

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 5<sup>th</sup> September 2018 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

**PRESENT**

Councillor Mrs W. Mullen James (Chair)

Councillors B. Blakeley, Mrs. J. Chamberlain-Jones, A.S. Johnson, K.R. Jones, Mrs. D.L. King, Ms. J. McAlpine, B. Mellor, Miss S. Roberts, Ms. V. Roberts, A.J. Rutherford and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk

Also in attendance Councillor T. Thomas

**16. APOLOGIES**

Apologies were submitted from Councillors J. Ball, and J. Hughes.

**17. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS**

Further to Minute No. 49 of the Meeting of Council held on 18<sup>th</sup> July 2018 Members noted the following applications which had been responded to during the August Recess by the Town Clerk in consultation with the Chair.

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.

<b>PLANNING APPLICATIONS SCHEDULE</b>		<b>August 2018 Recess/1</b>
17.1	<p><b><u>SITE LOCATION:</u></b> 11 Avondale Drive, Rhyl</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> B. Blakeley B. Jones Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0666</p> <p><b><u>DESCRIPTION:</u></b> Erection of extension to dwelling</p> <p><b><u>APPLICANTS :</u></b> Mr. &amp; Mrs. Cliff &amp; Jan Howes of the above address</p> <p><b><u>DECISION:</u></b> <i>No objection subject to a “Construction Method and Materials Storage Statement” being submitted and approved by the local planning authority to avoid disruption to other properties situated on Avondale Drive arising from workmen parking and building materials being stored on the single vehicle road and causing obstruction.</i></p>	

17.2	<p><b><u>SITE LOCATION:</u></b> Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> B. Blakeley B. Jones Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0622</p> <p><b><u>DESCRIPTION:</u></b> Substitution of house types on plots 174, 175, 295, 296, 318, and resiting of dwelling at plot 294 (amendment of previously approved scheme for phases 2 and 3 ref 45/2011/0766)</p> <p><b><u>APPLICANTS :</u></b> Anwyl Homes</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
17.3	<p><b><u>SITE LOCATION:</u></b> Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl</p> <p><b><u>WARD:</u></b> Tynewydd</p> <p><b><u>WARD CLLRS:</u></b> B. Blakeley B. Jones Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0626</p> <p><b><u>DESCRIPTION:</u></b> Substitution of house types on plots 284, 285, 311, 312, and 313 (amendment of previously approved scheme for phases 2 and 3 ref 45/2011/0766)</p> <p><b><u>APPLICANTS :</u></b> Anwyl Homes</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
<b>PLANNING APPLICATIONS SCHEDULE August 2018 Recess/2</b>	
17.4	<p><b><u>SITE LOCATION:</u></b> Land at Blessed Edward Jones High School and Ysgol Mair Primary School, Cefndy Road, Rhyl</p> <p><b><u>WARD:</u></b> Cefndy</p> <p><b><u>WARD CLLRS:</u></b> J. Ball Mrs. P.M. Jones P. Prendergast</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0605</p> <p><b><u>DESCRIPTION:</u></b> Variation of condition no's 2,12 and 13 of planning permission code no. 45/2017/1164 to integrate amendments following further development of the scheme.</p> <p><b><u>APPLICANTS :</u></b> Mr. Paul Marsh, Kier Construction Northern, Kier House,</p>

	<p>Windward Drive, Speke, Liverpool</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
17.5	<p><b><u>SITE LOCATION:</u></b> Marina Quay Retail Park, Wellington Road, Rhyl</p> <p><b><u>WARD:</u></b> Foryd</p> <p><b><u>WARD CLLRS:</u></b> Mrs. J. Butterfield A.R. James</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0715</p> <p><b><u>DESCRIPTION:</u></b> Deletion of condition 10 of planning permission for retail store granted under code No. 45/2018/0123 to remove restrictions on permitted hours for deliveries/servicing</p> <p><b><u>APPLICANTS :</u></b> Scarborough Developments Group</p> <p><b><u>DECISION:</u></b> <i>No objection to the removal of the permitted hours for deliveries due to the distance from neighbouring properties however a condition should be applied to prevent an alarm sounding when the entrance gates are opened to admit vehicles as was previously the case at the existing Aldi store in Wellington Road and which led to a number of complaints from local residents</i></p> <p><i>Objection to the storage of any food waste outside of the building unless it is contained in secure sealed storage bins to prevent seagulls/rats feeding.</i></p>
17.6	<p><b><u>SITE LOCATION:</u></b> Site of Pavilion Theatre and Sun Centre, and adjoining land/car and coach parks, East Parade, Rhyl</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>WARD CLLRS:</u></b> K.R. Jones T. Thomas</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0719</p> <p><b><u>DESCRIPTION:</u></b> Display of signage in relation to travelodge</p> <p><b><u>APPLICANTS :</u></b> Travelodge Hotels Limited</p> <p><b><u>DECISION:</u></b> <i>No objection subject to full compliance with Note 1 above (currently only partial compliance)</i></p>
17.7	<p><b><u>SITE LOCATION:</u></b> Site of former Post Office 24 Wellington Road, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0720</p> <p><b><u>DESCRIPTION:</u></b> Formation of new general public short stay car park and</p>

	<p>associated works</p> <p><b><u>APPLICANTS</u></b> : Mr. Mark Dixon, Denbighshire County Council</p> <p><b><u>DECISION</u></b>: <i>No objection</i></p>
17.8	<p><b><u>SITE LOCATION</u></b>: 12 Norbeck Drive, Rhyl</p> <p><b><u>WARD</u></b>: Derwen</p> <p><b><u>WARD CLLRS</u></b>: Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss E. Jones</p> <p><b><u>APPLICATION No</u></b>: 45/2018/0731</p> <p><b><u>DESCRIPTION</u></b>: Erection of extension to dwelling</p> <p><b><u>APPLICANTS</u></b> : Mr. A. Harding of the above address</p> <p><b><u>DECISION</u></b>: <i>No objection</i></p>
17.9	<p><b><u>SITE LOCATION</u></b>: Woodburne Works, Cefndy Road, Rhyl</p> <p><b><u>WARD</u></b>: Cefndy</p> <p><b><u>WARD CLLRS</u></b>: J. Ball Mrs. P.M. Jones P. Prendergast</p> <p><b><u>APPLICATION No</u></b>: 45/2018/0744</p> <p><b><u>DESCRIPTION</u></b>: Display of 2 non-illuminated fascia signage on building and 1 non-illuminated pole mounted sign</p> <p><b><u>APPLICANTS</u></b> : Mr. Neasham, Lakeside House, Northampton</p> <p><b><u>DECISION</u></b>: <i>No objection subject to Note 1 above</i></p>

## 18. **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.

<b>PLANNING APPLICATIONS SCHEDULE</b>	
18.1	<p><b><u>SITE LOCATION</u></b>: 50 Clifton Park Road, Rhyl (Amended Plans)</p> <p><b><u>WARD</u></b>: Tynewydd</p>

	<p><b><u>WARD CLLRS:</u></b> B. Blakeley B. Jones Miss C.L. Williams</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0056</p> <p><b><u>DESCRIPTION:</u></b> Erection of extension to rear of dwelling</p> <p><b><u>APPLICANTS :</u></b> Mr. James Heath of the above address</p> <p><b><u>PREVIOUS DECISION:</u></b> <i>No objection</i></p> <p><b><u>DECISION:</u></b> <i>No objection subject to frosted glass being installed in any new window overlooking neighbouring properties.</i></p>
18.2	<p><b><u>SITE LOCATION:</u></b> Derwen House, Ffordd Derwen, Rhyl</p> <p><b><u>WARD:</u></b> Derwen</p> <p><b><u>WARD CLLRS:</u></b> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0341</p> <p><b><u>DESCRIPTION:</u></b> Siting of Storage Containers</p> <p><b><u>APPLICANTS :</u></b> H B Leisure, 82 Mostyn Street, Llandudno</p> <p><b><u>DECISION:</u></b> <i>Objection the Town Council considers that the proposed development will</i></p> <ul style="list-style-type: none"> <li>- <i>Over intensification of the site</i></li> <li>- <i>Loss of car parking spaces for the business resulting in on street parking in adjoining roads</i></li> <li>- <i>Represent a negative visual impact for residents of Ffordd Derwen in the vicinity of the site</i></li> <li>- <i>concerns over additional large vehicles entering and leaving the site and impact on highway safety</i></li> </ul> <p><i>In the event that the Local Planning Authority grant permission for the development a condition is requested to limit the hours of operation to protect the residential amenities of neighbouring properties on Ffordd Derwen</i></p>
18.3	<p><b><u>SITE LOCATION:</u></b> Little Theatre, Vale Road, Rhyl</p> <p><b><u>WARD:</u></b> Pentyffryn</p> <p><b><u>WARD CLLRS:</u></b> Mrs. D.L. King A.J. Rutherford</p> <p><b><u>APPLICATION No:</u></b> 45/2018/0782</p> <p><b><u>DESCRIPTION:</u></b> Erection of a single storey flat rooked extension to provide</p>

	<p>additional toilet facilities.</p> <p><b><u>APPLICANTS</u></b> : Mr. Gwynne Williams, Rhyl Little Theatre</p> <p><b><u>DECISION</u></b>: <i>No objection</i></p>
18.4	<p><b><u>SITE LOCATION</u></b>: 14 Clos Teg Fan, Rhyl</p> <p><b><u>WARD</u></b>: Trellewelyn</p> <p><b><u>WARD CLLRS</u></b>: A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><b><u>APPLICATION No</u></b>: 45/2018/0687</p> <p><b><u>DESCRIPTION</u></b>: Erection of extension to dwelling</p> <p><b><u>APPLICANTS</u></b> : Mr. J. Taylor of the above address</p> <p><b><u>DECISION</u></b>: <i>No objection</i></p>

**19. CLOSURE OF MEETING**

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

Signed: .....

Date: .....