

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 1<sup>st</sup> June 2011 at 8.40pm – 9.15pm

**PRESENT**

Councillors: A. Sampson (Chairman), A. Horobin, P. Duffy, M. German, I. German, J. Davies, J. Thompson-Hill, L. Muraca, G. Percival, S. Edwards, G. Green.

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mr T. Brown – Internal Auditor.

**APOLOGIES**

Councillors: P. Curtis, G. Jones, A. Pennington, P. Newell, M. Eckersley, G. Frobisher, S. Frobisher.

Mrs L. Hewitt – Committee Support Assistant.

**24 CHAIRMAN'S APPOINTMENT 2011/12**

Nominations were invited for position of Chairman for ensuing Municipal Year. It was proposed by Cllr G. Green seconded by Cllr J. Thompson-Hill that Cllr L. Muraca be appointed. No other nominations were received.

**RESOLVED** That Cllr L. Muraca be appointed Chairman of Town Planning Committee 2011/12.

**25 VICE CHAIRMAN'S APPOINTMENT 2011/12**

Nominations were invited for position of Vice Chairman for ensuing Municipal Year. It was proposed by Cllr G. Percival seconded by Cllr A. Sampson that Cllr A. Horobin be appointed.

**RESOLVED** That Cllr A. Horobin be appointed Vice Chairman of Town Planning Committee 2011/12.

## 26 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning schedules to 1<sup>st</sup> June 2011 and submitted following observations:

| <u>APPLICATION</u>   | <u>COMMENT</u>  |
|--|---|
| 43/2011/0582 (Central)<br>Siting of a double modular classroom to front of school for a temporary period of three years<br>Ysgol y Llys, Princes Avenue, Prestatyn<br>Contact: David Roberts   | No Objection<br>Committee expressed concerns about proposed location and felt units should be sited next to existing temporary classrooms for improved visual amenity and safety.<br>(Cllr G. Percival declared interest and took no part in voting on this item. Cllr I. German sought guidance about declarations of interests) |
| 43/2011/0603 (East)<br>Erection of a two storey pitched roof extension to side of dwelling<br>13 Lon Eirlys, Prestatyn<br>Contact: David Roberts:  | No Objection  |
| 43/2011/0601 (Central)<br>Change of use from Class A2 (Financial and Professional Services) to Class A1 (Shops) for the sale of sandwiches or other cold food for consumption off the premises<br>24 Meliden Road, Prestatyn<br>Contact: David Roberts | No Objection  |
| 43/2011/0615 (Central)<br>Erection of a two-storey pitched roof extension to side with dormer windows facing front and back<br>17 Stoneby Drive, Prestatyn<br>Contact: David Roberts   | No Objection  |
| 43/2011/0567<br>Erection of 1 No stainless steel sculpture to south side of railway line<br>Land at foot of Prestatyn footbridge, High Street, Prestatyn<br>Contact: Bryn Bowker   | No Observations<br><br>(Cllrs S. Edwards, P. Duffy, M. German, I. German, G. Green requested objection to design be recorded.)  |
| 43/2011/0517 (East)<br>Erection of a single storey pitched-roof extension at side of dwelling<br>12 Mount Ida Road, Prestatyn<br>Contact: David Roberts  | No Objection  |

Burbo Bank Extension  
Offshore Windfarm  
Community Consultation Documents

Notice and information documents  
received

**27     PLANNING TRAINING SESSION – DENBIGHSHIRE COUNTY COUNCIL**

Details of County training session and protocols for planning liaison with Town and Community Councils had been circulated with agenda.

**RESOLVED** That information be received and Councillors invited to submit observations to Town Clerk's office.

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman\_\_\_\_\_

## TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 29<sup>th</sup> June 2011 at 9.40pm – 10.00pm

### PRESENT

Councillors :- L. Muraca (Chairman), A. Sampson, P. Duffy, M. German, I. German, G. Jones, J. Davies, G. Percival, S. Edwards

### IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant.

### APOLOGIES

Councillors: - A. Pennington, M. Eckersley, G. Frobisher, A. Horobin, G. Green, S. Frobisher, P. Newell, J. Thompson-Hill, P. Curtis.  
Mr T. Brown – Internal Auditor.

#### **45     STANDING ORDERS**

**RESOLVED** That Standing Order No 1 be waived and meeting extended by twenty minutes.

#### **46     MINUTES**

**RESOLVED** That Minutes of Town Planning Committee held 1<sup>st</sup> June 2011 be accepted.

#### **47     DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 29<sup>th</sup> June 2011 and submitted following observations:

#### APPLICATION

#### COMMENT

43/2011/0630 (Central)  
Erection of detached dwelling and garage  
(renewal of planning permission code no.  
43/2006/0912)  
Plot 11, Melyd Avenue, Prestatyn  
Contact: Emer O' Connor

No Objection

43/2011/0629 (Central)  
Siting of portakabin office with ramp, and  
portable toilet (Retrospective application)  
Land adjacent to 14b High Street, Prestatyn

No Objection  
The development should be  
temporary with strict time limit  
imposed as site is prime High Street

Contact: David Roberts

conservation area location.

43/2011/0666 (South West)  
Amendment to previously approved garage extension at side of dwelling (previous file Code No. 43/2010/1175/PF)  
3 Litchfield Drive, Prestatyn

No Objection

43/2011/0544 (North)  
Erection of a single storey pitched roof extension to side and rear of dwelling  
52 Sandy Lane, Prestatyn  
Contact: David Roberts

No Objection

43/2011/0689 (East)  
Formation of gable walls to existing dormer and new pitched roof to allow extended headroom area in existing rooms in roof space  
16 Aberconway Road, Prestatyn  
Contact: David Roberts

No Objection

43/2011/0617 (Central)  
Erection of a single storey pitched roof extension to rear and a conservatory style extension to front  
Unit 11/12 Parc Dyffryn Industrial Estate, Ffordd Pedyffryn, Prestatyn  
Contact: Emer O' Connor

No Objection  
(Cllr P. Duffy retired from Chamber during this item).

43/2011/0459/PS (Central)  
AMENDED APPLICATION

No Objection

Variation of condition no. 10 of planning permission code no 43/896/98/PF to allow deliveries on Sundays between 0900 hrs and 1800hrs  
Aldi Foodstore Ltd, Meliden Road, Prestatyn  
Contact: Emer O' Connor

43/2011/0221 (Central)  
Erection of a two storey extension to rear of youth centre with use of first floor as offices for use by local charitable organisations and horticultural training room with roof garden with planting area off  
28-30 Meliden Road, Prestatyn  
Contact: Emer O' Connor

Observation  
Potential loss of privacy for immediate neighbours. Some concerns about overlooking and noise nuisance from unrestricted activity. Health and Safety implications of roof gardening. A site visit was suggested.  
(Cllr J. Davies declared interest and retired from Council Chamber. Cllr Edwards declared interest, provided a background statement about need for youth initiatives and retired from Council Chamber).

S.

43/2011/0740 (East)  
 Amendment to previously-approved  
 scheme under Code No. 43/2011/0028/PF  
 by addition of rear balcony at ground floor  
 level  
 5 Mount Ida Road, Prestatyn  
 Contact: David Roberts

Observations  
 Potential overlooking of  
 neighbouring property. Some queries  
 about location and number of balconies  
 being sought.

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman\_\_\_\_\_

## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 27<sup>th</sup> July 2011 at 8.55pm – 9.05pm

### **PRESENT**

Councillors:- L. Muraca (Chairman), A. Pennington, A. Sampson, M. Eckersley, G. Green, P. Duffy, M. German, I. German, G. Jones, J. Davies, J. Thompson-Hill, S. Edwards.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant.

### **APOLOGIES**

Councillors: - G. Frobisher, A. Horobin, S. Frobisher, P. Newell, P. Curtis, G. Percival.  
Mr T. Brown – Internal Auditor.

## **72     DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 27<sup>th</sup> July 2011 and submitted following observations:

### **APPLICATION**

### **COMMENT**

43/2001/0800 (East)

No Objection

Erection of single storey extensions to side and front of dwelling  
25 Aberconway Road, Prestatyn  
Contact: David Roberts

43/2011/0799 (Meliden)

No Objection

Structural repair of 22 No. Reema PRC system-built houses comprising enclosing existing concrete external wall panel with facing brick and/or block/render, extending roof verge to gable together with new fascia, barge board and rainwater goods.  
1, 3 and 5 Rhodfa Hendre, 73-99 inc. (odds) and 56-66 inc (evens) Ffordd Ty Newydd, Meliden, Prestatyn  
Contact: David Roberts

|   |                     |
|---|---------------------|
| <p>43/2011/0822 (Meliden)<br/> Raising existing roof height to side extension to match new two-storey extension at rear and erection of single-storey pitched-roof extension at rear of dwelling<br/> 18 Bryn Llys East, Prestatyn<br/> Contact: David Roberts</p>                | <p>No Objection</p> |
| <p>43/2011/0810 (East)<br/> Addition of roof gable to front elevation with balcony and additional dormer window and roof lights<br/> 8 Mount Ida Road, Prestatyn<br/> Contact: David Roberts</p>  | <p>No Objection</p> |
| <p>43/2011/0869 (East)<br/> Erection of a single storey pitched-roof extension to side of dwelling (amended design to that approved under code no 43/2011/0517)<br/> 12 Mount Ida Road, Prestatyn<br/> Contact: David Roberts</p>   | <p>No Objection</p> |
| <p>43/2011/0758 (East)<br/> Installation of air handling units<br/> English Presbyterian Church, 3 Nant Hall Road, Prestatyn<br/> Contact: Emer O' Connor</p>   | <p>No Objection</p> |
| <p>43/2011/0887 (North)<br/> Partial change of use of existing hairdressing salon at No 17 to form additional residential accommodation for No 19 and provision of a new shop front<br/> Jeans the Hairdresser 17 and 19 The Boulevard, Prestatyn<br/> Contact: David Roberts</p> | <p>No Objection</p> |
| <p>43/2011/0880 (Central)<br/> Erection of two-storey and single-storey extensions to dwelling, replacement of existing garage roof and formation of new vehicular access<br/> 2 Bryntirion Avenue, Prestatyn<br/> Contact: David Roberts</p>                                     | <p>No Objection</p> |

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.



Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman\_\_\_\_\_

## TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 7<sup>th</sup> September 2011 at 9.05pm – 9.40pm

### PRESENT

Councillors:- L. Muraca (Chairman), A. Sampson, G. Green, P. Duffy, M. German, I. German, S. Edwards, G. Percival

### IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

### APOLOGIES

Councillors: - G. Frobisher, A. Horobin, S. Frobisher, P. Newell, P. Curtis, A. Pennington, M. Eckersley, G. Jones, J. Davies, J. Thompson-Hill.

#### **86     STANDING ORDERS**

**RESOLVED** That Standing Order No 1 be waived and meeting extended by thirty-five minutes.

#### **87     MINUTES**

**RESOLVED** That Minutes of meeting held 27<sup>th</sup> July 2011 be accepted.

#### **88     DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 7<sup>th</sup> September 2011 and submitted following observations:

| <u>APPLICATION</u>   | <u>COMMENT</u> |
|--|----------------|
| 43/2011/0894 (South West)<br>Erection of pitched-roof extensions to side and rear of dwelling<br>7 Durham Drive, Prestatyn<br>Contact: David Roberts                               | No Objection   |
| 43/2011/0886 (North)<br>Erection of monopitched-roof first floor extension over existing flat roof to provide a shower room (amendment to previously approved plans by addition of | No Objection   |

a dormer)

11 Berwyn Crescent, Prestatyn

Contact: David Roberts

43/2011/0899 (South West)

Erection of a two-storey extension to side of dwelling

53 Llandaff Drive, Prestatyn

Contact: David Roberts

No Objection

43/2011/0922 (East)

Erection of a single-storey pitched roof extension to side of dwelling

9 Beach Avenue, Prestatyn

Contact: David Roberts

No Objection

43/2011/0664 (East)

Felling of white poplar tree No T4 and cutting back to boundary of 3 No sycamores numbered T1, T2 & T3 shown on plan annexed to the Denbighshire County Council Tree Preservation Order No 2 1998

66/68 Gronant Road, Prestatyn

Contact: David Roberts

Observations  
Committee expressed reservations about loss of white poplar tree and requested clarification and justification for removal

43/2011/0928 (Central)

Erection of a single-storey pitched-roof extension to side of dwelling and a porch extension to front

55 The Avenue, Prestatyn

Contact: Paul Griffin

No Objection

43/2011/0567

Erection of 1 No stainless steel sculpture to south side of railway line

Land at foot of pedestrian footbridge, High Street, Prestatyn

Contact: Bryn Bowker

No Comment  
Personal Statements:  
Cllr P. Duffy does not want to know about monstrosity.  
Cllrs M. German and I. German expressed diasappointment of planned artwork.  
Cllr G. Green concurred with sentiments

43/2011/0924 (North West)

Alterations to existing roof to provide a first floor study (amendment to previously approved scheme)

6 Clive Avenue, Prestatyn

Contact: David Roberts

No Objection

|   |  |
|---|--|
| <p>43/2011/0925 (East)<br/>Erection of a timber triple garage<br/>71 Marine Road, Prestatyn<br/>Contact: Paul Griffin</p>   | <p>No Objection</p>  |
| <p>43/2011/0798 (Meliden)<br/>Variation of condition no's 2 and 3 of<br/>outline planning permission code no.<br/>43/2007/0714 to extend the period of<br/>submission of reserved matters and<br/>commencement of development<br/>Plas Deva Caravan Park, 117 Ffordd<br/>Talargoch, Prestatyn<br/>Contact: Shan Wyn Jones</p> | <p>No Objection</p>  |
| <p>43/2011/1013 (Neighbouring<br/>Consultation)<br/>Installation of 2 no. 1.2 metres diameter<br/>transmission link dishes on supporting<br/>steelwork onto existing 45 meter high<br/>mast<br/>Phillips Telecom Radio Site,<br/>Gwaenysgor, Rhyl<br/>Contact: David Roberts</p>  | <p>No Objection</p>  |
| <p>43/2011/1062 (East)<br/>Details of lighting for car park areas<br/>submitted in accordance with condition<br/>number 17 of planning permission<br/>43/2010/1222/PF<br/>Land at High Street/Nant Hall Road,<br/>Prestatyn<br/>Contact: Paul Mead</p>  | <p>No Objection</p>  |
| <p>43/2011/1019 (Central)<br/>Use of land for siting of steel storage<br/>container<br/>Penmorfa CP School, Dawson Drive,<br/>Prestatyn<br/>Contact: David Roberts</p>  | <p>Observations<br/>Concerns about location close to<br/>fence which may give rise<br/>to accumulation of windblown litter.<br/>Container should be painted<br/>green or screened and properly<br/>maintained.</p> |
| <p>43/2011/1031 (Meliden)<br/>Erection of extension to porch at front of</p>  | <p>No Objection</p>  |

dwelling  
4 Craig Melyd, Prestatyn  
Contact: David Roberts

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

## 89 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2006-2021 PM 77

Denbighshire County Council had provided details of Proposed Focussed Changes public consultation and extracted copy circulated with agenda. Committee received plans for sites within Prestatyn and Meliden.

### **RESOLVED**

That the following planning observations be submitted to Denbighshire County Council:

|          |     |        |           |  |  | PTC<br>Response |
|----------|-----|--------|-----------|--|--|-----------------|
| FCE28/1  | 43B | RD 2   | Meliden   | Extension of green barrier                             | Amendment to incorporate representations received on the Deposit LDP | No<br>Objection |
| FCE47/2  | 43B | PSE 2  | Meliden   | Exclusion of land from employment allocation           | Site developed for other use   | No<br>Objection |
| FCE32/15 | 43A | BSC 1  | Prestatyn | Deletion of land as housing allocation                 | Amended to incorporate Representations received on the Deposit LDP   | No<br>Objection |
| FCE27/9  | 43A | RD 1   | Prestatyn | Exclusion of land from within the development boundary | To reflect the deletion of housing allocation 43A-01                 | No<br>Objection |
| FCE42/5  | 43A | BSC 11 | Prestatyn | Inclusion of land as recreation allocation             | Correction of cartographical error                                   | No<br>Objection |
| FCE42/6  | 43A | BSC 11 | Prestatyn | Inclusion of land as recreation                        | Correction of cartographical error                                   | No<br>Objection |

|          |     |             |           |   |   |              |
|----------|-----|-------------|-----------|---|---|--------------|
|          |     |             |           | allocation                                    |   |              |
| FCE42/7  | 43A | BSC 11      | Prestatyn | Inclusion of land as recreation allocation    | Correction of cartographical error      | No Objection |
| FCE42/8  | 43A | BSC 11      | Prestatyn | Inclusion of land as recreation allocation    | Correction of cartographical error      | No Objection |
| FCE87    | 43A |             | Prestatyn | Inclusion of land within Conservation area    | Correction of cartographical error      | No Objection |
| FCE50/1  | 43A | PSE 6       | Prestatyn | Inclusion of land within town centre boundary | Correction of cartographical error      | No Objection |
| FCE42/9  | 43A | BSC 11 RD 2 | Prestatyn | Exclusion of land from mixed use allocation   | To reflect existing planning permission | No Objection |
| FCE27/10 | 43A | RD 1        | Prestatyn | Inclusion of land within development boundary | To reflect existing planning permission | No Objection |

Chairman \_\_\_\_\_

## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 21<sup>st</sup> September 2011 at 6.15pm – 7.45pm

### **PRESENT**

Councillors L. Muraca (Chairman), A. Sampson, M. Eckersley, A. Horobin, G. Green, M. German, I. German, P. Newell, G. Jones, J. Thompson-Hill, S. Edwards.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant.  
Mr T. Brown – Internal Auditor.

### **APOLOGIES**

Councillors: - A. Pennington, G. Frobisher, S. Frobisher, P. Curtis, J. Davies, P. Duffy, G. Percival.

## **90 MINUTES**

**RESOLVED** That Minutes of meeting held 7<sup>th</sup> September 2011 be accepted.

Pursuant to Minute 83 – Planning Consultation 43/2011/0567 Erection of Stainless Steel Sculpture. For information Cllr S. Edwards reported that in her opinion there were a number of problems with Prestatyn Artwork including final designs. Cllr M. German referred to current issues in St Asaph Town arising from a similar project. Cllr G. Green explained his previous statement had been made because of his concerns about public perception of such projects in times of financial austerity.

## **91 FREE CAR PARKING**

In response to query by Cllr I. German it was reported that Denbighshire County Council had once again been requested to introduce free car parking following last General Purposes Committee.

## 92 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultation schedule to 21st September 2011 and submitted following observations:

| <u>APPLICATION</u>   | <u>COMMENT</u>   |
|--|--|
| <p>43/2011/1099 (East)<br/>           Details of construction/phasing of development including the sequence of completion of building works and associated parking and access arrangements submitted in accordance with condition number 2 of planning permission 43/2010/1222/PF<br/>           Land at High Street/Nant Hall Road, Prestatyn<br/>           Contact: Paul Mead</p>   | <p>DEFER</p> <p>Committee would request extension of prescribed application response time until after current public consultation exercise.</p>  |
| <p>43/2011/1102 (East)<br/>           Details of hard and soft landscaping submitted in accordance with condition number 11 of planning permission 43/2010/1222/PF<br/>           Land at High Street/Nant Hall Road, Prestatyn<br/>           Contact: Paul Mead</p>  | <p>level</p> <p>Committee felt overwhelmed by of technical detail and would welcome County Council's professional officer input to deliberations</p> <p>Joint County/Town Council briefings should be taking place regularly on such major town projects</p> |
| <p>43/2011/1104 (East)<br/>           Details of layout, design, signage and construction of all on and off site highway works submitted in accordance with condition number 20 of planning permission 43/2010/122/PF<br/>           Land at High Street/Nant Hall Road, Prestatyn<br/>           Contact: Paul Mead</p>   |  |
| <p>43/2011/1103 (East)<br/>           Details of phasing programme and methodology for the construction works including off site highway works, hours of operation, noise mitigation measures and routing of all construction traffic submitted in accordance with condition number 19 of planning permission 43/2010/1222/PF<br/>           Land at High Street/Nant Hall Road, Prestatyn<br/>           Contact: Paul Mead</p> |  |



Chairman \_\_\_\_\_

## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 5<sup>th</sup> October 2011 at 6.15pm – 7.50pm

### **PRESENT**

Councillors: - L. Muraca (Chairman), A. Pennington, A. Sampson, A. Horobin, G. Green, P. Duffy, M. Eckersley, G. Frobisher, S. Frobisher, M. German, I. German, J. Davies, P. Curtis, S. Edwards.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr E. Price – Capital Projects Officer, Denbighshire County Council (DCC), Mr M. Jones – Highways Engineer DCC, Mr S. Davies – Joint Head of Highways & Infrastructure (Conwy & Denbighshire C C), Mr P. Swales and Mr A. Clarke – Stadium Developments Ltd.

Residents and Prestatyn & District Business Association representatives were also present.

### **APOLOGIES**

Councillors: - J. Thompson-Hill, P. Newell, G. Jones, G. Percival.  
Mr T. Brown – Internal Auditor, Mr P. Mead – Development Control Manager (DCC)

#### **108 HOUSEKEEPING**

The Chairman welcomed large number of visitors and reminded them of general housekeeping rules and evacuation procedures in event of a fire. All mobile phones and recording devices were to be switched off.

#### **109 MINUTES**

**RESOLVED** That Minutes of meeting held 21<sup>st</sup> September 2011 be accepted.

#### **110 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 5<sup>th</sup> October 2011. The Town Clerk/Financial Officer advised that Town Council was a statutory planning consultee and that it was Denbighshire County Council, Principal Planning Authority who made all final decisions in respect of planning applications.

Due to the technical nature and large volume of planning consultations in relation to Prestatyn Retail Park both County Highways Engineers and Developer were present at tonight's proceedings following deferral of this item at last meeting.

The Chairman provided a brief overview of each retail park planning consultation prior to discussion. Details of comments received from County Planning Officer were also circulated at the meeting.

APPLICATION

COMMENT

43/2011/1102 (East)

Details of hard and soft landscaping submitted in accordance with condition number 11 of planning permission

43/2010/1222/PF

Land at High Street/Nant Hall Road, Prestatyn

Contact: Paul Mead

No Objection

Committee reviewed applications and was given assurance by Stadium Developments Ltd representative that company would maintain site and all landscaped areas to high standard to include litter collection.

It was recommended that Denbighshire County Council be requested to include appropriate planning conditions relating to future maintenance arrangements.

Council's earlier request for additional plantings and protection of existing trees had been incorporated into current proposals.

43/2011/1102 (East) Amended

Details of hard and soft landscaping submitted in accordance with condition number 11 of planning permission

43/2010/1222/PF

Land at High Street/Nant Hall Road, Prestatyn

Contact: Paul Mead

No Objection

Proposal related to planting of additional plantings and protection of hedgerow by Nant Hall entrance and County Highway Engineers confirmed this would be acceptable from highway safety prospective.

43/2011/1062 (East)

Details of lighting for car park areas submitted in accordance with condition number 17 of planning permission

43/2010/1222/PF

Land at High Street/Nant Hall Road, Prestatyn

Contact: Paul Mead

No Objection 07.09.11

43/2011/1062 (East) Amended

Details of lighting for car park areas submitted in accordance with condition number 17 of planning permission

43/2010/1222/PF

Land at High Street/Nant Hall Road, Prestatyn

Contact: Paul Mead

No Objection

The application gave additional details of light equipment and wattages. Stadium Developments Ltd representative confirmed lighting would be available 24 hours and controlled by photocell.

All lamps should be fitted with shroud to

minimise light pollution

43/2011/1104 (East)

See below:

Details of layout, design, signage and construction of all on and off site highway works submitted in accordance with condition number 20 of planning permission 43/2010/1222/PF  
Land at High Street/Nant Hall Road,  
Prestatyn  
Contact: Paul Mead

Mr M Jones, DCC Highways Engineer reported that both he and Mr P Mead, Development Control Officer, Denbighshire County Council had attended a meeting of Prestatyn and District Business Association (PDBA) last week to discuss traffic flows. At the meeting a number of alternative traffic routes had been suggested and these had been fed into nationally approved model and computer programme. The impact of alternative traffic flows upon town road junctions had been printed out and circulated at meeting.

Mr S. Davies, Joint Head of Highways & Infrastructure explained that main purpose of County Highways involvement was to look after all public interests including residents, business and visitors. County Highways principal aim is to prevent gridlock. Ideally they would work from scratch to incorporate new road safety features to include road users including pedestrians but this is not an option in town centre location.

Members then reviewed plans, options and questioned County Highway Officers and Stadium Developments Ltd representatives about plans:

Cllr PD – Before making any decision he would like to speak to PDBA about plans and traffic projections circulated by County Officers at tonight's meeting. We should have had them earlier.

MJ (DCC) – Final printout only became available this afternoon following last weeks discussion. Projections were based on 800 vehicles per hour at road junctions at peak time.

Cllr SE – I can see you are looking out for Tesco traffic but existing businesses are very important. I suggest you go back and think again.

SD (DCC) – Lot more people will be visiting Prestatyn. Only one road plan worked that can deal with forecast traffic volume. Computer modelling is an exact science and very accurate. The current plan will permit extra car parking space on High Street.

AC (Stadium) – Company has looked at permutations for nine years and present plan is best option.

Cllr PD – How long remaining to consult public.

SD (Stadium) – Public consultation period has already expired in planning terms.

Cllr PD – Need to speak to PDBA before I can decide.

Cllr PD then presented a petition to Chairman and Town Clerk calling for retention of existing traffic flows (84 names) and removal of temporary bus station from Kings Avenue because of risk of accident(51 names).

General – Council has not seen petition before tonight.

Cllr MG – We are all trying to minimise negative aspects of this development and need to get it right. Any future development of market site would make this very difficult. Town Council wanted to see bus station moved but now staying in same location. Will “build outs” by Scala stay?

MJ (DCC) – Yes, they were installed at request of County Disability Officer

EP (DCC) – I am also disappointed about bus station. Number of things had to be taken into account including reduction in availability of grant aid. Entrance to market site will be moved to help accommodate any future developments, and provision of cycle lanes and pedestrian crossings.

Cllr GG – How do you forecast 210% traffic flow at road junction into High Street?

MJ (DCC) – We count existing traffic and use computer modelling to predict peak flows based on known usage of similar size and scale developments. This base data is then used with average forecast traffic growth over five year period. Such forecasting is recognised to be accurate to within 5% – 10%

Cllr GG – This proposal does seem to make sense especially with added High Street parking.

Cllr PD – I can't understand why former and vacant Omnitec Site (behind existing bus station) was not used for temporary bus station. I can't believe you are using King's Avenue.

EP (DCC) – We need a crossing site there. To put a bus station there would not be a cheap option. We don't have funding to move station over the road any more. High Street can't take buses. We did the best we could. I'm going on Friday to see how it's going.

Cllr JD – This proposal is very complicated and controversial. Stadium are investing thirty million pounds so we must trust them to get it right as they have already done so at other sites around the country. We've waited 15 years for this. I've fed traffic ideas back to Highways as they've been suggested to me. Traffic up the High Street would have been ideal but just not possible. Statistics here tonight show that their plan is best.

SD (DCC) – Safe access for pedestrians is paramount. Crossings do slow down traffic but necessary for elderly. Life would be easier for Highways if no one walked.

Cllr JD – Providing lights are sequenced to ensure flow. Pity some members of the public are going to be disappointed. More free parking would encourage people to walk up the High Street.

Some towns nearby aren't happy about the regeneration of Prestatyn. I'd like to propose a review of traffic after a year.

Cllr SE – I don't have much faith in Highways – look at Llandudno's traffic problems.

Cllr GF – That's a development outside of town. This is a development in centre of town.

Cllr PD – These plans have come so late.

Cllr GF – We were looking at these over 6 years ago.

EP (DCC) – Yes this is true. There are new faces here now but this has been discussed for many years.

PS (Stadium) – I am aware that Business Association can't speak out here tonight. Can we have quarter hour with PDBA in private to address issues?

Cllr LM – Do we have a proposal?

Cllr IG – People don't like change but we do need to move forward.

NA (TC/FO) – Cllr JD made a proposal to accept plans to include a review after one year.  
 JD Yes I propose IG second

Cllr SE requested a recorded vote

**RESOLVED**

1) No Objection subject to acceptance of County Planning Condition to enable traffic review after twelve months following completion. This would allow assessment of known traffic flows, impact upon town centre and provide opportunity to incorporate changes that may arise from emerging Town Plans.

| FOR   | AGAINST   | ABSTAIN   |
|---|-----------|-----------|
| SF / ME / AP GG /JD / PC GF / AS AH / IG/ MG / LM<br>(12) | SE<br>(1) | PD<br>(1) |

2) That petition be forwarded to Denbighshire County Planning Authority.

43/2011/1103  
 Details of phasing programme and methodology for the construction works including off site highway works, hours of operation, noise mitigation measures and routing of all construction traffic submitted in accordance with condition number 19 of planning permission 43/2010/1222/PF Land at High Street/Nant Hall Road, Prestatyn  
 Contact: Paul Mead

No Objection  
 Working on public holidays should not be permitted. Any weekend working should be strictly controlled and regulated.  
 Normal construction work to be confined to proposed Monday to Friday 8.00am to 5.00pm operations. DCC advised that a representative would be available on site to assist in resolving any local issues.  
 Stadium Developments Ltd representative confirmed the company accepted all proposed planning conditions to minimise disruption, potential nuisance etc. A regular monthly newsletter would be published to keep residents informed of developments in

accordance with good practice and copy sent to Town Council.

Mr E. Price (DCC) confirmed works on Prestatyn bus station would commence in November 2011 to be completed by March 2012. This would minimise disruption to High Street during busy Christmas period.

43/2011/1099 (East)

Details of construction/phasing of development including the sequence of completion of building works and associated parking and access arrangements submitted in accordance with condition number 2 of planning permission 43/2010/1222/PF

Land at High Street/Nant Hall Road, Prestatyn

Contact: Paul Mead

No Objection

It was suggested that herringbone style car parking may be beneficial to ensure that wide parking bays are provided.

Additional taxi rank provision must be considered and regulated to help maximise benefit to local business.

Clarification of final use of construction haul road required. Developer to be encouraged to maintain dialogue with Town Council throughout construction.

43/2011/0794 (North West)

Raising of roof height to form two storey dwelling, erection of a single storey extension to side to provide independent living accommodation and conservatory to rear.

Newlyn, 47 Victoria Road West, Prestatyn

Contact: David Roberts

No Objection

Development to be in keeping with surrounding property style.

43/2011/1086 (Central)

Environmental improvement works (remediation) of land at former Gasworks site

British Gas Depot – Transco, Gas Works Lane, Prestatyn

Contact: Paul Griffin

No Objection

Transportation works should not compromise current retail park access development. Future use of site should be clarified.

Reference was made to possibility of asbestos on site.

Joint County / Town Councillors may partake in decision making process of Town Council but consider matters afresh at Denbighshire County Council when additional information and planning advice will be available to them. They are not bound by views or opinion of Town Council.

Chairman \_\_\_\_\_

## TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 12<sup>th</sup> October 2011 at 9.15pm – 9.25pm

### PRESENT

Councillors: L. Muraca (Chairman), A. Pennington, A. Sampson, M. Eckersley, M. German, I. German, J. Davies, J. Thompson-Hill, S. Edwards.

### IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

### APOLOGIES

Councillors: S. Frobisher, A. Horobin, G. Green, P. Duffy, P. Newell, G. Jones, P. Curtis, G. Percival, G. Frobisher.

### **131    DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 12<sup>th</sup> October 2011 and submitted following observations:

#### APPLICATION

43/2011/1167 (South West)  
Erection of carport at side and dormer window at rear of dwelling  
3 Durlston Drive, Prestatyn  
Contact: David Roberts

#### COMMENT

No Objection

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman \_\_\_\_\_



## TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 9<sup>th</sup> November 2011 at 9.10pm – 9.30pm

### PRESENT

Councillors: L. Muraca (Chairman), A. Sampson, P. Duffy, M. German, I. German, G. Jones, J. Davies, J. Thompson-Hill, L. Muraca, G. Percival, S. Edwards.

### IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

### APOLOGIES

Councillors: A. Pennington, M. Eckersley, G. Frobisher, A. Horobin, G. Green, S. Frobisher, P. Newell, P. Curtis.

#### **146 STANDING ORDERS**

**RESOLVED** That Standing Order No. 1 be waived and meeting extended by twenty minutes.

#### **147 MINUTES**

That Minutes of meeting held on 12<sup>th</sup> October 2011 be accepted as a correct record.

#### **148 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 9<sup>th</sup> November 2011 and submitted following observations:

#### APPLICATION

#### COMMENT

43/2011/1208 (South West)  
Erection of a single storey porch extension  
to front of dwelling  
36 Ffordd Ffynnon, Prestatyn  
Contact: David Roberts

No Objection

|   |  |
|---|--|
| <p>43/2011/1228 (East)<br/>Erection of extensions to side and rear of dwelling (amendment to previously approved scheme)<br/>34 Linden Walk, Prestatyn<br/>Contact: David Roberts</p>   | <p>No Objection</p>  |
| <p>43/2011/1244<br/>Installation of 2 no. Cast iron security grilles in existing openings<br/>Hillside Gardens Shelter Hillside, Prestatyn<br/>Contact: David Roberts</p>   | <p>Observations<br/>Poor design and alternative concepts should be considered. The elegant listed building requires complimentary elegant design.</p>  |
| <p>43/2011/1245<br/>Installation of 2 no. Cast iron security grilles in existing openings (Listed Building consent).<br/>Hillside Gardens Shelter Hillside, Prestatyn<br/>Contact: David Roberts</p>  | <p>See above comments for 43/2011/1245</p>   |
| <p>43/2011/1262 (Central)<br/>Variation of Condition No 3 on planning permission Code No 43/2010/0985 to allow hours of opening to read: 1000 to 0130hours Mondays to Saturdays; 1000 to 2330 hours Sundays and Bank Holidays<br/>236 High Street, Prestatyn<br/>Contact: David Roberts</p> | <p>Observations<br/>Concerns raised about possible noise nuisance affecting nearby residents property.<br/>Outdoor smoking area away from front of building should be provided<br/><br/>(Cllrs. I. German and M. German declared interest and retired from Council Chambers)</p> |

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

#### **149 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN – EXAMINATION**

Details of the proposed hearing sessions programme had been received from Denbighshire County Council and copy previously circulated to Councillors.

**RESOLVED** That notification of Hearing Sessions Programme be received.

**150 DENBIGHSHIRE COUNTY COUNCIL PROHIBITION OF WAITING, LOADING AND UNLOADING STREET PARKING PLACES ORDER 2011**

Details of Public Notice posted by Denbighshire County Council in furtherance of new highway arrangements as previously reported had been received.

**RESOLVED** That details of Public Notice be received.

Chairman\_\_\_\_\_

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 14<sup>th</sup> December 2011 at 9.10pm – 9.35pm

### **PRESENT**

Councillors: L. Muraca (Chairman), A. Pennington, A. Sampson, M. Eckersley, M. German, I. German, J. Davies, S. Edwards, G. Green, P. Duffy, P. Newell, G. Percival.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

### **APOLOGIES**

Councillors: S. Frobisher, A. Horobin, G. Jones, P. Curtis, G. Frobisher, J. Thompson-Hill.

### **166 STANDING ORDERS**

**RESOLVED** That Standing Order No 1 be waived and meeting extended by twenty-five minutes.

### **167 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 14th December 2011 and submitted following observations:

#### **APPLICATION**

#### **COMMENT**

43/2011/1023 (East)  
Development of 149 sq m. (1,600 sq ft) of  
floorspace for Class A3 restaurant and cafe  
use at Unit 7  
Land at High Street/Nant Hall Road,  
Prestatyn  
Contact:

Observation  
Some concerns that development  
would affect number of visitors  
willing to explore town centre facilities

43/2011/1322 (North)  
Display of internally- and externally -  
illuminated signage  
Ffrith Hotel, 305 Victoria Road, Prestatyn  
Contact: David Roberts

No Objection

43/2011/1291  
Erection of a substation

No Objection  
Design should be sympathetic and

Land at High Street, Prestatyn  
Contact: David Roberts

in keeping with adjoining listed building

43/2011/1416 (East)  
Retention of single-storey flat-roofed extension at side of dwelling to provide disabled toilet and shower area.  
29 Parc Aberconwy, Prestatyn  
Contact: David Roberts

No Objection

43/2011/1434 (East)  
Display of 1 internally illuminated and 1 non-illuminated fascia sign to front of building and 1 internally-illuminated fascia sign to rear of building at Unit 3  
Unit 3, Prestatyn Shopping Park, High Street, Prestatyn  
Contact: David Roberts

No Objection  
Signage needs to be visually attractive from all directions including railway line. Materials used should be of good quality, durable and samples/examples provided prior to commencement.  
Times of illumination to be controlled to protect adjoining residential properties from potential nuisance

Parc Siopa Prestatyn/Prestatyn Shopping Park  
Naming of Development  
Land between High Street and Nant Hall Road, Prestatyn  
Contact: Emma Jones

Objection  
Members felt more consideration should be given to naming of development.  
A public consultation exercise should be considered.

43/2011/1346 (East)  
Change of use from Abbeyfield Home to Class C3 single residential dwelling house  
Abbeyfield Society, 14 Bryneithin Avenue, Prestatyn  
Contact: David Roberts

No Objection  
(Cllr L. Muraca declared interest and retired from Council Chamber during this item. Cllr A. Pennington in Chair).

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman\_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 18<sup>th</sup> January 2012 at 6.15pm-7.00pm

**PRESENT**

Councillors: L. Muraca (Chairman), A. Sampson, M. Eckersley, G. Frobisher, G. Green, P. Duffy, S. Frobisher, M. German, I. German, P. Newell, J. Davies, J. Thompson-Hill, G. Percival, S. Edwards.

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.  
Local Residents.

**APOLOGIES**

Councillors: A. Horobin, G. Jones, P. Curtis, A. Pennington.

**168 HOUSEKEEPING**

The Chairman welcomed visitors and informed them of general housekeeping rules and evacuation procedures in event of fire.

**169 MINUTES**

**RESOLVED** That Minutes of meeting 14<sup>th</sup> December 2011 be accepted.

**170 PARC SIOPA/PRESTATYN SHOPPING PARK – NAMING OF DEVELOPMENT**  
**PM 167**

In response to Member's question the Town Clerk/Financial Officer advised that he had recently been notified by Denbighshire County Council that the naming of this development was responsibility of developer and previous comments forwarded accordingly.

## 171 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS

Committee considered planning consultation schedule to 18<sup>th</sup> January 2012 and submitted following observations:

| <u>APPLICATION</u>  | <u>COMMENT</u>  |
|---|---|
| 43/2011/1266 (North)<br>Retention of conservatory at rear of dwelling<br>9 Clive Avenue, Prestatyn<br>Contact: David Roberts  | No Objection<br>Committee expressed concerns about retrospective planning application.<br>Pro active guidance should be issued to help prevent this situation e.g. installers and householders guidance note and penalties for late applications. |
| 43/2012/0020 (South West)<br>Retention of single storey extension and conservatory to side of dwelling (retrospective application)<br>15 Ffordd Fynnon, Prestatyn<br>Contact: David Roberts | No Objection<br>Committee expressed concerns about retrospective planning application.<br>Pro active guidance should be issued to help prevent this situation e.g. installers and householders guidance note and penalties for late applications. |
| 43/2012/0037 (East)<br>Formation of a BMX Pump Track<br>Land off Ffordd Parc Bodnant, Prestatyn<br>Contact: David Roberts   | Observations  |

Committee was informed that Town Council was applicant and guidance had been sought from County Legal Section about its' position in considering planning consultation. The Legal Section had advised it was acceptable for Council to make observations although Joint County/Town Council Members were required to declare a personal interest. However, there was not considered to be a prejudicial interest thus allowing Members opportunity to partake in consultation process..

The Town Clerk/Financial Offcier advised that a copy letter of objections had been received from local resident on behalf of several property owners who were concerned about insufficient parking, potential nuisance, anti-social behaviour, lack of policing, intimidation of young children at adjoining play area, use of site by motorbikes/quads, dogs off leads and dog fouling. The correspondence had been forwarded to County Planning Committee who receive all comments and ultimately determine planning applications.

Members discussed the location near to public highway and a Member highlighted safety concerns for cyclists using railway bridge and accessing site. The lack of fencing around development was also discussed although provision of fencing was not part of the current proposals but this would be further considered in any future risk assessment. Future maintenance was relatively minimal but this would also form part of report to future

meeting once principle of development proposal and planning position had been determined.

Ward Councillors referred to discussions with Residents Association who initially seemed receptive to proposals but accepted there was need for further dialogue and assured Committee this would be undertaken. North Wales Police had indicated they felt site was a good location for monitoring purposes.

It was reported that a number of the one hundred and sixty properties on Parc Bodnant had recently been canvassed by a local resident and response provided to Association. There appeared to be poor level of response to the consultation, mixed reactions and changing opinions towards proposed development.

The Town Clerk/Financial Officer reminded Committee how the current proposals had evolved since Council was notified last year that Coronation Gardens Skatepark was nearing end of its serviceable life. Subsequently an extensive young persons consultation had been undertaken by Prestatyn Youth Club on behalf of Council involving Prestatyn Schools and Pop In Centre. The survey results were inconclusive in that they showed relatively equal levels of support for BMX Pump Track and Skatepark facility. It also showed that a greater proportion of youngsters felt that these facilities should be separate and provided in alternative locations although finding suitable location had been problematic. Council had been successful in obtaining external grant aid towards cost of BMX Pump Track and a local developer had also offered soil for construction although this aspect was considered a bonus rather than driving factor in proposals.

Further tentative work was being undertaken in respect of future concrete skatepark initiative but this would require significantly more funding and longer term consideration.

(Joint County/Town Councillors M Eckersley, G Green, P Duffy, S Frobisher, J Davies, J Thompson Hill declared their personal interest in this item)

43/2012/0054 (East)

Erection of dormer extension with Juliet balcony to front of dwelling to form rooms in and roofspace

31 Aberconway Road, Prestatyn  
Contact: David Roberts

Observation

Development must be in keeping sympathy with surrounding property.

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman\_\_\_\_\_



## Town Planning Notes (LH) 18.01.12

**Apologies:** PC, PN, GJ, AP, AH.

### **Naming of Shopping Park.**

**LM** Has there been any ideas here?

**NA** No response from developer.

MINUTES ACCEPTED.

### **Applics**

**1266**

**MG** Is this retrospective?

**LM** Looks like it.

**MG** No point in challenging – it will still go through.

Cllr PN arrived at 6..20pm also AS,GP,JD.

**GG** Is it retrospective?

**MG** Doesn't look too bad.

No Objections other than apps re retros.

**0020**

No Objections received.

**MG** Message does need to go out about need for planning applics. DCC should place an article in local papers.

**NA** They could double fees for retros!!

### **0037 Pump Track**

**MG** Is this usual design?

**NA** Many different styles.

**PN** Like Rhyl's?

**NA** Not really.

**MG** Is this the most attractive style for youngsters? Do we need a consultation with youngsters?

**SE** On a bad corner. Are there safeguards. How is access and egress? Nant Hall bridge not very safe.

**MG** I support Sherry on this.

**PD** I've had a letter from Residents Association. A lot of residents are against this. I think it's a great resource but we need to consider residents.

**IG** I've not had any complaints from anyone but I do take on board all comments. It needs to be fenced off. Who is liable if there was an accident?

**NA** It would be subject to a Risk Assessment. Many are not fenced.

**IG** It's a well used area.

**NA** Just trying to establish in principle.

**GG** What was DCC's advice again?

**NA** You should declare a personal interest.

**JTH** A difficult situation. We can't please everyone. Residents seem very negative. We do need a formal consult. I think some people are confused about what it is exactly.

**NA** (runs through suggestions)

High School and Youth Club consulted. Majority did not want a joint facility.  
Pump Track is cheaper.

**MG** Is there a maintenance fee monthly? What is it likely to be?

**NA** Soil forms basis of ramps and then with top dressing. Cheaper and there is no equipment.

**PN** Weeds?

**NA** Yes.

**JD** Residents Association were in favour when we spoke to them. Concerns have been raised. It has been pushed on to Tesco soil. Police support this location as easy. Area is to be extended as a leisure area. People are quite changeable. If we don't put it there we need to put it elsewhere.

**PN** How many houses on estate? 150?

**JD** There was a poor response. No good knocking on doors. We could do with a meeting.

**PD** I thought JTH and JD had done their homework. I'd have gone and knocked on every door. You should have canvassed better.

**JD** We did meet with residents.

**PD** Why did you let TC do this if it wasn't definite?

**JD** The work was generic.

**ME** Residents need clarification – they think it will be like Rhyl.

**MG** This is a facility for Prestatyn and Meliden.

**NA** Need to work with residents to clarify what a Pump Track is. 160 properties surveyed but poor response. Only 30 replies. The soil is not a major issue in this. It is a bonus.

**PD** Soil can be kept to one side.

**AS** It is easy to reinstate if not used.

**NA** Very low impact.

#### **0054**

No Observations other than

**IG** Is it in keeping?

Meeting closed @ 7pm

## TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 8<sup>th</sup> February 2012 at 7.55pm-8.10pm

### PRESENT

Councillors: L. Muraca (Chairman), A. Pennington, A. Sampson, M. Eckersley, G. Green, P. Duffy, M. German, I. German, J. Davies, J. Thompson-Hill, G. Percival, S. Edwards.

### IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

### APOLOGIES

Councillors: G. Frobisher, A. Horobin, S. Frobisher, P. Newell, G. Jones, P. Curtis.

### **199 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 8<sup>th</sup> February 2012 and submitted following observations:

#### APPLICATION

#### COMMENT

|   |   |
|---|---|
| <p>43/2012/0102 (East)<br/>Change of use of shop (Class A1) at 45 High Street to Cafe (Class A3) with formation of internal access into cinema complex<br/>Scala Cinema and Tourist Information Centre 45/47/49 High Street, Prestatyn<br/>Contact: David Roberts</p> | <p>No Objection<br/>(Cllr A. Sampson declared interest and retired from Council Chamber during this item. Cllrs I. German, M. German, P. Duffy abstained from voting)</p> |
| <p>43/2012/0114 (North)<br/>Installation of dormer windows to front and rear in connection with proposed loft conversion<br/>100 Victoria Road West, Prestatyn<br/>Contact Paul Griffin</p>   | <p>No Objection</p>   |
| <p>43/2012/0123 (North)<br/>Erection of a pitched roof extension to rear of dwelling<br/>5 Penley Avenue, Prestatyn<br/>Contact: David Roberts</p>  | <p>No Objection</p>   |
| <p>43/2012/0136 (East)</p>  | <p>No Objection</p>   |

Display of single free-standing entrance totem sign showing Shopping Park name and tenants

Parc Siopa Prestatyn/Prestatyn Shopping Park, Nant Hall Road, Prestatyn

Contact: Paul Mead

Surroundings could be improved by landscaping around base of structure. Signage should be bilingual for shopping park.

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman \_\_\_\_\_

## TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 7<sup>th</sup> March 2012 at 7.50pm-8.30pm

### PRESENT

Councillors: L. Muraca (Chairman), A. Sampson, G. Frobisher, G. Green, P. Duffy, P. Newell, G. Jones, J. Davies, J. Thompson-Hill, G. Percival, S. Edwards, P. Curtis.

### IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

### APOLOGIES

Councillors: A. Horobin, A. Pennington (Mayoral duties), M. Eckersley, S. Frobisher.

## **208    MINUTES**

**RESOLVED** That Minutes of meeting held on 8th February 2012 be accepted as correct record.

## **209    DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 7th March 2012 and submitted following observations:

### APPLICATION

### COMMENT

43/2012/0099 (Meliden)  
Alterations and widening of existing pedestrian access to form vehicular access  
Bryn Llwyd Lodge, 142 Meliden Road, Prestatyn  
Contact: David Roberts

No Objection

43/2011/1520 (South West)  
Demolition of garage and erection of single-storey pitched-roof extension to front and side with realigned roof, and erection of single-storey flat-roofed

No Objection

extension at rear of dwelling and alterations to existing vehicular access  
52 The Meadows, Prestatyn

Contact: David Roberts

43/2012/0220 (Central)

Alterations to dwelling including raising of roof height to provide first floor accommodation with balcony to front and construction of a detached single garage to rear

38 Calthorpe Drive, Prestatyn

Contact: David Roberts

Observation  
Development and alteration of roof line should be in keeping with neighbouring properties

43/2012/0010 (East)

Erection of extension at front and improvements to clubhouse including provision of disabled facilities (amended application)

Bryn Newydd Bowling Club, The Avenue, Bryn Newydd, Prestatyn

Contact: David Roberts

No Objection

43/2012/0178 (Central)

Demolition of existing garage and erection of pitched-roof extension at side of dwelling comprising garage, kitchen extension, utility and cloaks.

Erection of conservatory and new dormer at rear and new front porch

17 The Avenue, Prestatyn

Contact: David Roberts

No Objection

43/2012/0171 (East)

Erection of a conservatory to rear of dwelling

40 Pendre Avenue, Prestatyn

Contact: David Roberts

No Objection

43/2012/0143 (Central)

Felling of 4 No Sycamore trees numbered T40, T41, T42, & T43 on plan annexed to the Borough of Rhuddlan (Woodland Park Prestatyn) Tree Preservation Order No 3, 1985 and replanting with British species, i.e. Silver Birch

20c Bryntirion Drive, Prestatyn

Contact: David Roberts

OBJECTION  
Independent professional tree specialist advice should be sought as healthy trees must be protected.  
Denbighshire County Council should preserve all trees unless there is a clear danger or damage to property.  
It is recommended that all future planning applications should clearly demonstrate reasons for

felling prior to consultation.  
 Any replacement trees should be  
 of specimen quality and  
 monitored/maintained for several  
 Years  
 (Cllrs J. Thompson-Hill, J.Davies  
 and  
 S. Edwards abstained from  
 voting on this item)

43/2012/0131 (Central)  
 Erection of canopy carport to side and  
 single-storey flat roof extension to  
 side/rear of dwelling  
 9 Bryntirion Drive, Prestatyn  
 Contact: David Roberts

No Objection

43/2012/0240 (Central)  
 Erection of single-storey pitched-roof  
 extension and flat-roofed carport to side  
 and rear of dwelling  
 25 Oak Hill Drive, Prestatyn  
 Contact: David Roberts

No Objection

43/2012/0239 (Meliden)  
 Felling of sycamore tree No T1 on plan  
 annexed to the Borough of Rhuddlan  
 (Woodland Park) Tree Preservation  
 Order No 3, 1985 and replacement with  
 smaller species  
 1a The Paddock, Prestatyn  
 Contact: David Roberts

OBJECTION  
 Independent professional tree  
 specialist advice should be  
 sought as healthy trees must be  
 protected.  
 Denbighshire County Council  
 should preserve all trees unless  
 there is a clear danger or damage to  
 property.  
 It is recommended that all future  
 planning applications should  
 clearly demonstrate reasons for  
 felling prior to consultation.  
 Any replacement trees should be  
 of specimen quality and  
 monitored/maintained for several  
 years

Land at Prestatyn Common  
 Adjacent to Ffrith Beach  
 Change of name to Queen Elizabeth  
 Park

Observation  
 Name of Queen Elizabeth II Park  
 (note inclusion II) is acceptable,  
 but site needs considerable

improvement before designation and must be properly maintained.

Denbighshire Local Development Plan  
Consultation on Additional Evidence  
and Sites

- 1) Land at rear of Ffordd Hendre,  
Meliden
- 2) Land at rear of Maes Meurig,  
Meliden

OBJECTION - Site 1 and Site 2  
Cllr J. Davies provided  
background to LDP process and  
reminded Committee of its previous  
objections involving loss of open  
space, intrusion into green barrier,  
poor highway access, loss of wildlife  
habitat and flood risk  
Committee would reiterate  
previous comments and felt both  
open meadowland sites should be  
protected. The developments  
would seriously alter character of village  
and result in loss of green belt.  
Present service  
infrastructure would not be  
capable of meeting increased  
demands from such large scale  
developments.  
Both adjoining sites contribute to  
collection of water and acted as  
'sponge', substantial change to  
land would create high flood risk.

43/2012/0237 (South West)  
Erection of a single storey extension to  
side of dwelling  
6 Winchester Drive, Prestatyn  
Contact: David Roberts

No Objection

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Chairman \_\_\_\_\_



## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 28<sup>th</sup> March 2012 at 6.15pm-7.30pm

### **PRESENT**

Councillors: L. Muraca (Chairman), A. Sampson, P. Duffy, S. Frobisher, M. German, I. German, P. Newell, J. Davies, G. Percival, S. Edwards.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor, Ms S. Baxter/Ms W. Hooson – Betsi Cadwaladr University Health Board.

### **APOLOGIES**

Councillors: A. Horobin, A. Pennington, M. Eckersley, G. Frobisher, J. Thompson-Hill.

## **222 MINUTES**

**RESOLVED** That Minutes of meeting held 8<sup>th</sup> February 2012 be accepted as correct record.

Pursuant to Minute 209 Land at Prestatyn Common proposed name change to Queen Elizabeth II Park. Cllr M. German expressed disappointment that as Ward Councillor he had not received prior notification for this County Council registered common. He felt the proposed name-change would dilute the value of Ffrith Beach Festival Gardens and may result in applications for other sections of this site to be renamed.

## **223 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 28<sup>th</sup> March 2012 and submitted following observations:

### **APPLICATION**

43/2012/0308 (South West)  
Erection of single-storey flat roof extensions to side and rear of dwelling  
2 St Annes Avenue, Prestatyn  
Contact: Planning Officer

### **COMMENT**

No Objection

|  |   |
|--|---|
| <p>43/2012/0323 (Central)<br/>Removal of existing signage and installation of 4 no. Internally illuminated fascia signs, 1 externally illuminated projecting sign and 1 ATM header panel<br/>The Royal Bank of Scotland Plc, 70 High Street, Prestatyn<br/>Contact: Planning Officer</p>   | No Objection  |
| <p>43/2012/0336 (North)<br/>Alterations to and erection of a single-storey flat roof extension to rear of dwelling<br/>7 Overton Avenue, Prestatyn<br/>Contact: Planning Officer</p>   | No Objection  |
| <p>43/2012/0143 (Central)<br/>Felling of 2 No Sycamore trees numbered T41 &amp; T43 and crown reduction by 25 per cent of 2 No. Sycamore trees numbered T40 &amp; T42 on the plan annexed to the Borough of Rhuddlan (Woodland Park Prestatyn) Tree Preservation Order No 3, 1985 and replanting with British species i.e. Silver Birch<br/>20c Bryntirion Drive, Prestatyn<br/>Contact: David Roberts</p> | <p>Observation<br/>Only dangerous, diseased or trees causing structural damage should be removed. Any reduction work should be done after nesting season. Denbighshire County Council representative to be invited to clarify purpose of Tree Preservation Orders.<br/>(Cllrs I. German and M. German declared interest and took no part in voting on this item).</p> |
| <p>43/2012/0325 (Central)<br/>Erection of extensions to side and rear of dwelling<br/>4 Calthorpe Drive, Prestatyn<br/>Contact: Planning Officer</p>   | <p>No Objection<br/>(Cllr P. Newell declared interest and took no part in voting on this item)</p>  |
| <p>43/2012/0337 (Meliden)<br/>Alterations to and change of use of vacant storage and distribution centre (use class B8) to the design and building of circuit boards and light assembly of electronic components (Use class B1)<br/>Premises adjacent to 14 Brynlllys, Prestatyn</p>   | <p>Observation<br/>Better location plan is required before considering this item.</p>   |
| <p>43/2012/0358 (Central)<br/>Erection of a single storey flat roof extension to rear; demolition of existing garage/carport and erection of a new carport to side of dwelling; and erection of a pitched roof detached amenity building.<br/>18b Fforddilas, Prestatyn</p>  | <p>No Objection<br/>Some concerns expressed about size of proposed development and possible over intensification of site to include amenity building.</p>   |

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**224 BETSI CADWALADR UNIVERSITY HEALTH BOARD – NORTH DENBIGHSHIRE COASTAL LOCALITY COMMUNITY HEALTHCARE SERVICES PROJECT**

The Chairman welcomed Ms Sally Baxter, Assistant Director of Planning and Ms Wendy Hooson, Engagement and Strategic Development Programme Manager to the meeting. Sally explained that tonight's address was an 'update' and formal consultation would be undertaken shortly.

The project covers North Denbighshire area (outline paper circulated with agenda) and had arisen due to changes in community hospital provision, and need to address changing medical/social care requirements such as increasing homecare services. Both Prestatyn Community Hospital and Rhyl Alexandra Hospital are included in project.

Phase One activity had reviewed needs of population and gathered evidence of good practise and also provided health and social care profile of locality. Phase Two had looked at potential models and involved a detailed mapping exercise of current and future services. Phase Three would involve a widespread consultation exercise and this was forecast to commence in summer 2012 concentrating on five possible service delivery options.

It was interesting to note from work to date that there was a very strong message and support for integrating both health and social services together with desire for introduction of a single point of access for service users. It was reported the Hafan Lles health and social services trial project based at Municipal Offices, Prestatyn was showing positive outcomes. Welsh Assembly Government had been supportive to date and there was a bidding process for developing future integrated community services and new healthcare facilities in the locality.

**CIlr SF** Following recent changes the eye hospital is now based in Abergele but there is no bus service. **SB** aware this needs attention and in talks with bus operators and community transport. Any future change to any service would need to be mindful of access arrangements.

**CIlr SE** Can you clarify North Denbighshire area. Is St Asaph included?  
**SB** Generally speaking these are 'soft' boundaries as patients/services cross boundaries all the time. Effectively project area covers Bodelwyddan to Dyserth and coastal belt. St Asaph is not included. There has been a basic trawl of sites for potential community hospital facilities but none being named.

**CIlr MG** Is project financially driven? Will any changes meet future needs? **SB** Public services affected by current economic climate but focus on provision of better services and meeting local needs. Demographic, service and financial needs will form part of plans. **WH** There is a vision of health/social care/third sector all working together as integrated, joint team.

Some Councillors gave examples of excellent results for residents arising from the trial project operating in Prestatyn. They also complimented the medical care at hospital and homecare service packages provided.

**CIlr GP** Option 5 refers to satellite bases with no community hospitals which seems odd. **SB** Health Board accepts there will always be need for hospital based nursing care and this will feature in future plans.

- Cllr PD** Gave example of a local person with dementia/alzheimers and sought reassurance care would be available. **SB** Provided information on dementia and explained health service plan to help identify early onset of condiditon. Councillor was requested to provide further details after meeting.
- Cllr JD** Enquired if Health Board work involved bed patient numbers. Lots of elderly not fully mobile so Option 2 of two community style hospital facilities with NHS in patient beds favoured. County owned school at Marine Road, Prestatyn should be included in trawl of sites. **SB** BCUHB looking into inpatient bed numbers to determine a best practise figure. All five options will be considered and then detailed work on ones selected. Will look into suggested site.
- Cllr LM** Bed shortages at Glan Clwyd are very distressing and some patients having to wait in ambulances earlier this year. **SB** Apologised for any patients who unfortunately experienced this problem. In February there was a much higher demand than forecast and some beds/wards closed due to infection which caused a lot of problems.
- Cllr IG** Recent hospital and homecare support for 95 year old independent person known to family had been excellent. It was good to know there is a formal link between different types of service care and that people can receive care in their own home when needed.

**RESOLVED** That Sally Baxter and Wendy Hooson, Betsi Cadwaladr University Health Board be thanked for the background paper and attendance.

Chairman \_\_\_\_\_

## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 18<sup>th</sup> April 2012 at 8.25pm – 8.40pm

### **PRESENT**

Councillors: L. Muraca (Chairman), A. Sampson, G. Frobisher, P. Duffy, M. German, L. Muraca, G. Percival, S. Edwards.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor

### **APOLOGIES**

Councillors: A. Horobin, M. Eckersley, G. Green, S. Frobisher, I. German, P. Newell, G. Jones, J. Davies, J. Thompson-Hill, P. Curtis.

## **246 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultation schedule to 28<sup>th</sup> March 2012 and submitted following observations:

### **APPLICATION**

### **COMMENT**

43/2011/1102 (East) – Amended  
 Details of hard and soft landscaping submitted in accordance with condition number 11 of planning permission  
 43/2010/1222/PF  
 Land at High Street/Nant Hall Road, Prestatyn  
 Contact: Paul Mead

43/2012/0411 (East)  
 Erection of a single-storey monopitched-roof extension to side and rear of dwelling  
 70 Nant Hall Road, Prestatyn  
 Contact: Planning Officer

No Objection

No Objection

|   |  |
|---|--|
| 43/2011/1520 (South West) –amended<br>Demolition of garage, construction of<br>replacement dwelling and alterations to<br>existing vehicular access<br>52 The Meadows, Prestatyn  | No Objection   |
| 43/2012/0337 (Meliden)<br>Alterations to and change of use of vacant<br>storage and distribution centre (Use Class<br>B8) to design and building of circuit boards<br>and light assembly of electronic<br>components (Use Class B1)<br>Premises adjacent to 14 Brynlllys, Prestatyn | Objection<br>Concerns about noise, dust and<br>possibility of further commercial<br>developments in primarily residential<br>area.             |
| 43//2012/0433 (East)<br>Installation of dormer windows at side of<br>dwelling and first floor alterations<br>3 Beach Close, Prestatyn   | No Objection   |
| 43/2012/0327 (East)<br>Removal of Condition No 3 on Planning<br>Application Code 47/71 relating to use of<br>amenity buildings until midnight only<br>Pontins, Barkby Avenue, Prestatyn   | No Objection<br>There should be proper sound<br>proofing and actions to minise local<br>residents complaints/ concerns<br>about noise nuisance |
| 43/2012/0328 (East)<br>Removal of Condition No 3 on Planning<br>Application Code No 338/71 relating to use<br>of the amenity building until midnight only<br>Pontins, Barkby Avenue, Prestatyn  | No Objection   |

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## **247 CHAIRMAN'S REMARKS**

The Chairman offered her good wishes to all retiring Councillors and all those seeking re-election.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

