

At a **RESCHEDULED MEETING of the PLANNING COMMITTEE** held on Thursday 5th September 2013 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs E. M. Chard (Chair)

Councillors B. Blakeley, Ms J. Hughes, A. R. James, J. May, B. F. Moylan, P. Prendergast, S. H. Ratcliffe, Miss S. L. Roberts, A. J. Rutherford, Miss R. Siddall and P.J. Williams.

Mr G. J. Nickels - Town Clerk

13. APOLOGIES

No apologies for non-attendance were received.

14. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 32 of the Meeting of Council held on 17th July 2013 Members noted the following applications which had been responded to during the August Recess by the Town Clerk in consultation with the Chair.

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 reflecting the linguistic nature of the Rhyl area.

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SCHEDULE No: 01/170713

PLANNING APPLICATIONS	
17 July 2013 [APPLICATIONS DETERMINED BY CHAIR DUE TO MEETING BECOMING INQUORATE]	
14.1	<u>SITE LOCATION:</u> 76 Wellington Road, Rhyl. <u>WARD:</u> Bodfor <u>APPLICATION No:</u> 45/2013/0749/PC Internal alterations and change of use from current retail and office to a radio station recording studios and offices (retrospective application). The Applicant is Ms Sarah Baldwin of Pennaf Housing, Clwyd Alyn, 72 Ffordd William Morgan, St Asaph Business Park, St Asaph.

	<p><u>DECISION:</u> No Objection</p>
14.2	<p><u>SITE LOCATION:</u> Shirely, 23 Marine Drive, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2013/0805/PF Construction of privacy screen to top of existing parapet wall and construction of external fire escape stairway from existing first-floor balcony. The Applicant is Mr Russell Moffatt of the same address.</p> <p><u>DECISION:</u> Object – Concern at loss of privacy for adjoining property owners/occupiers</p>
14.3	<p><u>SITE LOCATION:</u> J Sainsbury Plc, Clwyd Retail Park, Rhuddlan, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0813/PF Erection of a single-storey side extension to café and a single-storey entrance lobby. The Applicant is Sainsbury's Supermarket Ltd of Draken Drive, Ansty Park, Coventry.</p> <p><u>DECISION:</u> No Objection</p>
14.4	<p><u>SITE LOCATION:</u> J Sainsbury Plc, Clwyd Retail Park, Rhuddlan.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0841/PF Erection of a sprinkler tank, pumping house, and a 2.4m high palisade fence. The Applicant is Sainsbury's Supermarket Ltd of Draken Drive, Ansty Park, Coventry.</p> <p><u>DECISION:</u> No Objection</p>
14.5	<p><u>SITE LOCATION:</u> 107 Marsh Road, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2013/0831/PF Erection of office/workshop to rear of existing premises. The Applicant is Mr Richard Jones of Windspeed Ltd (TA Vector Instruments) of 115 Marsh Road, Rhyl.</p>

	<p><u>DECISION:</u> No Objection</p>
14.6	<p><u>SITE LOCATION:</u> Morrison Local, 82 Rhyl Coast Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2013/0853/AD Display of externally-illuminated double-sided totem sign and non-illuminated entrance/exit signs. The Applicant is Wm Morrisons Supermarket Plc of Hillmore House, Gain Lane, Bradford, Yorkshire.</p> <p><u>DECISION:</u> No Objection</p>
<p>31 July 2013</p>	
14.7	<p><u>SITE LOCATION:</u> 29 Vezey Street, Rhyl.</p> <p><u>WARD:</u> Cefndy</p> <p><u>APPLICATION No:</u> 45/2013/0828/PF Change of use of forklift truck training centre (Class D1) to health & fitness centre and training centre (Classes D1 & D2). The Applicant is Mr Adam Jones of 1 Ffordd Newydd, St Asaph.</p> <p><u>DECISION:</u> No objection</p>
14.8	<p><u>SITE LOCATION:</u> Wellspring Christian Centre, 182 Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2013/0886/LB Installation of a first floor within the main church hall and re-opening of external doorway (Listed Building application). The Applicant is Mr Hasan Icli C/o agents Mrs Kathryn Gratton Parry Davies Architects Ltd, Barclays Buildings, High Street, St Asaph.</p> <p><u>DECISION:</u> No objection</p>

14.9	<p><u>SITE LOCATION:</u> Units 1 & 2 Station Buildings, Bodfor Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0891/PF Change of use from Use Class B1 office to Use Classes B1 Office and D1 Health & Disability Assessment Centre and associated works including internal partitions and alterations. The Applicant is Capita Health & Wellbeing of Capita Business Services, 71 Victoria Street, London.</p> <p><u>DECISION:</u> No objection</p>
14.10	<p><u>SITE LOCATION:</u> Units 1 & 2 Station Buildings, Bodfor Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0892/LB Listed Building application for change of use from Use Class B1 office to Use Classes B1 office and D1 Health & Disability Assessment Centre with all associated works including internal partitions and alterations. The Applicant is Capita Health & Wellbeing of Capita Business Services, 71 Victoria Street, London.</p> <p><u>DECISION:</u> No objection</p>
13 August 2013	
14.11	<p><u>SITE LOCATION:</u> Land at Rhyl South East Aberkinsey Park Estate – Phase 1 Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0880/PF Substitution of house types on plots 67, 68, 114, 115, 117 And 118 (partly retrospective). The Applicant is Anwyl Homes & Construction, Anwyl House, Mona Terrace, Prince Edward Avenue, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
14.12	<p><u>SITE LOCATION:</u> Land south of St. Asaph Business Park (south) Glascoed Road, St Asaph.</p> <p><u>WARD:</u> Plastirion/Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2013/0400/PF Installation and operation of electrical substation compound with outdoor equipment, internal road layout and perimeter fencing south-east of St Asaph Business Park and up to 11.14 km of underground electricity cables between the</p>

	<p>St Asaph substation and the coast at Ffrith Beach Prestatyn, in connection with the proposed Burbo Bank offshore windfarm. The Applicant is Dr Jennifer Brack of Dong Energy Burbo Extension (UK) Ltd, 33 Grosvenor Place, Belgravia.</p> <p><u>DECISION:</u> No objection</p>
14.13	<p><u>SITE LOCATION:</u> 3 Brighton Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/0975/PF Change of use of retail premises to form 1 no. dwelling, change of external materials and provision of first floor terrace. The Applicant is Mr Chris Evans of Denbighshire County Council, Caledfryn, Smithfield Road, Denbigh.</p> <p><u>DECISION:</u> No objection</p>

15. **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 reflecting the linguistic nature of the Rhyl area.)

[Councillor P.J. Williams declared his prejudicial interest in application No. 45/2013/0948/LB due to the applicant being his employer and left the Chamber during debate and voting thereon]

PLANNING APPLICATIONS		5 September 2013
i)	<p><u>SITE LOCATION:</u> Arriva Trains, Station Buildings, Bodfor Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/ 0948/LB Structural alterations and improvements to passenger facilities. The Applicant is Miss Diane Clarke of Network Rail, Kings Place, 90 York Way, London.</p> <p><u>DECISION:</u> The Town Council while welcoming the potential investment into a major part of the Town's infrastructure objects to the application in its current form as follows:</p>	

	<p>1. The application fails to make provision of formal entrance/exit for the Station to the South of the Railway Line. – This would meet community need and the requirements of disabled passengers. – In this regard while accepting that the developer may not be able to enter onto land in private ownership (Morrisons Supermarket), other land adjacent to the station platform is in public ownership.</p> <p>2. No indication that improvements will be made to the existing lift facilities to accommodate particularly disabled passengers and to ensure that if a train arrives from the Chester direction passengers with mobility needs are able to exit the station. In this respect Members note recent press reports suggesting that in future more railway stations will become unmanned as standard and it is understood that the existing lifts are not operational when the station is unmanned.</p>
ii)	<p><u>SITE LOCATION:</u> 20 Llys Tudur, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2013/1024/PF Erection of single storey pitched roof extension at rear of dwelling. The Applicant is Mrs Susan Evans of the same address.</p> <p><u>DECISION:</u> No objection</p>
iii)	<p><u>SITE LOCATION:</u> 94 Dyserth Road, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2013/1053/PF Erection of extension to ground floor and alterations and extensions to provide first floor living area. The Applicant is Mr Ian McAllister, The Limes, Park Avenue, Kinmel Bay.</p> <p><u>DECISION:</u> No objection</p>
iv)	<p><u>SITE LOCATION:</u> Hailwood, Bryn Cwnin Road, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/0731/TP Felling of 3 No. oak trees, 1 No. ash tree and 2 No. poplar trees to rear of dwelling all shown within Area A1 on the plan annexed to the Borough of Rhuddlan Tree Preservation Order No. 1, 1988. The Applicant is Ms Andrea Thomas of the same address.</p> <p><u>DECISION:</u> Object to loss of trees – concern that the submitted Tree Report indicates that some of the trees have evidence of past damage by “cuts” and machinery which have affected the health of the trees.</p>

v)	<p><u>SITE LOCATION:</u> 7 St Mary's Drive, Rhyl.</p> <p><u>WARD:</u> Derwen</p> <p><u>APPLICATION No:</u> 45/2013/1047/PF Erection of dormer to rear of dwelling (amendment to previously approved scheme). The Applicant is Mr Darren Worthington of the same address.</p> <p><u>DECISION:</u> No objection</p>
vi)	<p><u>SITE LOCATION:</u> R D Johnson and Sons, Garford Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2013/1082/AD Display of 4 no. banner style boards with company details and photographic images of conservatories. The Applicant is R D Johnson & Sons of the same address.</p> <p><u>DECISION:</u> No objection</p>
vii)	<p><u>SITE LOCATION:</u> McDonalds, 18-20 High Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2013/1067/PC Change of use of highway land to form outdoor eating and drinking area (retrospective application). The Applicant is Mr Stewart Williams of the same address.</p> <p><u>DECISION:</u> No objection subject to a condition requiring that the outdoor seating area must be removed if required when organised events within the Town Centre are occurring.</p>

16. CLOSURE OF MEETING

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

Signed:

Date: