

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 6<sup>th</sup> November 2019 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

**PRESENT**

Councillor Mrs W. Mullen James (Chair)

Councillors B. Blakeley, Mrs. J. Butterfield JP MBE, Mrs J. Chamberlain-Jones, A.S. Johnson, K.R. Jones, Mrs. P.M. Jones, Mrs D. L. King, Ms J. L. McAlpine, B. Mellor, Ms V. Roberts, R. Turner and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk

Also present

Councillor P. Prendergast (observer)  
Councillor T. Thomas (observer)

**25. APOLOGIES**

Apologies for absence was submitted from Councillors J. Ball, Ms. J. Hughes, A.J. Rutherford and Miss S. Roberts.

**26. 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 of equal prominence, reflecting the linguistic nature of the Rhyl area.

<b>PLANNING APPLICATIONS SCHEDULE</b>	
26.1	<p><b><u>SITE LOCATION:</u></b> 41 John Street, 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> 45/2019/0394</p> <p><b><u>DESCRIPTION:</u></b> Change of use of residential property to guest house</p> <p><b><u>APPLICANTS</u></b> : Mr. Frank Bolton, 9 Aberconway Road, Prestatyn</p> <p><b><u>DECISION:</u></b> <i>Objection on the following grounds - While the Town Council would generally welcome additional Guest Houses within Rhyl the plans submitted suggest a lack of separate facilities (shared bathroom etc) for guests and particularly disabled visitors. This would suggest that the proposal would represent low quality accommodation.</i></p>

	<p><i>If granted the Council would request a planning condition preventing the future use of the premises as a HMO</i></p>
26.2	<p><b><u>RECONSULTATION</u></b></p> <p><b><u>SITE LOCATION:</u></b> Victoria Business Park, Victoria 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> 45/2019/</p> <p><b><u>DESCRIPTION:</u></b> Variation of condition number 2 of planning permission number 45/2018/0263 (Construction Method Statement) to re-site office/canteen/WC to revised location: provision of heras fencing in place of hoarding along boundary with 1 Vale park; provision of heras fencing and debris netting along boundary with Ysgol Emmanuel in place of hoarding; re-siting of hoarding along boundary with Victoria Road and changes to delivery hours.</p> <p><b><u>APPLICANTS :</u></b> Mr. Michael Garnett, NWPS Construction Limited, Cambrian Business Park, March Road, Rhyl</p> <p><b><u>PREVIOUS DECISION:</u></b> <i>No objection subject a condition requiring the removal of the office/canteen/WC from the opposite location prior to completion of the development.</i></p> <p><b><u>DECISION:</u></b> <i>No objection subject a condition requiring the removal of the office/canteen/WC from the opposite location prior to completion of the development.</i></p>
26.3	<p><b><u>SITE LOCATION</u></b> Unit 10 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> 45/2019/0848</p> <p><b><u>DESCRIPTION:</u></b> Change of use of retail unit to a tanning salon</p> <p><b><u>APPLICANTS :</u></b> Mr. Ben Smith, Sunseekers Sunbeds Limited, 9-11 Library Street, Wigan</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>

26.4	<p><b><u>SITE LOCATION:</u></b> 9 Bodfor Street, 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> 45/2019/0537</p> <p><b><u>DESCRIPTION:</u></b> Conversion of first and second floors to form 3-no self contained flats and formation of separate access at front of existing retail unit</p> <p><b><u>APPLICANTS :</u></b> Mr. Richard Addison, Cash Converters, 9 Bodfor Street, Rhyl</p> <p><b><u>DECISION:</u></b> <i>Objection</i></p> <ul style="list-style-type: none"> <li>- <i>the development represents over-intensification of the site which is considered too small to accommodate three flats.</i></li> <li>- <i>Concern that the proposed access to rear flat is via a series of unlit alleyways</i></li> <li>- Lack of bin storage requiring domestic waste to be retained within the flats for up to a period of 1 month following the introduction of proposed new refuse collection regime.</li> <li>- Lack of fire escape or access for emergency services to rear flat</li> </ul>
26.5	<p><b><u>SITE LOCATION:</u></b> Hafod wen, Bryn Cwnin Road, 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> 45/2019/0891</p> <p><b><u>DESCRIPTION:</u></b> Works to trees protected by Tree Preservation Order</p> <p><b><u>APPLICANTS :</u></b> Mr. Jeffrey Porter of the above address.</p> <p><b><u>DECISION:</u></b> <i>No objection but concern that protected tree (T2) appears to have been removed and replaced prior to consent being given</i></p>

**27. CLOSURE OF MEETING**

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

Signed: .....

Date: .....