

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 15th December 2021 following the preceding meeting of the Council.

PRESENT

Councillor Mrs W. Mullen James (Chair)

Councillors J. Ball, B. Blakeley, Mrs. J. Chamberlain-Jones, A.S. Johnson, K.R. Jones, Mrs. D. King, Ms. J. McAlpine, B. Mellor, Ms V. Roberts, and A.J. Rutherford,

Also in attendance:

Councillor T. Thomas (observing)
Mr G. J. Nickels – Town Clerk

39. OPENING OF MEETING & APOLOGIES

Apologies were submitted from Councillor Mrs. J. Butterfield JP, MBE, Miss S. Roberts, Mrs. M. Walker and Miss C. Williams.

40. 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.

Note 2: Both the Rhyl Town and Denbighshire County Councils' have recently formally declared a climate emergency and as such would wish that steps are now taken by developers and the Planning Authority to ensure that in future all larger scale applications for development maximize use of existing technologies to minimize negative impact on the climate.

[Councillor Ms. V. Roberts declared her personal interest in application No. 45/2021/1079 due to her being distantly related to the applicant but did not consider that the interest was prejudicial]

PLANNING APPLICATIONS SCHEDULE	
40.1	<u>RECONSULTATION</u> <u>SITE LOCATION:</u> 14 Grange Road, Rhyl <u>WARD:</u> Tynewydd <u>WARD CLLRS:</u> B. Blakeley B. Jones Miss C.L. Williams <u>APPLICATION No:</u> 45/2021/1079

DESCRIPTION: Change us of use of first floor flat (Use Class C2) to hair & beauty Salon (Use Class A1) to be used in connection with existing ground floor business, installation of shopfront window and associated works

APPLICANTS: Mr. Ashley Witherspoon and Miss Joanne Coleman of 4 Ffordd Aberkinsey, Rhyl

PREVIOUS DECISION: *Defer for clarification as to whether the application meets necessary standards for*

- (i) disabled access to the upper floor and*
- (ii) means of escape in case of fire*

ADDITIONAL INFORMATION RECEIVED FROM APPLICANT:

Emer,

In answer to your queries:-

a. Facilities for Disabled People will be restricted to the Ground Floor only. There is insufficient room for a Disabled Lift and the staircase is not suited for a stair lift.

b. A full fire alarm system will be provided throughout the premises, with all necessary smoke & heat detectors and all necessary fire extinguishers. There are two alternative means of escape, through the main front entrance and through the rear entrance door. These will be clearly marked. All fire precautions will be indicated on the plans at Building Regulation stage.

I trust this answers the queries.

Regards,

Brian E. Robinson, ACABE, MWOB.

DECISION No objection

40.2 **SITE LOCATION:** Bright Spot 1-6 West Parade, Rhyl

WARD: Bodfor

WARD CLLRS: Ms J. Hughes
Ms J. McAlpine

APPLICATION No: 45/2021/1163

DESCRIPTION: Reparation of existing roof parapet including installation of security screen and associated works

APPLICANTS: Mr. James Parker, Parker Leisure of the above address

DECISION: *No objection*

40.3	<p><u>SITE LOCATION:</u> 10 Llys Tegid, 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> 45/2021/1193</p> <p><u>DESCRIPTION:</u> Extension and alterations to existing garage to form living accommodation</p> <p><u>APPLICANTS:</u> Mr. and Mrs. Peter and Mandy Brown of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
40.4	<p><u>SITE LOCATION:</u> Land at Former The Crown Bard Ffordd Derwen, , Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/1205</p> <p><u>DESCRIPTION:</u> Installation of Totem Pole sign (rotation of sign previously approved by 45/2019/0594/AD)</p> <p><u>APPLICANTS:</u> McDonald's Restaurants Limited, 11-59 High Road, East Finchley, London</p> <p><u>DECISION:</u> <i>Objection</i></p> <p><i>The Council is concerned that the signage will:</i></p> <ul style="list-style-type: none"> - Generate light pollution for neighbouring properties - <i>Be a distraction on a busy highway junction</i> <p><i>If approved the Council would request that the sign be reduced in size as the proposed size is considered over prominent at this location</i></p>
40.5	<p><u>SITE LOCATION:</u> 13 Burlington Crescent, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2021/1208</p> <p><u>DESCRIPTION:</u> Erection of a single storey rear extension</p> <p><u>APPLICANTS:</u> Mrs. Jade Bamber of the above address</p>

	<u>DECISION:</u> <i>No objection</i>
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41. APPLICATION 45/2021/0716 3 ELWY STREET, RHYL

Further to Minute No. 31.1 of the meeting held on 2nd November 2021 the Chair advised on further information provided by the applicant in response to the objections raised by the Town Council

Following debate it was **RESOLVED** that

No objection be made to the application subject to conditions

- (a) preventing the future use of the property as a House of Multiple Occupation, and*
- (b) the outside amenity space to the rear of the property be landscaped for the benefit of residents.*

42. CLOSURE OF MEETING

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

Signed:

Date: