

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 19th February 2014 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs E. M. Chard (Chair)

Councillors B. Blakeley, Ms. J. Hughes, A. R. James, B. F. Moylan,
S.H. Ratcliffe and A. J. Rutherford.

Mr G. J. Nickels - Town Clerk

53. APOLOGIES

Apologies for non-attendance were submitted from Councillors J. May (work commitment), P. Prendergast (indisposed) Miss S. Roberts (indisposed) Miss R. Siddall (personal engagement).

54. 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		19 February 2014
54.1	<p><u>SITE LOCATION:</u> Christchurch United Reformed Church, Water Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0068/PF Alterations and extensions to church including ground floor lobby extension, first floor pitched roof extension and associated remodeling. The Applicant is The Reverend Paul Robinson of 3 Russell Court, Rhyl.</p> <p><u>DECISION:</u> No objection</p>	
54.2	<p><u>SITE LOCATION:</u> Land adjoining New Pines Caravan Holiday Home and Leisure Centre, Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p>	

	<p><u>APPLICATION No:</u> 45/2014/0075/PF Use of land for provision of 18 No. static caravan units as an extension to the existing holiday park and widening of existing access track. The Applicant is Darwin (North West) Limited of Talacre Beach Caravan Park, Station Road, Holywell.</p> <p><u>DECISION:</u> Object on the following grounds:</p> <ul style="list-style-type: none"> - Over intensification of site - Loss of residential amenities for adjoining property
54.3	<p><u>SITE LOCATION:</u> Rhyl High School and Leisure Centre 86 Grange Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2014/0045/PF Erection of 3-storey secondary school for 1,245 pupils and detached small changing block, associated external play space, grass pitches, all-weather pitch and multi-use games area, associated car parking and service areas. Alterations to existing vehicular access to the highway to include pupil drop-off areas. The Applicant is Customer & Education Support, DCC, County Hall, Wynnstay Road, Ruthin.</p> <p><u>DECISION:</u> No objection</p>
54.4	<p><u>SITE LOCATION:</u> 72 Queen Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/0116/PF Change of use of restaurant at 1st floor level into 2 No. self-contained flats. The Applicant is Mr K Ghani of 54 Brighton Road, Rhyl.</p> <p><u>DECISION: objection</u> – The Council are concerned that that application will not provide adequate standards of amenity and result in an over intensification or residential use in an area already containing a high concentration of individual sub-standard accommodation (as per the Local Planning Authority’s previous decision in respect of 45/2013/1260/PF)</p>
54.5	<p><u>SITE LOCATION:</u> Foryd Bridge, Wellington Road, Rhyl.</p> <p><u>WARD:</u> Foryd</p> <p><u>APPLICATION No:</u> 45/2014/0124/LB</p>

	<p>Erection of new abutments and foundations to the eastern approach span and associated works (Listed Building application). The Applicant is Mr James Hall of Denbighshire County Council, Highways and Infrastructure, Caledfryn, Smithfield Road, Denbigh.</p> <p><u>DECISION:</u> No objection</p>
54.6	<p><u>SITE LOCATION:</u> 29 Ridgeway Avenue, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/0133PF Erection of pitched-roof dining/kitchen extension at rear and installation of dormer windows to each side elevation to provide additional accommodation in roofspace. The Applicant is Mr Steve Beacall of the same address.</p> <p><u>DECISION:</u> No objection</p>

55. APPLICATION NO: 45/2012/0392/LB – BEACH FUN CLUB, CHURCH HOUSE, CLWYD STREET, RHYL

The Town Clerk advised that he had received correspondence from the Case Officer in respect of the above Listed Building application for retention of 1.8m high fence as means of enclosure to the playing area together with business name-boards attached to fence.

The Committee had previously objected to the application on the grounds that it did not feel that the timber fence was in keeping with the setting of the listed building and conservation area. The Case officer had advised that it had been agreed that a hedge/shrubs would be planted to provide a screen between the play area and the adjacent roads. While the hedge was establishing itself the Case Officer was recommending that a temporary planning consent be granted for the retention of the fence to provide privacy and was seeking the views of the Town Council

RESOLVED that the Committee raise no objection to the temporary planning consent pending the hedge being established.

56. CLOSURE OF MEETING

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

Signed:

Date: