

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 20<sup>th</sup> September 2017 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of the Council.

**PRESENT**

Councillor Ms. J. McAlpine (Vice Chair)

Councillors, B. Blakeley, Mrs. J. Chamberlain-Jones, S. Harris, A.S. Johnson, Mrs. D.L. King, B. Mellor, Ms. V. Roberts,

Mr G. J. Nickels – Town Clerk

**19. APOLOGIES**

Apologies were submitted from Councillors J. Ball, Mrs. J. Butterfield, Mrs. J. Hughes K.R. Jones, Mrs W. Mullen James (Chair) A.J. Rutherford and Miss C.L. Williams.

**20. 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.

<b>PLANNING APPLICATIONS SCHEDULE</b>	
20.1	<p><b><u>SITE LOCATION</u></b> Site of Pavilion Theatre and Sun Centre and adjoining land/car and coach parks, East Parade, Rhyl</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>WARD CLLRS:</u></b> K. Jones T. Thomas</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0852</p> <p>S73 Application seeking design amendments via variation of condition 3 and removal of condition 12 in respect of the hotel as approved under planning permission ref 45/2016/0740.</p> <p>The applicant are Marston’s Estates Limited, Marston’s House, Wolverhampton, WV1 4JT</p> <p><b><u>DECISION:</u></b> <i>No objections</i></p>
20.2	<p><b><u>SITE LOCATION</u></b> Former Court House, Clwyd Street, Rhyl</p>

	<p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms. J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0821</p> <p>Alterations and Change of use from court house to offices, conference facility and meeting rooms.</p> <p>The applicants are Mrs. Hannah James of 3 Conwy Street, Rhyl</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
20.3	<p><b><u>SITE LOCATION</u></b> Former Court House, Clwyd Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms. J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0822</p> <p>Display of 3 No. Fascia signs and 2 no. hanging signs</p> <p>The applicants are Mrs. Hannah James of 3 Conwy Street, Rhyl</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
20.4	<p><b><u>SITE LOCATION</u></b> 58 Queen Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms. J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0795</p> <p>Change of use from arcade to a health club (retrospective application)</p> <p>The applicant is Mr. S. Aslam of the above address.</p> <p><b><u>DECISION:</u></b> <i>Objection on the following grounds</i></p> <p><i>The Council is aware of complaints relating to noise and vibrations from the facility affecting neighbouring business premises</i></p> <p><i>The current and proposed appearance of the building is detrimental to the Rhyl Central Conservation area within which it is located.</i></p>

	<p><i>The Council are concerned that the proposed opening hours of the business and the consequential noise generated will have a detrimental impact on the amenities of neighbouring residential property occupiers</i></p> <p><i>From the limited information supplied on the plan the layout of the changing facilities does not appear appropriate for mixed use having a single small changing facility.</i></p>
20.5	<p><b><u>SITE LOCATION</u></b> Land at Greenfield Place, Rhyl</p> <p><b><u>WARD:</u></b> Pendyffryn</p> <p><b><u>WARD CLLRS:</u></b> Mrs. D.L. King, A.J. Rutherford</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0710</p> <p>Removal of Condition No. 6 of Planning permission code no. 45/2001/0562 in relation to the method of control and management of the car park.</p> <p>The applicant is Mr. Hewett, K/S Greenfield Place c/o Nectar Asset Management Ltd., Regnbuepladsen 5, 4<sup>th</sup> Floor, 1550 Copenhagen V, Copenhagen, Denmark .</p> <p><b><u>DECISION:</u></b> <i>Objection</i></p> <p><i>Notwithstanding the statement made within the Application form (Question 6) the Council is unaware that the current parking arrangements have been a problem and nuisance to the property tenants. It is submitted that far from being a deterrent to parking (as suggested by applicant) the element of free parking encourages customers to utilise both the car park and the remaining retail store.</i></p> <p><i>The Council does not recognise the description of the current parking situation as described within the application form</i></p> <p><i>The Council notes that the car park also services the needs of the persons visiting the adjacent Royal Mail sorting office. The sorting office is accessed from the car park by way of a specific access gate which the Council understands was installed at the time that the current retail units were constructed. If charges are introduced it is likely to lead to difficulties on adjacent roads or improper parking on adjacent sites as sorting office visitors seek to avoid parking charges.</i></p>
20.6	<p><b><u>SITE LOCATION</u></b> 91A High Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms. J. Hughes Ms J. McAlpine</p>

	<p><b><u>APPLICATION No:</u></b> 45/2017/0815</p> <p>Change of use of first and second floors to provide 2 no. apartments.</p> <p>The applicant is Mr. A. Hothi of the above address.</p> <p><b><u>DECISION:</u></b> <i>No objection subject to the provision of suitable bin storage facilities</i></p>
20.7	<p><b><u>SITE LOCATION</u></b> 22 Burns Drive, Rhyl</p> <p><b><u>WARD:</u></b> Plastirion</p> <p><b><u>WARD CLLRS:</u></b> K. Jones T. Thomas</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0799</p> <p>Erection of extension to rear of dwelling.</p> <p>The applicant is Mrs. Paula Prior of the above address.</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
20.8	<p><b><u>SITE LOCATION</u></b> 119 High Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms. J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0832</p> <p>Change of use of ground floor shop to a hot food takeaway and installation of an extraction flue to rear elevation.</p> <p>The applicant is Mr. Terry Lau, TL Architects, 119 High Street, Rhyl.</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>
20.9	<p><b><u>SITE LOCATION</u></b> 12 – 16 Bodfor Street, Rhyl</p> <p><b><u>WARD:</u></b> Bodfor</p> <p><b><u>WARD CLLRS:</u></b> Ms. J. Hughes Ms J. McAlpine</p> <p><b><u>APPLICATION No:</u></b> 45/2017/0731</p>

	<p>Change of use of section of building from class A1 retail shop to a hot food takeaway.</p> <p>The applicant is Mrs. Rui Zhang of Mogami, 70 Clifton Rise, Abergele.</p> <p><b><u>DECISION:</u></b> <i>No objection</i></p>

**21. CLOSURE OF MEETING**

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

Signed: .....

Date: .....