

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Town Hall on Wednesday 18th June 2025, following the preceding meeting of Council.

PRESENT

Councillor D. Simmons (Vice-Chair)

Councillors S. Feeney, K. R. Jones, Mrs. D. L. King, W. Price, Ms V. Roberts,
A. J. Rutherford and A. Walker.

Also in Attendance

A. R. James - Observer
Mrs H. J. Mead – Town Clerk
Mrs T. A. Jones – Deputy Clerk

1. APOLOGIES

Apologies for absence were submitted from Councillors Mrs S. L. Connolly, Ms J. L. McAlpine, B. Mellor and Ms R. S. Roberts.

2. DECLARATIONS OF INTEREST

The Chair asked if members had any personal and/or prejudicial interests to declare with regard to any of the business to be considered on the agenda?

RESOLVED *that no declaration were made.*

3. 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

i.	<p><u>SITE LOCATION:</u> Helens, 45 Trellewelyn Road, Rhyl, Denbighshire, LL18 4LT</p> <p><u>WARD:</u> Trelewelyn</p> <p><u>WARD CLLRS:</u> Mrs M. A. Blakeley-Walker W. Price Ms V. Roberts</p> <p><u>APPLICATION No:</u> 45/2024/1239/PF</p> <p><u>DESCRIPTION:</u> Change of use from hairdressers to a hot-food takeaway</p> <p><u>APPLICANTS:</u> Mr Thananjcheliyan Ernest</p> <p><u>DECISION:</u> <i>Objection on the grounds that the change of use proposed would give rise to an unacceptable impact on the amenity of neighbouring residential occupiers above, to the sides and across the road from the application site by way of increased noise, disturbance and odours. On this basis it is considered that the application is unacceptable as it is contrary to test vi) of Policy RD1 of the Denbighshire Local Development Plan, the guidance of the Development Management Manual, and the advice of the Council's adopted Supplementary Planning Guidance 'Hot Food Takeaways'.</i></p>
ii.	<p><u>SITE LOCATION:</u> Barnetts, 35 - 37 Wellington Road, Rhyl, Denbighshire, LL18 1BA</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. L. McAlpine</p> <p><u>APPLICATION No:</u> 45/2024/1605/PF</p> <p><u>DESCRIPTION:</u> Alterations to shopfront and erection of a canopy to front elevation (partly-retrospective)</p> <p><u>APPLICANTS:</u> Mr Hunar Rauff</p> <p><u>DECISION:</u> <i>No objection</i></p>
iii.	<p><u>SITE LOCATION:</u> Lloyds Bank, 10 - 14 Queen Street, Rhyl, Denbighshire, LL18 1RY</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. L. McAlpine</p> <p><u>APPLICATION No:</u> 45/2025/0227/PF</p> <p><u>DESCRIPTION:</u> Internal alterations and installation of replacement external ATM with collar</p>

	<p><u>APPLICANTS:</u> (Lloyds Bank)</p> <p><u>DECISION:</u> <i>No objection</i></p>
iv.	<p><u>SITE LOCATION:</u> 15 Chester Street, Rhyl, Denbighshire, LL18 3ER</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> Mrs J. M. Evans K. R. Jones</p> <p><u>APPLICATION No:</u> 45/2025/0242/LE</p> <p><u>DESCRIPTION:</u> Lawful development certificate for the existing use of dwelling as home of multiple occupation (Use Class C4)</p> <p><u>APPLICANTS:</u> Majid Khan (Genics Investment)</p> <p><u>DECISION:</u> <i>No objection, in that there is no evidence to suggest that the dwelling has not or is not being used as a home of multiple occupation.</i></p> <p><i>NB: The town council does not support homes of multiple occupation as a rule, preferring single occupancy dwellings, but it understands that this is not a planning application for the continuation of use as a home of multiple occupation.</i></p>

4. **CLOSURE OF MEETING**

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

Signed:

Date: