

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 6th September 2017 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors B. Blakeley, Mrs. J. Butterfield, Mrs. J. Chamberlain-Jones, S. Harris, Mrs. J. Hughes, A.S. Johnson, K.R. Jones, Mrs. D.L. King, Ms. J. McAlpine, A.J. Rutherford and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk

13. APOLOGIES

Apologies were submitted from Councillors J. Ball, Mrs. E. Chard, B. Mellor and Ms. V. Roberts

14. PLANNING APPLICATIONS DETERMINED DURING THE AUGUST RECESS

Further to Minute No. 40 of the Meeting of Council held on 19th July 2017 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.

PLANNING APPLICATIONS SCHEDULE		AUGUST RECESS
14.1	<p><u>SITE LOCATION</u> Ocean Beach Site, Wellington Road, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield and A. James</p> <p><u>APPLICATION No:</u> 45/2017/0646</p> <p>Details of Landscaping submitted in accordance with condition No. 1 of outline planning permission 45/2013/1510 (Reserve Matters Application)</p> <p>The applicant is Scarborough Development Group</p> <p><u>DECISION:</u> No objection</p>	
14.2	<p><u>SITE LOCATION</u> 50 Bath Street, Rhyl</p> <p><u>WARD:</u> Plastirion</p>	

	<p><u>WARD CLLRS:</u> K.R. Jones and T. Thomas</p> <p><u>APPLICATION No:</u> 45/2017/0677</p> <p>Change of use of dwelling to family assessment centre.</p> <p>The applicants is Mrs. Karen Waring of 38.6 Solutions of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
14.3	<p><u>SITE LOCATION</u> 176 Rhuddlan Road, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain-Jones, Mrs. E.M. Chard, Miss E.L. Jones</p> <p><u>APPLICATION No:</u> 45/2017/0706</p> <p>Alterations and extensions to rear of dwelling and alterations and extension to amenity building</p> <p>The applicants is Mr. Lee Highland of 158 Rhuddlan Road, Rhyl.</p> <p><u>DECISION:</u> <i>No objection</i></p>
14.4	<p><u>SITE LOCATION</u> 65 Grange Road, Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> Mrs. D. L. King and A.J. Rutherford</p> <p><u>APPLICATION No:</u> 45/2017/0629</p> <p>Erection of new boundary wall.</p> <p>The applicant is Mrs. Claire Wright of the same address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
14.5	<p><u>SITE LOCATION</u> Vickers and Sons Ltd, Greenfield Place, Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> Mrs. D. L. King and A.J. Rutherford</p> <p><u>APPLICATION No:</u> 45/2017/0540</p> <p>Change of use from a plumbing merchant to a gym and leisure/health and</p>

	<p>fitness facility.</p> <p>The applicant is Mr. Colin Adam Jones, 14 Kinard Drive, Rhyl</p> <p><u>DECISION</u> No objection</p>
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15. **PLANNING APPLICATIONS**

Members gave consideration to the received planning applications as shown below and **RESOLVED** as now marked thereon.

In respect of application no. 45/2016/0741 Councillor Keith Jones declared his personal interest in the application due to his being a Member of the adjacent KiteSurfing facility which would potentially be affected by the development.

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 SCHEDULE	
15.1	<p><u>SITE LOCATION</u> Site of Pavilion Theatre and Sun Centre and adjoining land/car and coach parks, East Parade, Rhyl</p> <p><u>WARD:</u> Plastirion</p> <p><u>WARD CLLRS:</u> K. Jones T. Thomas</p> <p><u>APPLICATION No:</u> 45/2016/0741</p> <p>Details of appearance, layout and scale of the Class A3 public house submitted in accordance with condition No. 2 of planning permission code no. 45/2016/0740.</p> <p>The applicant are Marston's Estates Limited, Marston's House, Wolverhampton, WV1 4JT</p> <p><u>DECISION:</u></p> <p><i>No objection subject to</i></p> <p style="padding-left: 40px;">(a) Safeguards to be included for access points for large display vehicles Used during major events at the Rhyl Events Arena</p> <p style="padding-left: 40px;">(b) The developer be required to provide suitable bilingual direction signage to the Kitesurfing school during both the construction phase and following development</p>
15.2	<p><u>SITE LOCATION</u> 44 North Drive, Rhyl</p>

	<p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain-Jones, Mrs. E.M. Chard, Miss E.L. Jones</p> <p><u>APPLICATION No:</u> 45/2017/0753</p> <p>Erection of extensions and alterations to dwelling.</p> <p>The applicants are Mr. & Mrs. Thomas and Penny Hughes of the same address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
15.3	<p><u>SITE LOCATION</u> 23 Elwy 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> 45/2017/0738</p> <p>Erection of extension to dwelling.</p> <p>The applicant is Mrs. Joanne Hughes of the same address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
15.4	<p><u>SITE LOCATION</u> Land at Cwybr Fawr, Rhuddlan, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain-Jones, Mrs. E.M. Chard, Miss E.L. Jones</p> <p><u>APPLICATION No:</u> 45/2017/0790</p> <p>Change of use of land to form additional touring caravan storage, creation of screening berms and landscaping.</p> <p>The applicant is Mrs. Helen Proffitt, Cwybr Fawr Partners, Cwyber Fawr, Rhuddlan Rhyl.</p> <p><u>DECISION:</u> <i>No objection</i></p>

16. **APPLICATION No: 45/2017/0351 DISPLAY OF 2 INTERNALLY ILLUMINATED FASCIA SIGNS AT UNIIT 6 (POUNDWORLD) MARINA QUAY RETAIL PARK, WELLINGTON ROAD RHYL**

The Town Clerk submitted correspondence received from Denbighshire County Council relating to the installation of bilingual signage not in accordance with the requested size.

RESOLVED *that the County Council be requested to pursue the equal sizing of the bilingual signage to avoid setting a precedent for future applications.*

17. **DENBIGHSHIRE COUNTY COUNCIL CONSULTATION ON LOCAL DEVELOPMENT PLAN – REVIEW REPORT AND DRAFT DELIVERY AGREEMENT FOR THE REPLACEMENT LDP 21ST AUGUST 2017 – 20TH OCTOBER 2017**

The Town Clerk advised of receipt of information relating to the required review of the Denbighshire County Council Local Development Plan.

RESOLVED *that*

(a) the information be noted

(b) the Town Clerk to request that the Town Council be able to appoint a representative to serve on any Local Development Plan Review Committee established, and

(c) the County Council be requested to provide a list of sites allocated or potentially allocated for housing within the Rhyl area

18. **CLOSURE OF MEETING**

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

Signed:

Date: