

At a **MEETING of the PLANNING COMMITTEE** held on Wednesday 6th June 2018 in the Council Chamber, Wellington Community Centre, Rhyl following the preceding meeting of Finance and General Purposes Committee.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors B. Blakeley, Mrs. J. Butterfield, Mrs. J. Chamberlain-Jones, K.R. Jones, B. Mellor, Ms. V. Roberts, A.J. Rutherford, and Miss C.L. Williams.

Mr G. J. Nickels – Town Clerk
Miss H. J. Windus - Deputy Town Clerk

1. APOLOGIES

Apologies were submitted from Councillors J. Ball, A.S. Johnson, Mrs. J. Hughes, Mrs. D.L. King, and Ms. J. McAlpine.

2. PLANNING APPLICATIONS DETERMINED SINCE THE LAST MEETING

A schedule of applications determined since the last meeting on behalf of the Committee by the Town Clerk in consultation with the Chair and Vice-Chair was submitted for the information of Members.

RESOLVED *that the schedule of applications determined below be noted*

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.

PLANNING APPLICATIONS SCHEDULE	
2.1	<p><u>SITE LOCATION:</u> 17 Water 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> 45/2018/0144</p> <p><u>DESCRIPTION:</u> Change of Use from A1 Retail to form holiday accommodation</p> <p><u>APPLICANTS :</u> Mr. Abdul Hannan of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.2	<p><u>SITE LOCATION:</u> 16 Clwyd 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> 45/2017/0981</p> <p><u>DESCRIPTION:</u> Conversion and alterations to former offices to form 2 self-contained flats</p> <p><u>APPLICANTS</u> : Mr. Kevin Marsden. Alltrades, Unit 5A Douglas Estates, Fforddlas Rhyl</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.3	<p><u>SITE LOCATION:</u> Wm Morrison Supermarket, Marsh Road Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> J. Ball Mrs. P.M. Jones P. Prendergast</p> <p><u>APPLICATION No:</u> 45/2018/ 0373</p> <p><u>DESCRIPTION:</u> Erection of canopy to loading bay and creation of secure parking area</p> <p><u>APPLICANTS</u> : Wm Morrisons, Bradford</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.4	<p><u>SITE LOCATION:</u> 11 Juniper Way, Rhyl</p> <p><u>WARD:</u> Tynewydd</p> <p><u>WARD CLLRS:</u> B. Blakeley B. Jones Miss C.L. Williams</p> <p><u>APPLICATION No:</u> 45/2018/0409</p> <p><u>DESCRIPTION:</u> Erection of extension to dwelling</p> <p><u>APPLICANTS</u> : Mr. Dean Smith of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.5	<p><u>SITE LOCATION:</u> 50 Pendre Avenue, Rhyl</p> <p><u>WARD:</u> Trellewelyn</p> <p><u>WARD CLLRS:</u> A.S. Johnson Mrs. W. Mullen-James Ms. V. Roberts</p> <p><u>APPLICATION No:</u> 45/2018/0389</p>

	<p><u>DESCRIPTION:</u> Erection of Car Port</p> <p><u>APPLICANTS :</u> Mr. James Fylan of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.6	<p><u>SITE LOCATION:</u> 45 Rosehill Road, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss E. Jones</p> <p><u>APPLICATION No:</u> 45/2018/0401</p> <p><u>DESCRIPTION:</u> Erection of rear extension to replace existing conservatory</p> <p><u>APPLICANTS :</u> Mr. M. Fontana of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.7	<p><u>SITE LOCATION:</u> 45 Viola Avenue, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss E. Jones</p> <p><u>APPLICATION No:</u> 45/2018/0354</p> <p><u>DESCRIPTION:</u> Erection of extension to dwelling</p> <p><u>APPLICANTS :</u> Mr. Peter Davies of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
2.8	<p><u>SITE LOCATION:</u> 100 Cefndy Road, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> J. Ball Mrs. P.M. Jones P. Prendergast</p> <p><u>APPLICATION No:</u> 45/2018/0378</p> <p><u>DESCRIPTION:</u> Replacement of 1 No. externally illuminated fascia sign, 1 No. internally illuminated projecting sign and installation of 4 No. poster cases and 9 No. window vinyls</p> <p><u>APPLICANTS :</u> Mr. Darren Rigby, One Stop Stores, Apex Road, Brownhills, Walsall</p>

	<p><u>DECISION:</u> <i>No objection subject to Note 1 above</i></p>
2.9	<p><u>SITE LOCATION:</u> Underground Car Park, West Parade 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> 45/2018/0375</p> <p><u>DESCRIPTION:</u> Proposed Improvements to access arrangements and associated works</p> <p><u>APPLICANTS :</u> Ion Developments</p> <p><u>DECISION:</u> <i>No objection subject to:</i> - Note 1 above. -consideration being given to making the car park a secure parking area - provision of suitable security arrangement to deter improper use of the site out of hours.</p>
2.10	<p><u>SITE LOCATION:</u> SC2 East Parade 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> 45/2018/0381</p> <p><u>DESCRIPTION:</u> Display of 3 No. internally illuminated fascia signs and 1 no. internally illuminated freestanding totem sign.</p> <p><u>APPLICANTS :</u> Alliance Leisure</p> <p><u>DECISION:</u> <i>No objection subject to Note 1 above</i></p>
2.11	<p><u>SITE LOCATION:</u> Unit 7 Clwyd Retail Park, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss E. Jones</p> <p><u>APPLICATION No:</u> 45/2018/0321</p> <p><u>DESCRIPTION:</u> Construction of compound and installation of air conditioning/refrigeration plant and associated works</p> <p><u>APPLICANTS :</u> Iceland Foods Limited</p> <p><u>DECISION:</u> <i>No objection</i></p>

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.

PLANNING APPLICATIONS SCHEDULE	
3.1	<p><u>SITE LOCATION:</u> 12 Tynewydd Road, Rhyl</p> <p><u>WARD:</u> Brynhedydd</p> <p><u>WARD CLLRS:</u> S. Harris B. Mellor</p> <p><u>APPLICATION No:</u> 45/2018/0429</p> <p><u>DESCRIPTION:</u> Erection of side and rear extension to dwelling</p> <p><u>APPLICANTS :</u> Mr. James Evans of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.2	<p><u>SITE LOCATION:</u> 25 The Boulevard, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard</p> <p><u>APPLICATION No:</u> 45/2018/0486</p> <p><u>DESCRIPTION:</u> Erection of extensions to dwelling</p> <p><u>APPLICANTS :</u> Mr. Luke Warrand & Miss Chloe Murphy of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.3	<p><u>SITE LOCATION:</u> J. Sainsbury Plc, Clwyd Retail Park, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard</p> <p><u>APPLICATION No:</u> 45/2018/0452</p> <p><u>DESCRIPTION:</u> Erection of a new concession pod (Use Class A1)</p> <p><u>APPLICANTS :</u> Sainsbury's Supermarkets Ltd., 33 Holborn, London</p>

	<p><u>DECISION:</u> <i>No objection</i></p>
3.4	<p><u>SITE LOCATION:</u> J. Sainsbury Plc, Clwyd Retail Park, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard</p> <p><u>APPLICATION No:</u> 45/2018/0453</p> <p><u>DESCRIPTION:</u> Display of advertisements in connection with concession pod</p> <p><u>APPLICANTS</u> : Sainsbury's Supermarkets Ltd., 33 Holborn, London</p> <p><u>DECISION:</u> <i>No objection subject to Note 1 above</i></p>
3.5	<p><u>SITE LOCATION:</u> 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> 45/2018/0291</p> <p><u>DESCRIPTION:</u> Change of use from Class A1 (retail shop) to class A2 (financial and professional services)</p> <p><u>APPLICANTS</u> : Mr. Peter Sewell 31 Madoc Street, LLandudno</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.6	<p><u>SITE LOCATION:</u> 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> 45/2018/0292</p> <p><u>DESCRIPTION:</u> Display of advertisements/signs in relation to accountants.</p> <p><u>APPLICANTS</u> : Mr. Peter Sewell 31 Madoc Street, LLandudno</p> <p><u>DECISION:</u> <i>No objection subject to Note 1 above</i></p>

4. **FUTURE PLANNING POLICY**

A Member made reference to a number of recent applications received relating to the conversion of properties into flats from other uses. While it was accepted that

some of these conversions would result in good standard accommodation it was clear that a significant number of other applications would result in a lower quality housing offer. The Member expressed concern that the number of such applications would ultimately have a cumulative effect on the level and quality of housing within Rhyl generally and particularly in the Rhyl West and South county wards.

The Member reminded the Committee of the previous impact on the town of the conversion of large numbers of properties to low quality accommodation and the extensive resources which had been expended by public authorities, particularly Denbighshire County Council and the Welsh Government, in seeking to reverse that trend over a number of years.

The Member expressed the concern that despite the positive recent changes in raising the quality of local housing the current number of conversions could herald the creation of future housing problems for Rhyl. – The concern being that while individual applications in themselves might be acceptable the cumulative impact could reverse the recent efforts to improve the town’s housing stock.

RESOLVED that the Town Clerk contact the Planning Department of Denbighshire County Council to explain the concerns and to request that it be given consideration during the current review of the Local Development Plan with a view to a suitable planning policy being introduced to address the issue.

5. CLOSURE OF MEETING

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

Signed:

Date: