

## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Stewart Jones Committee Room, Municipal Offices, Prestatyn on Monday 11<sup>th</sup> May 2015 at 6.15pm – 7.00pm

### **PRESENT**

Councillors :- P. Penlington (Chairman), J. Szabo, B. Paterson, C. Guy, R. Cooper, J. McLellan, G. Sandilands, P. Duffy, T. Lawler, L. Muraca, A. Sampson, D. Turner, B. Murray, T. Jones.

### **IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mr P. Mead, Development Manager, Denbighshire County Council, Mr M. Parker, Snr Engineer, Development Control, Denbighshire County Council, Mr T. Brown – Internal Auditor.

### **APOLOGIES**

Cllrs: J. Davies, J. Thompson-Hill.

Mrs L. Hewitt – Committee Support Assistant, Mr M. Jones, Denbighshire County Council.

#### **142 VALE OF CLWYD CONSTITUENCY MP**

Cllr J. McLellan congratulated fellow Town Councillor J. Davies upon his recent election result. On behalf of Labour Group he expressed thanks for a good clean contest, and his comments were echoed by Cllr A. Sampson on behalf of Conservative Group.

Chris Ruane was also thanked for his past services as Vale of Clwyd MP.

#### **143 PRESTATYN RETAIL PARK**

Chairman welcomed Mr Paul Mead, Development Manager and Mr M. Park, Snr Engineer, Denbighshire County Council to the meeting. Paul explained that the current planning application had a large number of related planning conditions of varying proportions and importance. Consequently some will be determined by County Officers under delegated powers whilst others will require further consultations and possibly County Planning Committee determination.

Examples were provided of planning conditions e.g. external lighting, external finish, highway crossing points, traffic lights, deliveries to avoid school times. The present planning consultation sent to Town Council involved an extension to one of the four proposed units to increase in size by 55 sq metres. DCC considers this a minor variation and feel overall impact is minimal, nevertheless it was felt important to consult Town Council as development would be different from original plan and would be visible.

Mr M. Parker reported that in terms of highway safety there was a multi stage system in place that involved pre-application, construction traffic and post application considerations.

Additionally the development requires an independent road safety engineer's report funded by developer and this was under consideration. For this development a small working group had also been established to review the report and he was willing to invite one Town Council representative to next meeting.

There followed a question and answer session:-

**Cllr JS** Would the new crossing point along Nant Hall Road incorporate tactile paving and sound? **MP** Yes

**Cllr BC** Will access to site be improved? **MP** The plans show improved access, traffic lights and pedestrian crossing on Nant Hall Road.

**Cllr BM** Had requested DCC to place a seven ton weight restriction on vehicles using High Street. **PM/MP** Weight restriction was not approved by County but additional signage instructing Retail Park delivery vehicles to avoid High Street had been agreed.

Parking will be a concern when new units open. **MP** New additional staff parking will be made available at back of retail park.

**Cllr PP** Residents have complained about construction traffic parking in residential areas. **PM** Will be meeting developer tomorrow and this issue will be raised. There is designated area for construction vehicle parking on site.

**Cllr GS** Reinforces previous comments about problem parking and residents only permit could help. What is the date for completing independent safety audit report? **PM** The safety audit relates to construction traffic and assessment of highway implications. **MP** There is a four stage process with stages 1 & 2 due for completion next week. Stage 3 will be due upon completion and Stage 4 probably twelve months after completion. PTC representatives will be invited to attend small working group to consider report.

**Cllr PD** Glyn Avenue residents concerned about contractors parking and this is a busy area re doctor's surgery, Bodnant School, retail park deliveries. **PM** County planning conditions impose strict delivery times to avoid conflict with peak school operating times. Once development has been completed he would encourage local residents to contact DCC if non resident parking problems persist.

**Cllr BP** How do County know how many staff car parking spaces are needed? **PM** There is a complex calculation based primarily on retail floor space but also includes bus/rail services, cycling and walking distances.

**NA** Developer has produced plans for Wayfaring signage (copy circulated) on Retail Park, and also shows new pedestrian access at side adjoining Central Garage to Nant Hall Road. Later plans show access crossing garage service yard exposing pedestrians to traffic visiting garage/offices. **PM** Has also noticed change and will query with developer and report back.

**RESOLVED** Thanks to Mr P. Mead and Mr M. Parker for attendance.

**144 MINUTES**

**RESOLVED** That Minutes of Meeting held on 15th April 2015 be accepted.

**145 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 11th May 2015 and submitted following observations:-

<u>APPLICATION</u>	<u>COMMENT</u>
43/2015/0393 (East) Installation of replacement signage NatWest, 57 High Street, Prestatyn	No Objection
43/2015/0402 (East) Erection of two storey and single storey extensions to rear 7 Talton crescent, Prestatyn	No Objection
43/2015/0406 (South West) Erection of a single storey pitched roof extension 2 St Anne's Avenue, Prestatyn	No Objection
43/2015/0412 (North) Alterations and extensions including raising of roof height to form first floor living accommodation 28 Ceg y Ffordd, Prestatyn	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 \_\_\_\_\_