

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 17th July 2019 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Council.

PRESENT

Councillor Mrs W. Mullen James (Chair)

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

Mr G. J. Nickels – Town Clerk

10. APOLOGIES

Apologies were submitted from Councillors J. Ball, B. Mellor, Miss S. L. Roberts, A. J. Rutherford and Miss C.L. Williams.

11. 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.

PLANNING APPLICATIONS SCHEDULE	
11.1	<p><u>SITE LOCATION:</u> 66 Rhuddlan Road, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2019/0502</p> <p><u>DESCRIPTION:</u> Erection of extensions to dwelling and formation of additional parking</p> <p><u>APPLICANTS :</u> Mr. Joseph Lewis of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
11.2	<p><u>SITE LOCATION</u> 60 Butterson Road, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James</p> <p><u>APPLICATION No:</u> 45/2019/0542</p>

	<p><u>DESCRIPTION:</u> Alterations to front elevation of dwelling to form a bay window and porch canopy.</p> <p><u>APPLICANTS :</u> Ms. Liz Wilson of Cais Ltd. Station Court, 41-43 Colwyn Bay</p> <p><u>DECISION:</u> <i>No objection</i></p>
11.3	<p><u>SITE LOCATION:</u> Sussex Street Christian Centre, 15 Sussex Street, Rhyl</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. Hughes Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2019/0545</p> <p><u>DESCRIPTION:</u> Internal alterations to the Church (Listed Building application)</p> <p><u>APPLICANTS :</u> Rev Trevor Casey of the above address</p> <p><u>DECISION:</u> <i>No object</i></p>
11.4	<p><u>SITE LOCATION</u> Land at former Crown Bard, Ffordd Derwen, Rhyl, LI18 2RI</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2019/0592</p> <p><u>DESCRIPTION:</u> Erection of Drive Thru takeaway restaurant, associated car parking, landscaping, customer order displays, child's play area and associated works</p> <p><u>APPLICANTS :</u> McDonald's Restaurant's Limited, 11- 59 High Road, East Finchley, London</p> <p><u>DECISION:</u> Objection on the following grounds:</p> <ol style="list-style-type: none"> 1. It is considered that the proposed access and egress to the restaurant from Ffordd Derwen will have significant impact on traffic flows for vehicles seeking to join or leave the A525 particularly at times of peak travel times. Although it is noted that the original entrance to the Crown Bard was located in a similar position the volume of traffic utilising that establishment was not comparable to the likely usage of a drive through restaurant. Currently at peak traffic movement times it is normal for traffic queues waiting to join the A525 on Ffordd Derwen to extend beyond the entrance to the HB Leisure facility. This is likely to cause difficulties to traffic leaving the site exasperating the existing traffic flow problems to the detriment of other road users and neighbouring residents and businesses. <p>It is therefore submitted that the current proposal would be contrary to Criteria viii) of Policy RD 1 of the adopted Local Development Plan which advises that proposals should not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures</p>

	<p>where necessary and appropriate. A transport assessment and travel plan will be required where appropriate; - it is noted that no transport assessment or travel plan has been submitted as part of the application.</p> <p>It is also noted that the proposed entrance will cut through the existing designated cycle path which would also appear to be potentially contrary to criteria vii of the above policy RD 1 and the Denbighshire County Council “Safer Routes to School” initiative</p> <p>NB The Town Council considers that the above could be resolved by linking the development to the current Clwyd Retail Park spine road which is adjacent to the application site.</p> <p>2. The application for planning permission states that there are no protected and priority species affected by the proposal however local members have advised of the possibility of water vole and hedgehogs in this area.</p> <p>It is therefore considered that the application could be contrary to Policy VOE 5 – <i>Conservation of natural resources. Development proposals that may have an impact on protected species or designated sites of nature conservation will be required to be supported by a biodiversity statement which must have regard to the County biodiversity aspiration for conservation, enhancement and restoration of habitats and species.</i></p> <p>3. The application will require the removal of a significant number of healthy trees from land adjoining Ffordd Derwen. These trees currently act as a visual buffer between residential properties on Ffordd Derwen and the Clwyd Retail Park and their loss would be considered detrimental to the residential amenities currently enjoyed by the residents and persons using Ffordd Derwen to enter the town.</p> <p>The application form claims that the hours of opening are not relevant to the proposal, however given that a number of similar restaurants operate on a 24 hour basis then this would be relevant to the residential amenities of neighbouring residential properties.</p> <p>It is therefore considered that the application is contrary to criteria’s (iii), (iv) and (vi) of Policy RD 1</p> <p>4. Recent incidents of flooding have occurred in the vicinity of the application site particularly from rain water along Ffordd Derwen. The Council is concerned that the removal of land which may currently assist with a natural soakaway would potentially exasperate future flooding.</p>
11.5	<p><u>SITE LOCATION:</u> Land at former Crown Bard, Ffordd Derwen, Rhyl, LI18 2RI</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2019/0593</p> <p><u>DESCRIPTION:</u> Display of advertisements/signage in relation to McDonalds</p> <p><u>APPLICANTS :</u> McDonald’s Restaurant’s Limited, 11- 59 High Road, East Finchley, London</p>

	<u>DECISION:</u> No Objection subject to Note 1 above
11.6	<p><u>SITE LOCATION:</u> Land at former Crown Bard, Ffordd Derwen, Rhyl, LI18 2RI</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2019/0594</p> <p><u>DESCRIPTION:</u> Installation of one pole mounted sign</p> <p><u>APPLICANTS :</u> McDonald's Restaurant's Limited, 11- 59 High Road, East Finchley, London</p> <p><u>DECISION:</u> No Objection subject to Note 1 above</p>
11.7	<p><u>SITE LOCATION:</u> Land at former Crown Bard, Ffordd Derwen, Rhyl, LI18 2RI</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2019/0595</p> <p><u>DESCRIPTION:</u> Installation of site signage in connection with McDonalds</p> <p><u>APPLICANTS :</u> McDonald's Restaurant's Limited, 11- 59 High Road, East Finchley, London</p> <p><u>DECISION:</u> No Objection subject to Note 1 above</p>

12. **CLOSURE OF MEETING**

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

Signed:

Date: