Petrol Filling Station, Clwyd Retail Park, Rhuddlan, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0079/AD</p>

	<p>Display of replacement signage – 1 no. brand wall, 1 no. 5m Totem, 12 no. Grade Flag signs and 3 no. ‘ use both side’ signs. The Applicant is Mr Michael Whiting of Martindales, 1a Oakington Business Park, Dry Drayton Road, Oakington.</p> <p><u>DECISION:</u> No objection.</p>
53.13	<p><u>SITE LOCATION:</u> The Vicarage, 31 Bath Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0091/PF Change of use of existing vicarage to form 2 no. dwellings. Change of use of part of vicarage land to form car parking area for use by the adjacent Church of St. Thomas. The Applicant is Mr Dewi Thomas, The Representative Body of The Church of Wales, 39 Cathedral Road, Cardiff.</p> <p><u>DECISION:</u> No objection.</p>

54. NOTIFICATION OF WITHDRAWN APPLICATION – FORMER ENGLISH METHODIST CHURCH, BATH STREET RHYL (45/2012/1211/LB)

RESOLVED that the notification (copy circulated with agenda) be received and noted.

55. CLOSURE OF MEETING

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

Signed:

Date: