

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 12th November 2014 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Finance and General Purposes Committee.

PRESENT

Councillor A. R. James (Chair)

Councillors C. S. Ball, B. Blakeley, Mrs. E.M. Chard, Mrs. J. Hughes, B. F. Moylan, P. Prendergast, S. H. Ratcliffe, , and A. J. Rutherford.

Mr G.J. Nickels – Town Clerk

31. APOLOGIES

Apologies were received from Councillors Miss S. L. Roberts (work commitment) Miss R. Siddall (other commitment).

32. 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.)

PLANNING APPLICATIONS		12 November 2014
32.1	<p><u>SITE LOCATION:</u> A T S Ltd, Vale Road, Rhyl.</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>APPLICATION No:</u> 45/2014/0966/PF Formation of new customer entrance to front elevation consisting of glazed screen with single leaf personnel door, provision of new concrete ramp with balustrade to existing fire exit door. The Applicant is ATS Euromaster, 20 Upper Portland Street, Birmingham.</p> <p><u>DECISION:</u> No objection</p>	
32.2	<p><u>SITE LOCATION:</u> 11-33 Abbey Street, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1132/PF Demolition of no's 11-25 Abbey Street and erection of 7 no. dwellings with associated gardens, parking and landscaping; and refurbishment of 4 flats and 2 ground floor shop units at 27-33 Abbey Street.</p>	

	<p>The Applicant is Mr Phil Danson of North Wales Housing, Plas Blodwel, Broad Street, Llandudno Junction.</p> <p><u>DECISION:</u> No objection</p>
32.3	<p><u>SITE LOCATION:</u> 23 Garford Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/1136/PF Erection of a first floor extension to dwelling and removal of chimney. The Applicants are Mr & Mrs Paul and Sian Smith of 1 Llys Ceirios, Trefnant.</p> <p><u>DECISION:</u> No objection</p>
32.4	<p><u>SITE LOCATION:</u> 5 Brighton Road, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1106/PF Change of use of existing single dwelling to form extension to existing use at 7 Brighton Road for Rhyl Community Drug and Alcohol Service (Class D1) by providing additional consulting rooms, offices and facilities. The Applicant is Betsi Cadwaladr University Health Board, Croesnewydd Road, Wrexham.</p> <p><u>DECISION:</u> No objection</p>
32.5	<p><u>SITE LOCATION:</u> 2 Princess Elizabeth Avenue, Rhyl.</p> <p><u>WARD:</u> Tynewydd</p> <p><u>APPLICATION No:</u> 45/2014/1158/PF Erection of single-storey extension to side of dwelling. The Applicants are Mr & Mrs Richard Reid of the same address.</p> <p><u>DECISION:</u> No objection</p>
32.6	<p><u>SITE LOCATION:</u> 1 Brynhedydd Road, Rhyl.</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>APPLICATION No:</u> 45/2014/1170/PF Alterations and erection of a single storey extension to rear of dwelling. The Applicant is Mrs Elaine Heath of 1 Grove Park Avenue, Rhyl.</p> <p><u>DECISION:</u> No objection</p>
32.7	<p><u>SITE LOCATION:</u> Grange Hotel Site 41-42 East Parade, Rhyl.</p>

	<p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/0388/PF Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works. The Applicant is Mr Andy Coombs of 8 Deanery Holdings, Water Eaton Lane, Penkridge, Stafford.</p> <p><u>DECISION:</u> Objection on the following grounds:</p> <ol style="list-style-type: none"> 1. The Council feels that the density of the number of proposed flats would represent an over intensification of the site in terms of the number of apartments proposed. 2. (notwithstanding the close proximity of the public car park), The Council considers the provision of only 21 on-site parking spaces for 44 apartments inadequate for the need and that this will result in significant on-street parking to the detriment of the occupiers of surrounding properties. <p>In the event that the application is approved by the Local Planning Authority then the Town Council would request that the following conditions be applied to any permission granted:</p> <ol style="list-style-type: none"> 1. That Standard Condition No. 1 be amended to require that any development permitted shall be commenced prior to the expiry of 1 year of the date of the grant of permission. 2. That a restriction be placed on the route of construction vehicles accessing and departing the site in consideration of the close proximity of particularly the Bradshaw Nursing Home and the frequent round the clock need for emergency vehicles to access that property.
32.8	<p><u>SITE LOCATION:</u> Grange Hotel Site, 41-42 East Parade, Rhyl.</p> <p><u>WARD:</u> Plastirion</p> <p><u>APPLICATION No:</u> 45/2014/0389/LB Demolitionn of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to nclude 21 on site parking spaces, restoration and alteration of the existing boundary walls and associated works (Listed Building application). The Applicant is Mr Andy Coombs of 8 Deanery Holdings, Water Eaton Lane, Penkridge, Stafford.</p> <p><u>DECISION:</u> Objection on the following grounds:</p> <ol style="list-style-type: none"> 1. The Council feels that the density of the number of proposed flats would represent an over intensification of the site in terms of the number of apartments proposed. 2. (notwithstanding the close proximity of the public car park), The Council considers the provision of only 21 on-site parking spaces for 44

	<p>apartments inadequate for the need and that this will result in significant on-street parking to the detriment of the occupiers of surrounding properties.</p> <p>In the event that the application is approved by the Local Planning Authority then the Town Council would request that the following conditions be applied to any permission granted:</p> <ol style="list-style-type: none"> 1. That Standard Condition No. 1 be amended to require that any development permitted shall be commenced prior to the expiry of 1 year of the date of the grant of permission. 2. That a restriction be placed on the route of construction vehicles accessing and departing the site in consideration of the close proximity of particularly the Bradshaw Nursing Home and the frequent round the clock need for emergency vehicles to access that property.
32.9	<p><u>SITE LOCATION:</u> 20 West Parade, Rhyl.</p> <p><u>WARD:</u> Bodfor</p> <p><u>APPLICATION No:</u> 45/2014/1194/PF Change of use of former nightclub premise at first and second floor level to form 4 no. apartments. The Applicant is Mr Craig Harker of 19 West Parade, Rhyl.</p> <p><u>DECISION:</u> No objection</p>

33. CLOSURE OF MEETING

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

Signed:

Date: