

At a hybrid **MEETING of the PLANNING COMMITTEE** held in the Town Hall on Wednesday 19th November 2025, following the preceding meeting of Council.

PRESENT

Councillor Ms J. L. McAlpine (Chair)

Councillors Mrs J. Chamberlain-Jones, S. Feeney, K. R. Jones, J. Kenney, W. Price, Ms V. Roberts, A. J. Rutherford and A. Walker.

Also in attendance

A. R. James - Observer
Mrs H. J. Mead – Town Clerk
Mrs T. A. Jones – Deputy Clerk
Mrs R. A. Wheatley – Comms, Grants and Admin Officer

19. APOLOGIES

Apologies for absence were submitted from Councillors Ms R. S. Roberts and D. Simmons.

20. DECLARATIONS OF INTEREST

The Chair asked if members had any personal and/or prejudicial interests to declare with regard to any of the business to be considered on the agenda?

RESOLVED that no declarations were made.

21. 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

i. **SITE LOCATION:** Y Gorlan, Rhyl, Denbighshire, LL18 3HU

WARD: Plastirion

WARD CLLRS: Mrs J. M. Evans
K. R. Jones

	<p>APPLICATION No: 45/2025/0437/TP</p> <p>DESCRIPTION: Works to trees within the housing estate subject to a Tree Preservation Order</p> <p>APPLICANT: Mr Chesney Saxon (Sherratt Group)</p> <p>DECISION: <i>No objection</i></p>
ii.	<p>SITE LOCATION: 123-131 High Street, Rhyl, Denbighshire</p> <p>WARD: Bodfor</p> <p>WARD CLLRS: J. Kenney Ms J. L. McAlpine</p> <p>APPLICATION No: 45/2025/0440/PF</p> <p>DESCRIPTION: Demolition of three-storey terraces and formation of a pocket park.</p> <p>APPLICANT: Mr James Evans</p> <p>DECISION: <i>No objection</i></p>
iii.	<p>SITE LOCATION: 123-131 High Street, Rhyl, Denbighshire</p> <p>WARD: Bodfor</p> <p>WARD CLLRS: J. Kenney Ms J. L. McAlpine</p> <p>APPLICATION No: 45/2025/0441/CA</p> <p>DESCRIPTION: Conservation Area consent for the demolition of three storey terraces.</p> <p>APPLICANT: Mr James Evans</p> <p>DECISION: <i>No objection</i></p>
iv	<p>SITE LOCATION: 19 Burlington Crescent, Rhyl, Denbighshire, LL18 2RA</p> <p>WARD: Derwen</p> <p>WARD CLLRS: Mrs J. Chamberlain-Jones Mrs E. M. Chard Mrs S. Connolly</p> <p>APPLICATION No: 45/2025/0444/HH</p> <p>DESCRIPTION: Erection of single storey extension to side and rear of dwelling</p> <p>APPLICANT: Mrs Kylie McGuire</p>

	<p><u>DECISION:</u> <i>No objection</i></p>
v	<p><u>SITE LOCATION:</u> Pavement outside, 49-51 High Street, Rhyl, Denbighshire, LL18 1EN</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> J. Kenney Ms J. L. McAlpine</p> <p><u>APPLICATION No:</u> 45/2025/0467/PF</p> <p><u>DESCRIPTION:</u> Installation of 1 no. BT Street Hub and removal of associated BT payphones.</p> <p><u>APPLICANT:</u> Miss Verity Cheyne (BT Telecommunications plc)</p> <p><u>DECISION:</u> <i>No objection</i></p>
vi	<p><u>SITE LOCATION:</u> Pavement outside, 49-51 High Street, Rhyl, Denbighshire, LL18 1EN</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> J. Kenny Ms J. L. McAlpine</p> <p><u>APPLICATION No:</u> 45/2025/0468/PF</p> <p><u>DESCRIPTION:</u> Display of 2 no. digital 75" LCD display screens, one on each side of the proposed Street Hub unit</p> <p><u>APPLICANT:</u> Miss Verity Cheyne (BT Telecommunications plc)</p> <p><u>DECISION:</u> <i>No objection</i></p>
vii	<p><u>SITE LOCATION:</u> Ann Jones AM, 25 - 27 Kinmel Street, Rhyl, Denbighshire, LL18 1AH</p> <p><u>WARD:</u> Bodfor</p> <p><u>WARD CLLRS:</u> J. Kenny Ms J. L. McAlpine</p> <p><u>APPLICATION No:</u> 45/2025/0473/PF</p> <p><u>DESCRIPTION:</u> Change of use of ground floor from office use to retail; conversion of first, second and third floors to form 2 no. self-contained flats and associated works</p> <p><u>APPLICANT:</u> Awat Azad</p> <p><u>DECISION:</u> <i>No objection</i></p>

viii	<p>SITE LOCATION: Land at, West Parade, Sydenham Avenue and Sandringham Avenue, Rhyl, Denbighshire</p> <p>WARD: Foryd</p> <p>WARD CLLRS: Mrs J Butterfield JP MBE A. R. James</p> <p>APPLICATION No: 45/2025/0472/MD</p> <p>DESCRIPTION: Erection of 32 no. dwellings (including affordable housing), construction of new vehicular accesses, parking, landscaping and associated works</p> <p>APPLICANT: Clwyd Alyn Housing Association</p> <p>DECISION: <i>No objection</i></p>
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22. PRE-APPLICATION CONSULTATION

The Chair referred to a pre-application consultation for a proposed residential development of 59 affordable dwellings at Land to the South of Ffordd Elsie, South East Rhyl (circulated with agenda), for members' consideration.

RESOLVED *that the pre-application consultation be received.*

23. CLOSURE OF MEETING

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

Signed:

Date: