

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 16th December 2015 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Council.

PRESENT

Councillor A. R. James (Chair)

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

Mr. G.J. Nickels - Town Clerk

39. APOLOGIES

Apologies were received from Councillors Ms J. Hughes, (Work Commitment) J. May (Other Commitment), and A.J. Rutherford (Other Commitment).

40. 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		16 December 2015
40.1	<p><u>SITE LOCATION:</u> Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2015/1086/PF Substitution of house types on plots 190, 191, 192, 200, 201, 202, 203, 204, 215, 219, 220, 221, 231, 293, 295, 296, 299, 300, 301, 302, 303, 316, 334, 335, and 355 and erection of new dwelling (plot 373)(amendment to previously approved scheme for phases 2 and 3 ref 45/2011/0766). The Applicant is Anwyl Construction Co Ltd of Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><u>DECISION:</u> No objection</p>	
40.2	<p><u>SITE LOCATION:</u> Land at Ty Newydd Road, Playing Fields Tynewydd Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p>	

	<p><u>APPLICATION No:</u> 45/2015/1151/PF Change of use of playing fields to rugby club including erection of clubhouse, formation of rugby pitches with associated floodlighting and car parking and alterations to existing vehicular access. The Applicant is Mr Richard Greenwood of Rhyl and District RUFC, Waen Road, Rhuddlan.</p> <p><u>DECISION:</u> No objection</p>
40.3	<p><u>SITE LOCATION:</u> 40 Grange Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2015/1167/PF Erection of extension to rear of dwelling. The Applicant is Mr Petrit Mehmeti of 22 East Parade, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
40.4	<p><u>SITE LOCATION:</u> Epworth Lodge, 42-44 Brighton Road, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2015/1163/PF Change of use from Class C3 dwelling to Class C2 training centre. The Applicant is Mr Paul Wilkinson of Alliance Care & Support, 17 Faraday Close, Clayton on Sea.</p> <p><u>DECISION:</u> No objection</p>
40.5	<p><u>SITE LOCATION:</u> First Floor, 60 Queen Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2015/1170/PF Conversion of part of storage area at first floor of club premises to a self-contained flat. The Applicant is Mr Kevin Davies of Rhyl Victory Club, 60 Queen Street, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
40.6	<p><u>SITE LOCATION:</u> 29 Vezey Street, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2015/1182/PS Variation of condition 3 imposed on planning permission 45/2013/0828 to allow an increase in the hours of use to: 06:00 – 20.30 Monday to Friday (currently 08:00 – 20:00) 07:00 – 14:00 Saturday (currently 08:00 – 14:00)</p>

08:00 – 14:00 Sundays (as existing).
The Applicant is Mr Colin Jones of Live Life Light of the same address

DECISION: Objection

The Council notes the representations received from the applicant and the high level of supporting documentation from Gym Users.

However in the main the Council does not consider these to be relevant to addressing the reason for refusal attached to application No. 45/2015/0521/PS. The Reason for refusing permission being:

- 1. The proposed variation of the hours of use condition is unacceptable due to the noise and disturbance which would be caused to local residents by the earlier and extended opening hours. The policy is therefore contrary to criteria i) and vi) of Policy RD1 of the Denbighshire Local Development Plan.*

The Council note that occupiers of two of the properties from the affected locality have now indicated support for the proposal however the Council is aware that strong opposition remains amongst other Vezey Street residents which in the view of the Town Council has not been addressed by the re-submitted application.

The Council does not raise any objection to the use of the premises as a gym and from a health and wellbeing perspective welcome this use however the Council remain concerned that the proposed amended operating hours are having a negative impact on the amenity of the other residents of Vezey Street.

The Council would also request that if the application is refused enforcement action is taken to ensure compliance with the permitted hours.

41. CLOSURE OF MEETING

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

Signed:

Date: