

At a **MEETING of the PLANNING COMMITTEE** held via video conference on Wednesday 1st June 2022 following the preceding meeting of the Finance & General Purposes Committee.

PRESENT

Councillor Ms J. McAlpine (Chair)

Councillors Ms. J.M. Evans, S. Feeney, K.R. Jones, Mrs. P.M. Jones, Ms. V. Roberts, A.J. Rutherford, D. Simmons, A. Walker, Mrs. M. Walker and Miss C. Williams.

Also in attendance:

Councillor B. Blakeley (observing)
Councillor Mrs. E. Chard (observing)
Councillor A. James (observing)
Councillor Mrs. W. Mullen-James (observing)

Mr G. J. Nickels – Town Clerk
Ms. H. Windus – Deputy Town Clerk

1. OPENING OF MEETING & APOLOGIES

Apologies were submitted from Councillor Mrs. J. Chamberlain-Jones, B. Mellor, and Miss S. Roberts.

2. PLANNING APPLICATIONS DETERMINED DURING THE ELECTION RECESS

Further to Minute No. 90 of the Meeting of Council held on 16th December, 2021 Members noted the following applications which had been responded to during the Festive Recess by the Town Clerk and the Chair following consultation with Members.

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.

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.

PLANNING APPLICATIONS SCHEDULE

2.1

RECONSULTATION

SITE LOCATION: Queens Market Sussex Street, Rhyl

WARD: Bodfor

WARD CLLRS: Ms J. Hughes
Ms J. McAlpine

	<p><u>APPLICATION No:</u> 45/2022/0301</p> <p><u>DESCRIPTION:</u> Variation of condition no. 3 of planning permission code no. 45/2021/0040 to allow amendments to the proposed building</p> <p><u>APPLICANTS:</u> Denbighshire County Council</p> <p><u>Previous Decision:</u> <i>Defer to request presentation from officers on proposed changes</i></p> <p><u>DECISION:</u> <i>No objection</i></p>
2.2	<p><u>SITE LOCATION:</u> 38 – 40 Kinmel Street</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> Ms J. Hughes Ms J. McAlpine</p> <p><u>APPLICATION No:</u> 45/2021/0728</p> <p><u>DESCRIPTION:</u> Conversion of first and second floor office space to form 1 no. self-contained flat</p> <p><u>APPLICANTS:</u> Mrs. A. Norsel of the above address</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.

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.

PLANNING APPLICATIONS SCHEDULE	
3.1	<p><u>SITE LOCATION:</u> Currys Unit 4 Clwyd Retail Park, Rhuddlan, Rhyl</p> <p><u>WARD:</u> Derwen</p> <p><u>WARD CLLRS:</u> Mrs. J. Chamberlain Jones Mrs. E.M. Chard</p>

	<p>Miss S. Roberts</p> <p><u>APPLICATION No:</u> 45/2022/0381</p> <p><u>DESCRIPTION:</u> Retention of 1 no. non-illuminated retroframe sign with Welsh text skin</p> <p><u>APPLICANTS:</u> Curry's</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.2	<p><u>SITE LOCATION:</u> 72 Pendre Avenue, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> Mrs. W. Mullen-James Ms. V. Roberts Mrs. M. Walker</p> <p><u>APPLICATION No:</u> 45/2022/0403</p> <p><u>DESCRIPTION:</u> Erection of single storey extensions to side and rear of dwelling</p> <p><u>APPLICANTS:</u> Mr. & Mrs Tom and Sophie Gibson of the above address</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.3	<p><u>SITE LOCATION:</u> 52 Ernest Street, Rhyl</p> <p><u>WARD:</u> Cefndy</p> <p><u>WARD CLLRS:</u> Mrs. D. King Mrs. P.M. Jones P. Prendergast</p> <p><u>APPLICATION No:</u> 45/2022/0395</p> <p><u>DESCRIPTION:</u> Erection of single storey rear extension and associated works</p> <p><u>APPLICANTS:</u></p> <p><u>DECISION:</u> <i>No objection</i></p>
3.4	<p><u>SITE LOCATION:</u> Unit 4 Marina Quay Retail Park Wellington Road, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James</p> <p><u>APPLICATION No:</u> 45/2022/0181</p> <p><u>DESCRIPTION:</u> Installation of extractor canopy</p>

	<p><u>APPLICANTS:</u> NC GRILLERZ LTD, 20 Hillside Road, Colwyn Bay</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.5	<p><u>SITE LOCATION:</u> 37 Pendre Avenue, Rhyl</p> <p><u>WARD:</u> Trelewellyn</p> <p><u>WARD CLLRS:</u> Mrs. W. Mullen-James Ms. V. Roberts Mrs. M. Walker</p> <p><u>APPLICATION No:</u> 45/2022/0402</p> <p><u>DESCRIPTION:</u> Erection of single storey pitched roof extension at rear of dwelling</p> <p><u>APPLICANTS:</u> Miss Karen Worthington of the above address.</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.6	<p><u>SITE LOCATION:</u> Unit 4 Marina Quay Retail Park Wellington Road, Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James</p> <p><u>APPLICATION No:</u> 45/2022/0182</p> <p><u>DESCRIPTION:</u> Installation of internally illuminated fascia sign and projecting sign</p> <p><u>APPLICANTS:</u> NC GRILLERZ LTD, 20 Hillside Road, Colwyn Bay</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.7	<p><u>SITE LOCATION:</u> 27-28 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> 45/2022/0370</p> <p><u>DESCRIPTION:</u> Conversion of 2 no. flats to form 4 no. apartments, erection of first floor rear extension and alterations to front elevation</p> <p><u>APPLICANTS:</u> Mr. K. Ali, Crabtree Road, Oadby, Leicester</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.8	<p><u>SITE LOCATION:</u> Units 10 & 11 Marina Quay Retail Park Wellington Road,</p>

	<p>Rhyl</p> <p><u>WARD:</u> Foryd</p> <p><u>WARD CLLRS:</u> Mrs. J. Butterfield A.R. James</p> <p><u>APPLICATION No:</u> 45/2022/0443</p> <p><u>DESCRIPTION:</u> / Installation of new shopfronts, condensers and flues</p> <p><u>APPLICANTS:</u> Nick Watson c/o Nick Watson Architects, 27 York Place, Leeds</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.9	<p><u>SITE LOCATION:</u> 70 St. Helen's Place, 56, 64 High Street and 2-4 Wellington Road, 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> 45/2022/0398</p> <p><u>DESCRIPTION:</u> Erection of three storey building at the site of former 56 High Street, comprising of two ground floor retail units (Use Class A1) and 4 no. self-contained flats at first and second floors. Refurbishment and conversion of upper floors of 64 High Street and 2-4 Wellington Road to form 4 no. self-contained apartments, and alterations to existing ground floor retail units. Formation of car parking facilities at the site of former 70 St. Helen's Place to serve the apartments and shop owners</p> <p><u>APPLICANTS:</u> Mr. Mark Dixon, Denbighshire County Council</p> <p><u>DECISION:</u> <i>No objection</i></p>
3.10	<p><u>SITE LOCATION:</u> 24 Clifton Grove, Rhyl</p> <p><u>WARD:</u> Pendyffryn</p> <p><u>WARD CLLRS:</u> A.J. Rutherford D. Simmons</p> <p><u>APPLICATION No:</u> 45/2022/0439</p> <p><u>DESCRIPTION:</u> Erection of extension to side of dwelling, lean-to roof replacing existing flat roof & extension to decking at rear of dwelling</p> <p><u>APPLICANTS:</u> Mr & Mrs Bryn & Tracey Cooledge</p> <p><u>DECISION:</u> <i>No objection</i></p>

4. **PLANNING APPEAL 45/2021/0007 CAS-01712-G1N4C9 Appeal – 9 ASPEN WALK, RHYL**

RESOLVED that the lodging of an appeal by the applicants against the refusal of the Local Planning Authority to grant planning consent in respect of the above application be noted.

5. **CLOSURE OF MEETING**

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

Signed:

Date:15.06.2022.....