

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Council Chamber on Wednesday 20th March 2024 following the preceding meeting of the Council.

PRESENT

Councillor Ms J. L. McAlpine (Chair)

Councillors, M. Blackwell, Mrs. J. Butterfield, Mrs J. Chamberlain-Jones, Mrs. J. Evans, S. Feeney, Ms S. Fleming, K. R. Jones, Mrs D. L. King, B. Mellor, Ms R. S. Roberts and Ms V. Roberts, A. J. Rutherford and A. Walker.

Also in Attendance

Councillor Mrs E. M. Chard (observer)
Councillor Mrs W. M. Mullen-James (observer)

G. Nickels – Town Clerk
Miss H. J. Windus – Deputy Town Clerk

46. APOLOGIES

Apologies for absence were submitted from Councillors Mrs M. A. Blakeley-Walker Mrs J. Chamberlain-Jones, , and D. Simmons,

47. 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.

PLANNING APPLICATIONS SCHEDULE	
47.1	<u>RECONSULTATION</u> <u>SITE LOCATION:</u> Land off Westbourne Avenue, Rhyl <u>WARD:</u> Foryd <u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James <u>APPLICATION No:</u> 45/2022/1008 <u>DESCRIPTION:</u> Erection of 5 dwellings including construction of a new

	<p>vehicular access, erection of refuse compound, formation of parking, landscaping and associated works</p> <p><u>APPLICANTS:</u> Mr Nigel Gizzi of J&T Gizzi Limited, The Gatehouse, Bodoryn Fawr Farm, St. George, Abergele.</p> <p><u>DECISION:</u> <i>Objection on the following grounds:</i></p> <ul style="list-style-type: none"> - <i>The Town Council considers that the development will represent an over intensification of the site to the detriment of future occupiers and neighbouring properties</i> - <i>The Town Council considers that the only vehicular access to the site (Westbourne Avenue) is unable to cope with existing usage as evidenced by the objections of residents</i> <p><i>The Town Council would formally request that the County Council Planning Committee considers undertaking a site inspection to fully appreciate the impact that the proposed development would have on the existing traffic issues.</i></p>
47.2	<p><u>SITE LOCATION:</u> 68 Dyserth Road, Rhyl</p> <p><u>WARD:</u> Tynewydd</p> <p><u>WARD CLLRS:</u> M. Blackwell A. Walker Miss C.L. Williams</p> <p><u>APPLICATION No:</u> 45/2024/0124</p> <p><u>DESCRIPTION:</u> Erection of a single storey extension to rear, raised terrace area and balcony</p> <p><u>APPLICANTS:</u> Mr. Stewart Kelly of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
47.3	<p><u>SITE LOCATION:</u> The Promenade 38 Marine Drive, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> Mrs. J. Evans K.R. Jones</p> <p><u>APPLICATION No:</u> 45/2023/0790</p> <p><u>DESCRIPTION:</u> Change of use of dwelling (use class C3) to residential childrens home (use class C2)</p> <p><u>APPLICANTS:</u> Mr Andrew Worsley, Harbour Childrens Services Limited, The Lodge House, Dodge Hill, Stockport</p> <p><u>DECISION:</u> <i>No objection</i></p>

47.4	<p><u>SITE LOCATION:</u> 157-159 Vale Road, , Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> A.J. Rutherford D. Simmons</p> <p><u>APPLICATION No:</u> 45/2024/0091</p> <p><u>DESCRIPTION:</u> Change of use of existing nursery to form 5 dwellings</p> <p><u>APPLICANTS:</u> Mr Chris Walsh, Walsh Commercial Properties, 161 Vale Road, Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
47.5	<p><u>SITE LOCATION:</u> 113 High 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> 45/2023/0866</p> <p><u>DESCRIPTION:</u> Conversion of first and second floors to form 4 self-contained apartments, including alterations to fenestrations, installation of new/ replacement shopfront including shutters and associated works</p> <p><u>APPLICANTS:</u> Mr Vikas Kakar, Spire Group Real Estate Ltd., 79 Cranleigh Gardens, Southall, Middlesex,</p> <p><u>DECISION:</u> <i>No objection</i></p>

48. CLOSURE OF MEETING

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

Signed:

Date: