At a **MEETING** of the **PLANNING** COMMITTEE held via video conference on Wednesday 3rd February 2021 following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor Mrs W. Mullen James (Chair)

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

Mr G. J. Nickels - Town Clerk

Also in attendance

Councillors Mrs. E. Chard, B. Jones, and T. Thomas - All observing

20. OPENING OF MEETING & APOLOGIES

An apology for absence was received from Councillor J. Ball

21. 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.

Note 2: Both the Rhyl Town and Denbighshire County Councils' have recently formally declared a climate emergency and as such would wish that steps are now taken by developers and the Planning Authority to ensure that in future all larger scale applications for development maximize use of existing technologies to minimize negative impact on the climate.

[Councillor Ms. V. Roberts declared her personal interest in application no. 45/2021/0013.]

PLANNING APPLICATIONS SCHEDULE

21.1 | SITE LOCATION: Unit 14 Parc Fforddlas, Rhyl

WARD: Cefndy

WARD CLLRS: J. Ball

Mrs. P.M. Jones P. Prendergast

APPLICATION No: 45/2020/0848

DESCRIPTION: Change of use of light industrial unit to form gymnasium (Use Class

D2)

APPLICANTS: Mr. Gareth Davies, 7 Vincent Close, Rhyl

<u>DECISION</u>: No objection subject to notes 1 and 2 above.

21.2 | SITE LOCATION: Land at Rhyl South East between Bro Deg and Dyserth Road, Rhyl

<u>WARD:</u> Trellewelyn <u>WARD:</u> Tynewydd

<u>CLLRS</u>: A.S. Johnson <u>CLLRS</u>: B. Blakeley

Mrs. W. Mullen-James B. Jones

Ms. V. Roberts Miss C.L. Williams

APPLICATION No: 45/2021/0013

<u>**DESCRIPTION**</u>: Vary the Section 106 Agreement by the removal of the clause requiring provision of the 'new signalised junction at Pen y Maes/Dyserth Road junction'

<u>APPLICANTS</u>: Hayley Knight, SATPLAN Ltd on behalf of Anwyl Construction Company Ltd The Bridgewater Complex, 36 Canal Street, Liverpool

DECISION: No Objection

21.3 | SITE LOCATION: Sandy Lodge 83 Dyserth Road, Rhyl

WARD: Trellewelyn

WARD CLLRS: A.S. Johnson

Mrs. W. Mullen-James

Ms. V. Roberts

APPLICATION No: 45/2020/0904

<u>**DESCRIPTION**</u>: Erection of two storey extension to rear and single storey sun lounge extension to existing annex to provide additional living accommodation and office space to be used in conjunction with nursing home including formation of additional window/door openings, installation of solar panels and associated works.

APPLICANTS: Mr. Sohail Qureshi, Kuklous, 1 Sopwith Crescent, Wickford

<u>**DECISION**</u>: objection the committee considers that the application will represent an over-intensification of the site and will be detrimental to the occupiers of the amenities of neighbouring properties.

NB Members were concerned that they considered that the plans submitted lacked sufficient detail in respect of measurements.

21.4 | **SITE LOCATION:** 109 Marsh Road, Rhyl

WARD: Cefndy

WARD CLLRS: J. Ball

Mrs. P.M. Jones P. Prendergast

APPLICATION No: 45/2020/0905

<u>DESCRIPTION</u>: Demolition of existing children's day nursery (Use Class D1) and erection of industrial units (Use Class B2) with 2 office suites (Use Class B1) at first floor level including formation of access, parking, landscaping and associated works

APPLICANTS: Mr. Christopher Walsh, Office 6, Hanover House, The Roe, St. Asaph.

<u>DECISION</u>: No objection

22. <u>PRE-APPLICATION CONSULTATION COLEG LLANDRILLO, RHYL CAMPUS, CEFNDY ROAD, RHYL</u>

<u>RESOLVED</u> that the pre-application consultation be received and welcomed and that the developer be advised that the Town Council welcome, the proposal and individual Members to contact the developer directly with any concerns / suggestions especially in respect of landscaping.

23. CLOSURE OF MEETING

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