

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 17th April 2013 at 8.00pm — 8.20pm

PRESENT

Councillors: B. Paterson (Vice Chairman), A. Sampson, D. Turner, C. Guy, J. McLellan, J. Szabo, B. Murray, G. Sandilands, R. Cooper, G. Percival, S. Edwards, L. Muraca, J. Thompson-Hill.

IN ATTENDANCE

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

APOLOGIES

Councillors: J. Davies, P. Duffy, T. Jones, P. Penlington, G. Frobisher.
Mr T. Brown — Internal Auditor.

181 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 17th April 2013 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2013/0365 (South West) Deletion of Condition No 2 on planning permission Code No 43/2004/0752 relating to the converted barn being an annexe to the main dwelling only The Barn, 112 Fforddisa, Prestatyn Contact: Sarah Stubbs	No Objection
43/2013/0348 (South West) Erection of wooden shed at side of dwelling 6 Lichfield Drive, Prestatyn Contact: David Roberts	No Objection

31/2013/0400

Installation and operation of electrical substation compound with outdoor equipment, internal road layout and perimeter fencing south-east of St Asaph Business Park and up to 11.14km of underground electricity cables between the St Asaph substation and the coast at Ffrith Beach, Prestatyn, in connection with the proposed Burbo Bank offshore windfarm Land south of St Asaph Business Park (south) Galscoed Road, St Asaph

Contact: Neil Walters

Observation

Temporary works should not be carried out on promenade/beach area during busy summer holiday season. Local residents should be informed and consulted.

Hours of operation to be limited to avoid evening/weekend working.

43/2013/0300 (East)

Felling of 2 no. leylandi and works to 1 no. leylandi tree within Prestatyn Conservation Area

Chapel House, 161 High Street, Prestatyn

Contact: Paul Griffin

Objection

Presumption in favour of retaining trees unless significant problem to building structures.

Pruning and crown reduction should be considered prior to removal.

No Objection

43/2013/0408 (South West)

Erection of a single storey flat roof extension to rear of dwelling

9 Alexandra Drive, Prestatyn

Contact: David Roberts

No Objection

43/2013/0366 (North)

Erection of flat-roofed extension and alterations to form garage at side of dwelling 33 Sandy Lane, Prestatyn

Contact: David Roberts

No Objection

43/2013/0441 (South West)

Removal of existing pitched-roof, provision of new pitched-roof and formation of rooms in new roofspace

4 Heather Crescent, Prestatyn

Contact: Emer O'Connor

43/2013/0471 (North West)

Erection of 1.8m high block and timber boundary wall and 1.9m high timber gates to parking area

1 Irene Avenue, Prestatyn

Contact: David Roberts

Observations

Proposed height of fence may interfere or block sightlines for traffic near this corner plot. Large block and timber wall may be visually detrimental to neighbourhood.

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 6th March 2013 at 8.30pm — 9.00pnn

PRESENT

Councillors: P. Penlington (Chairman), A. Sampson, D. Turner, J. McLellan, J. Szabo, B. Paterson, G. Sandilands, R. Cooper, P. Duffy, G. Percival, S Edwards, T. Jones, J. Davies, L. Muraca, B. Murray, J. Thompson-Hill.

IN ATTENDANCE

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

APOLOGIES

Councillors: C. Guy-Davies, G. Frobisher.
Mr T. Brown — Internal Auditor.

161 MINUTES

RESOLVED That Minutes of meeting held on 6th February 2013 be accepted.

Pursuant to Minute 146 Planning Number 43/2013/0070 Unit 6, Prestatyn Shopping Park — seek clarification from Denbighshire County Council and reason for large size and scale of plant machinery.

162 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS

Committee considered planning schedules to 6th March 2013 and submitted following observations:

APPLICATION

COMMENT

43/2013/0129 (East)
Display of petrol filling station signage and gantry sign
Tesco Stores, Prestatyn Shopping Park,
Nant Hall Road, Prestatyn
Contact: David Roberts

No Objection

43/2013/0128 (East)
Display of general Store signage and ATM signage
Tesco Stores, Prestatyn Shopping Park,
Nant Hall Road, Prestatyn
Contact: David Roberts

No Objection

<p>43/2013/0126 (East) Display of general site signage Tesco Stores, Prestatyn Shopping Park, Nant Hall Road, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0174 (Central) Lopping of overhanging branches of 1 no. ash tree and 1 no. hornbeam in Area G7 on plan annexed to the Borough of Rhuddlan (Woodland Park, Prestatyn) TPO No. 3, 1985 12 Bryntirion Drive, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0030 (Central) Continuation of use of 2nd floor as self contained flat (Retrospective) 134B High Street, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1388/PS (North West) Variation of Condition No 2 on planning permission Code No. 43/2004/0186 for alterations and extensions to shops and flats to allow an additional five years to commence the development Ffrith Corner, Victoria Road West, Prestatyn Contact: Sarah Stubbs</p>	<p>No Objection</p>
<p>43/2013/0226 (Central) Erection of single-storey orangery extension to rear of property for use as additional living room 8, The Dell, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0123/PF (East) - AMENDED Change of use from retail unit to a licensed restaurant and hot food takeaway, insertion of a new doorway and construction of wheelchair access ramp and handrail 2 Bastion Road, Prestatyn Contact: Philip Garner</p>	<p>OBJECTION Concerns about proliferation of similar food premises in this area. Overintensification of same class developments. Potential litter and nuisance. Lack of parking in vicinity.</p>
<p>43/2013/0238 (Central) Erection of extension to existing foodstore, alterations to shop front and erection of canopy to new trolley bays Aldi Foodstore Ltd, Meliden Road, Prestatyn Contact: Philip Garner</p>	<p>OBSERVATION Development should be considered by Denbighshire County Council Planning Committee as insufficient knowledge and expertise on impact upon highway/parking</p>

<p>43/2013/0264 (Central) Felling of 2 Douglas Fir trees included within Area A2 on plan annexed to Borough of Rhuddlan (Woodland Park, Prestatyn) Tree Preservation Order No3. 1985 Stoneby House, 11 Stoneby Drive, Prestatyn Contact: Paul Griffin</p>	<p>OBSERVATION Insufficient information about reasons for felling. Trees are a feature along this road.</p>
<p>43/2013/0209 (North) Erection of single-storey flat-roofed extension at rear of dwelling 86 Seabank Drive, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0227 (East) Display of 1 No internally illuminated fascia sign and 1 No non-illuminated fascia sign Unit 8, Prestatyn Shopping Park, Nant Hall Road, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0203 (East) Erection of a single-storey extension to rear including dormer extensions to provide first floor accommodation 55 Pendre Avenue, Prestatyn Contact :David Roberts</p>	<p>OBJECTION Concerns about large size and scale of development</p>
<p>43/2013/0223 (Central) Erection of a single storey flat roof extension to rear of retail premises 23 Meliden Road, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0104 (Meliden) Erection of a detached dwelling and construction of a new vehicular access Land adjoining 1 Gwynfron Cottages, Cefn Y Gwrych, Meliden, Prestatyn Contact: Philip Garner</p>	<p>OBJECTION Loss of trees, removal of stone wall, possible legal covenants on use of site. Development too big and overintensification of site. Green space needs protection.</p>
<p>43/2013/0205 (North West) Retention of car port (retrospective application) 134 Victoria Road West, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2013/0181 (Central) Change of use of ground floor to Class A3 use and first and second floors into a self contained apartment 19 Kings Avenue, Prestatyn Contact: Philip Garner</p>	<p>OBJECTION Over proliferation of Class A3 premises in area.</p>

43/2013/0274 (East)

No Objection

Conversion of redundant gym to form 2 no. 1
bed apartments
Bastion Hall, 13 Bastion Road, Prestatyn
Contact: Philip Garner

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 27th March 2013 at 6.15pm — 6.20pm

PRESENT

Councillors: P. Penlington (Chairman), D. Turner, C. Guy-Davies, J. McLellan, J. Szabo, G. Frobisher, B. Paterson, B. Murray, G. Sandilands, P. Duffy, G. Percival, S. Edwards, T. Jones, J. Thompson-Hill, L. Muraca.

IN ATTENDANCE

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

APOLOGIES

Councillors: R. Cooper, A. Sampson, J. Davies.

163 MINUTES

RESOLVED That Minutes of meeting held on 6th March 2013 be accepted.

164 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS

Committee considered planning schedules to 27th March 2013 and submitted following observations: -

<u>APPLICATION</u>	<u>COMMENT</u>
43/2013/0281 (Central) Erection of terrace of 3 No dwellings and formation of new vehicular accesses on 0.036 ha of land Former Prestatyn Constitutional Club Car Park, Fern Avenue, Prestatyn Contact: David Roberts	No Objection
43/2013/0314 (East) Display of internally illuminated high level sign to side elevation Iceland Foods Plc, Nant Hall Road, Prestatyn Contact: David Roberts	No Objection

43/2013/0311 (Central)

Erection of a single-storey pitched-roof extension and dormer extension at rear of dwelling

3 Chatsworth Close, Prestatyn
Contact: David Roberts

No Objection

43/2012/1561 (Meliden)

Erection of 8 no. affordable dwellings, construction of a new vehicular access and associated works

113 Ffordd Talargoch, Meliden
Contact: Sarah Stubbs

No Objection

43/2013/0369 (Central)

Erection of single-storey pitched-roof extension at side of dwelling

26 Gordon Avenue, Prestatyn
Contact: David Roberts

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 6th February 2013 at 7.15pm – 7.30pm

PRESENT

Councillors: P. Penlington (Chairman), A. Sampson, D. Turner, J. McLellan, J. Szabo, B. Paterson, G. Sandilands, R. Cooper, P. Duffy, G. Percival, S Edwards, T. Jones, J. Davies, L. Muraca.

IN ATTENDANCE

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

APOLOGIES

Councillors: C. Guy-Davies, B. Murray, J. Thompson-Hill.

146 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS

Committee considered planning schedules to 6th February 2013 and submitted following observations:

APPLICATION

43/2013/0071 (East)
Display of 3 No internally illuminated fascia signs and 1 No internally illuminated hanging sign
Unit 6, Prestatyn Shopping Park, Nant Hall Road, Prestatyn
Contact: Sarah Stubbs

43/2013/0070 (East)
Installation of plant at the rear of the unit at roof level
Unit 6, Prestatyn Shopping Park, Nant Hall Road, Prestatyn
Contact: Sarah Stubbs

COMMENT

No Objection
There are concerns about signage if located to rear of building. Possible light pollution from illuminated signs may affect residential properties facing rear of development.

OBSERVATION
Concerns about potential noise affecting local residents. Aesthetic appearance requires further attention as detracts from overall impression of quality development.
It is unclear why such large units are required for this 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 COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 16th January 2013 at 6.15pm — 6.30pm

PRESENT

Councillors: P. Penlington (Chairman), A. Sampson, D. Turner, J. McLellan, J. Szabo, B. Paterson, B. Murray, G. Sandilands, G. Percival, S. Edwards, T. Jones, L. Muraca, J. Thompson-Hill, C. Guy-Davies, G. Frobisher, P. Duffy.

IN ATTENDANCE

Mr N. Acott — Town Clerk/Financial Officer, Miss R. Seaman — Committee Support Assistant, Mr T. Brown — Internal Auditor, Prestatyn Business Forum Representatives, Public and Press.

APOLOGIES

Councillors: R. Cooper, J. Davies

127 WELCOME

Chairman welcomed public and advised of emergency procedures, housekeeping and requested that all mobile phones be switched off or silenced.

RESOLVED That Minutes of meeting held 12th December 2012 be accepted.

128 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS

Committee considered planning schedules to 16th January 2013 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2012/1602 (East) Erection of two-storey pitched-roof extension to north-west elevation and first-floor pitched-roof extension to south-east elevation 8 Glyn Avenue, Prestatyn Contact: David Roberts	No Objection
43/2012/1592 (Central) Display of 7 No non-illuminated fascia signs on the building Units 1 & 2 Tai Trevor, Gasworks Lane, Prestatyn Contact: David Roberts	No Objection

<p>43/2012/1619 (South West) Erection of two-storey, pitched-roof extension to side of dwelling 8 Coventry Grove, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1632 (East) Erection of single-storey pitched-roof extension to side and rear of dwelling 6 Glyn Avenue, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1412 (East) Retention of 2 no. fascia signs 5 Nant Hall Road, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1639 (North) Erection of first floor extension over existing garage at side and two-storey extension at rear with combined pitched-roof over both 3 Llys Mymbyr, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/0327 (East) Variation of Condition No 3 on Planning Application Code No 47/71 relating to use of the amenity building until midnight, to allow use of the amenity building until 2.30am with up to 12 all-night events throughout a calendar year Pontins, Barkby Avenue, Prestatyn Contact: Sarah Stubbs</p>	<p>Defer Committee was informed that Denbighshire County Council and applicant were undertaking noise and vibration monitoring to assist determination of this application. Environmental Impact Assessment should be provided</p>
<p>43/2012/0328 (East) Variation of Condition No 3 on Planning Application Code No 338/71 relating to use of the amenity building until midnight, to allow use of the amenity building until 2.30am with up to 12 all-night events throughout a calendar year Pontins, Barkby Avenue, Prestatyn Contact: Sarah Stubbs</p>	<p>Defer Committee was informed that Denbighshire County Council and applicant were undertaking noise and vibration monitoring to assist determination of this application. Environmental Impact Assessment should be provided</p>
<p>43/2012/1561 (Meliden) Erection of 8 No affordable dwellings, construction of new vehicular access and associated works 113 Ffordd Talargoch, Meliden, Prestatyn Contact: Sarah Stubbs</p>	<p>Defer Denbighshire County Council have called a site meeting next week to discuss retaining wall and highway access etc.</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.

Chairman_____

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 12th December 2012 at 7.50pm — 8.35pm

PRESENT

Councillors: - B. Paterson (Vice Chairman), A. Sampson, D. Turner, G. Frobisher, B. Murray, G. Sandilands, R. Cooper, S. Edwards, T. Jones, L. Muraca, J. Thompson-Hill, J. McLellan, C. Guy-Davies, J. Szabo.

IN ATTENDANCE

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

APOLOGIES

Councillors: P. Penlington, P. Duffy, G. Percival, J. Davies.

125 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 12th December 2012 and submitted following observations:

APPLICATION

43/2012/1196 (North)
Demolition of existing dwelling and erection of one pair of semi detached dwellings, construction of new vehicular accesses and associated works
2 Ffordd Ffrith, Prestatyn
Contact: David Roberts

43/2012/1507 (East)
Display of 2 No. internally illuminated fascia signs and 1 No. externally illuminated hanging sign
155 High Street, Prestatyn
Contact: David Roberts

Land at Prestatyn Common, Adj to Ffrith Beach
To rename this area Queen Elizabeth II Park (to celebrate Jubilee this year).
Contact: Catherine Jones Black

COMMENT

DEFER
Denbighshire County Council had called for planning site visit later this week. Gift D. Turner appointed PTC representative.

No Objection

OBJECTION

Poor condition of land does not warrant redesignation of proposed park name at present. Recommend review after works on protected common completed.

<p>43/2012/1535 (East) Erection of a first floor extension to side/rear of dwelling 9 Linden Walk, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1514 (North) Removal of existing window and replacement with new bay window to the front elevation 9 Third Avenue, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1561 (Meliden) Erection of 8 No affordable dwellings, construction of new vehicular access and associated works 113 Ffordd Talargoch, Meliden, Prestatyn Contact: Sarah Stubbs</p>	<p>OBJECTION Gable wall of one property will abut neighbouring property, queries about sufficiency of proposed drainage and proposed boundary wall. Roofline and pitch of property will appear odd from Ffordd Talargoch. Recommend a County visit prior to determination.</p>
<p>43/2012/1583 (East) Erection of single-storey lean-to hipped-roof extension at side of dwelling 4 East Avenue, Prestatyn Contact: David Roberts</p>	<p>OBJECTION Property will overlook and be intrusive to neighbouring property.</p>
<p>43/2012/1485 (South West) Erection of a single-storey pitched-roof extension to side of dwelling and formation of room in roofspace 2 The Meadows, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1388 (North) Variation of Condition No 2 on planning permission Code No 43/2004/0186 for alterations and extensions to shops and flats, to read: The development hereby permitted shall be begun before the expiration of 12 years from the date of this permission" Ffrith Corner, Victoria Road West, Prestatyn Contact: Sarah Stubbs</p>	<p>OBSERVATION Existing planning condition should remain effective and commence from 2004 start date.</p>
<p>43/2012/1558 (East) Display of 2 No internally-illuminated fascia signs and 2 No internally-illuminated hanging signs to front and 1 internally illuminated fascia sign to rear Unit 4 Prestatyn Shopping Park, Nant Hall Road, Prestatyn</p>	<p>OBSERVATIONS Concerns about signage to rear of building. Possible light pollution from illuminated sign affecting residential properties facing rear of development.</p>

Contact: Sarah Stubbs

LDP/windfarm I PG/RF
 Notification of Consultation Draft: Wind
 Energy Development Interim Planning
 Guidance

Copy received

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.

126 SECTION 106 PLANNING AGREEMENTS — DENBIGHSHIRE COUNTY COUNCIL

Details of correspondence received from Development Control Manager, Denbighshire County Council circulated with agenda.

Committee discussed Section 106 Planning Agreements (related to planning gains), commuted sums and community funds. These agreements were mechanisms used by County when in dialogue with developers about potential developments of a significant size and scale that cannot meet all planning requirements. At present Town Council was not involved with such discussions and this had led to concerns about benefit to immediate community affected by development.

Following discussion it was evident that further information and understanding of such mechanisms and involvement of Town Council was necessary.

RESOLVED That Mr Paul Mead, Development Control Manager Denbighshire County Council be invited to attend a future meeting.

Chairman

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 7th November 2012 at 9.20pm — 9.40pm

PRESENT

Councillors: - P. Penlington (Chairman), B. Paterson, A. Sampson, D. Turner, G. Frobisher, B. Murray, G. Sandilands, P. Duffy, G. Percival, S. Edwards, T. Jones, J. Davies, L. Muraca, C. Guy-Davies, J. McLellan.

IN ATTENDANCE

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

APOLOGIES

Councillors: J. Szabo, R. Cooper, J. Thompson-Hill.
Mr T. Brown — Internal Auditor.

111 STANDING ORDERS

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

112 MINUTES

RESOLVED That Minutes of meeting held on 10th October 2012 be accepted.

3 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 7th November and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2012/1318 (Central) Erection of extension at front of dwelling to provide flat-roofed porch and study and pitched-roof garage (revised scheme). 11 Clayton Drive, Prestatyn Contact: David Roberts	No Objection
43/2012/1317 (South West) Erection of single-storey pitched-roof extension at rear and raising existing roof height to create additional rooms in roofspace 107 Fforddisa, Prestatyn Contact: David Roberts	No Objection

<p>43/2012/1341 (Central) Erection of conservatory to side of dwelling 1 St Elmos Drive, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1150 (Central) Change of use from a shop to a hot food takeaway 204 High Street, Prestatyn Contact: David Roberts</p>	<p>Observations Members requested this item be considered by County Planning Committee. Concern was expressed about proliferation of take away food outlets in locality. Residents had also raised concerns about potential noise, odour and littering.</p>
<p>43/2012/1285 (South West) Retention of caravan to provide a first aid post, associated facilities and store for camping equipment Albert Wilson Memorial Field, Ffordd Penrhwylyfa, Prestatyn Contact: David Roberts</p>	<p>No Objection (Cllr B. Murray declared interest but remained in Chambers for this item)</p>
<p>43/2012/1284 (South West) Retention of caravan to provide storage facilities for camping equipment Albert Wilson Memorial Field, Ffordd Penrhwylyfa, Prestatyn Contact: David Roberts</p>	<p>No Objection (Cllr B. Murray declared interest but remained in Chambers for this item)</p>
<p>43/2012/1386 (Central) Erection of single and two storey extensions to side/front of dwelling Coed Mor House, Coed Mor Drive, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1384 (East) Display of 2 No. each of internally illuminated fascia signs and projecting signs and 1 non illuminated sign on rear elevation Unit 2, Prestatyn Shopping Park, Nant Hall Road, Prestatyn Contact: Sarah Stubbs</p>	<p>No Objection</p>
<p>43/2012/1410 (North West) Erection of single-storey flat-roofed extension at front of dwelling 75 Marion Road, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2012/1348 (North) Conversion of part of hall to form 1 no. 2 bed dwelling and associated parking Bastion Hall, 13 Bastion Road, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>

43/2012/1255 (East)

Display of 3 No. internally illuminated fascia signs and 2 No. non- illuminated hanging signs

Unit 5, Prestatyn Shopping Park, Nant Hall Road, Prestatyn

Contact: Sarah Stubbs

No Objection

43/2012/1355 (South West)

Retention of panel fence

2 Lichfield 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 10th October 2012 at 7.00pm — 7.10pm

PRESENT

Councillors: - B. Paterson (Vice Chairman), A. Sampson, D. Turner, G. Frobisher, B. Murray, G. Sandilands, P. Duffy, G. Percival, T. Jones, L. Muraca, J. Szabo, J. McLellan, C. Guy-Davies, J. Thompson-Hill.

IN ATTENDANCE

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

APOLOGIES

Councillors: P. Penlington, R. Cooper, S. Edwards, J. Davies.
Mrs L. Hewitt — Committee Support Assistant

93 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS

Committee considered planning schedules to 10th October 2012 and submitted following observations:

APPLICATION

COMMENT

43/2012/1170 (Meliden)
Erection of a freestanding car port
9 Graham Avenue, Meliden, Prestatyn
Contact: David Roberts

43/2012/1242 (East)
Display of 1 no 3D internally illuminated sign mounted on steel frame and 2 no. 3D internally illuminated signs mounted direct to wall
Tesco Stores, Prestatyn Shopping Park, Nant Hall Road, Prestatyn
Contact: David Roberts

43/2012/1256 (Central)
Erection of a lean-to extension at rear of dwelling
49 Melyd Avenue, Prestatyn
Contact: David Roberts

No Objection

Observations
Concerns about signage on rear elevation of building. Possible light pollution from illuminated signs for residential properties facing rear of development.

No Objection

43/2012/1255 (East)

Display of 2 No. internally illuminated fascia signs and 2 No. non illuminated hanging signs

Unit 5, Prestatyn Shopping Park, Nant Hall Road, Prestatyn

Contact: Sarah Stubbs

No Objection

No Objection

43/2012/1248 (Central)

Construction of first-floor balcony to front of dwelling

9 Cambrian Drive, Prestatyn

Contact: David Roberts

No Objection

43/2012/1290 (Meliden)

Alterations and erection of a two storey pitched roof extension to side of dwelling

2 Roundwood Avenue, Meliden, Prestatyn

Contact: David Roberts

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Chairman _____

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 5th September 2012 at 8.30pm — 8.50pm

PRESENT

Councillors: P. Penlington (Chairman), D. Turner, J. McLellan, J. Szabo, B. Paterson, B. Murray, G. Sandilands, S. Edwards, T. Jones, L. Muraca.

IN ATTENDANCE

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

APOLOGIES

Councillors: A. Sampson (Mayoral duties), C. Guy-Davies, R. Cooper, P. Duffy, G. Percival, J. Davies, J. Thompson-Hill.

76 MINUTES

RESOLVED That Minutes of meeting held 25th July 2012 be accepted.

77 PLANNING APPEAL 43/2012/0504

The Chairman informed Committee that a planning appeal had been submitted to a Welsh Planning Inspectorate against Denbighshire County Council's refusal to grant planning permission for a new detached dwelling at Plot 11, Melyd Avenue, Prestatyn. Town Council's previous objection will automatically be considered together with any additional comments submitted by individuals.

78 DELEGATED PLANNING COMMENTS — SUMMER RECESS

RESOLVED That Minutes of Recess meeting held 14th August 2012 be accepted.

79 FFORDD PENDYFFRYN INDUSTRIAL ESTATE, PRESTATYN

Committee discussed proliferation of individual signage' at entrance to this estate.

RESOLVED That a letter be sent to Denbighshire County Council, Economic Regeneration and Property Service seeking provision of a quality sign identifying all business units on industrial estate.

80 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 5th September 2012 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2012/1070 (Meliden) Erection of single-storey pitched roof extension to side/front of dwelling 10 The Paddock, Prestatyn Contact: David Roberts	No Objection
43/2012/1004 (East) Display of 5 No internally illuminated fascia signs, 5 No non-illuminated window graphic panels and 4 No. Trolley bay signs Unit 1, Prestatyn Shopping Park, Nant Hall Road, Prestatyn Contact: Sarah Stubbs	No Objection
43/2012/1073 (Meliden) Details of layout, scale, appearance and landscaping of 1 no. dwelling submitted in accordance with Condition No 1 of outline planning permission code no. 43/2011/0262 Former Public Convenience, Meliden Road, Meliden, Prestatyn Contact: Emer O'Connor	No Objection
43/2012/1105 (Central) Lopping of overhanging branches and foliage of 1 no. ash tree and 1 no. hornbeam No T6 and T7 on plan annexed to the Prestatyn Urban District Council Tree Preservation Order No 1, 1971 Highfield, Bishopswood Road, Prestatyn	No Objection Only professionally approved tree surgeon should be used for works and tree surgery timed to minimise impact on wildlife. Land in this area can be unstable and potential impact should be assessed prior to commencement. County Tree Preservation Officer report to be sought.
43/2012/1102 (North) Erection of a single-storey mono-pitched roof extension at rear of dwelling 1 Llys Vyrnwy, Prestatyn Contact: David Roberts	No Objection
43/2012/1128 (South West) Removal of existing garage, erection of extensions to front and rear of dwelling including dormer windows to side elevation in connection with proposed loft conversion 18 Ffordd Ffynnon, Prestatyn Contact: David Roberts	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 26th September 2012 at 6.15pm — 6.45pm

PRESENT

Councillors: - B. Paterson (Vice Chairman), A. Sampson, D. Turner, G. Frobisher, B. Murray, G. Sandilands, R. Cooper, P. Duffy, G. Percival, S. Edwards, T. Jones, J. Davies, L. Muraca, J. Thompson-Hill.

IN ATTENDANCE

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

APOLOGIES

Councillors: C. Guy-Davies, P. Penlington, J. McLellan, J.Szabo.

81 MINUTES

RESOLVED That Minutes of 5th September 2012 be accepted.

82 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN EXAMINATION — CONSULTATION ON ADDITIONAL HOUSING ALLOCATIONS

Details of the above consultation document had been circulated with agenda. There were two additional sites identified for consideration at Meliden (26 properties) and Prestatyn (56 properties). Committee was reminded of its previous objections to allocation of both sites within Denbighshire Local Development Plan 2006-2021.

RESOLVED

- 1) AHS 09 Gant Melyd/Meliden — Land at rear of Maes Meurig, Meliden.

OBJECTION — Committee reaffirms its previous objections based on poor highway access/egress and potential increased volume of traffic adjoining existing busy roads; loss of wildlife habitat; flood risk as highlighted by recent wet weather conditions; form of backland development.

- 2) AHS 17 Prestatyn — Land at Mid Nant Farm, Prestatyn

Committee was informed that previous submission was for indicative 219 properties but this had been over a larger area and current proposal was for 56 properties with majority on brownfield site.

OBJECTION - Loss of agricultural land; site would impact upon recognised existing settlement boundary and form linear extension in open countryside; poor highway access/egress; development would visually detract from adjoining Area of Outstanding Natural Beauty, Site of Special Scientific Interest and Special Area of conservation; loss of corridor wildlife habitat; site includes important drainage culvert from hillside; loss of farmstead may lead to an application for replacement unit in open countryside; existing agricultural unit may no longer be economically viable due to loss of farmland.

(Cllr G Percival arrived 6.30pm)

- 3) That verbal information reported concerning Bodelwyddan Town Council's continuing objections to Local Development Plan consultation process be received.

83 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS

<u>APPLICATION</u>	<u>COMMENT</u>
43/2012/1192 (South West) Erection of dormer windows to front and rear of dwelling in connection with proposed loft conversion 139 Fforddisa, Prestatyn Contact: David Roberts	No Objection
43/2012/1025 (South West/Central) Erection of two-storey extension and three-storey link extension to existing school building. Extensions to dining room and boiler room. Formation of new hard play areas and landscaping together with new vehicular drop off/pick-up area and enlarged staff parking area. Ysgol y Llys, Princes Avenue, Prestatyn Contact: Paul Griffin	No Objection Proposal of vehicular drop off point is welcome. Archaeological survey should be undertaken prior to development and monitored throughout ground works
43/2012/1233 (South West) Erection of a single storey extension to rear of dwelling 6 The Broadway, Prestatyn Contact: David Roberts	No Objection
43/2012/1196 (North) Demolition of existing dwelling and erection of one pair of semi detached dwellings, construction of new vehicular accesses and associated works 2 Ffordd Ffrith, Prestatyn Contact: David Roberts	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 25th July 2012 at 8.05pm — 8.45pm

PRESENT

Councillors: P. Penlington (Chairman), A. Sampson, D. Turner, J. McLellan, J. Szabo, B. Paterson, B. Murray, G. Sandilands, G. Percival, S. Edwards, T. Jones, J. Davies, L. Muraca, J. Thompson-Hill.

IN ATTENDANCE

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

APOLOGIES

Councillors: C. Guy-Davies, R. Cooper, G Frobisher.

59 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 25th July 2012 and submitted following observations:

APPLICATION

COMMENT

43/2012/0871

Change of use of former station building and goods shed to form a furniture sales/re-upholstery unit (Class A1/B1) and erection of a covered access link
Old Station Buildings, High Street, Prestatyn
Contact: Sarah Stubbs

No Objection

Disappointment that buildings would not be available for community use as originally envisaged

43/2012/0872

Change of use of former station building and goods shed to form a furniture sales/re-upholstery unit (Class A1/B1) and erection of a covered access link (Listed Building application)

Old Station Buildings, High Street, Prestatyn
Contact: Sarah Stubbs

No Objection

43/2012/0830 (Central)

Erection of replacement conservatory at side of dwelling
10 Gordon Avenue, Prestatyn
Contact: David Roberts

No Objection

43/2012/0860 (Central) Alterations to existing car parking area including replacement of existing block work retaining wall with a new stone faced retaining wall and construction of cantilevered roof deck canopy above car parking area Woodlands, Bishopswood Road, Prestatyn Contact: David Roberts	No Objection
43/2012/0843 (North) — <u>Original and Amended Plans</u> Erection of a single storey pitched roof extension to rear of dwelling and demolition of existing garage 36 Berwyn Crescent, Prestatyn Contact: David Roberts	No Objection
43/2012/0874 (Central) Erection of a single storey pitched roof extension to front and side of dwelling 32 North Avenue, Prestatyn Contact: Sarah Stubbs	No Objection
43/2012/0881 (Central) Variation of condition no.9 of planning permission code no 43/896/98 to allow Sunday trading hours between 10.00-18.00 temporarily during the Olympic Games from 22.07.12 - 09.09.12 Aldi Foodstore Ltd, Meliden Road, Prestatyn Contact: David Roberts	No Objection
43/2012/0909 (East) Erection of extension at rear of, and construction of pitched roof to garage at side of dwelling to form additional living accommodation 12 Nant Drive, Prestatyn Contact: David Roberts	No Objection
43/2012/0952 (East) Erection of replacement carport at side and formation of dormer extension at rear to provide additional accommodation in roofspace. 3 Pennant Grove, Prestatyn Contact: David Roberts	No Objection

43/2012/0765/(Central)

Alterations and change of use from light industrial/commercial units to new public library.

See below

21 Kings Avenue, Prestatyn
Contact: Sarah Stubbs

The planning consultation had been referred back to Committee by Full Council following submission of additional information from County Planning Officer (copy circulated). Committee was reminded that County/Town Councillors had also received a briefing session from Denbighshire County Council officers and their appointed consultants last week on the proposals.

Town Clerk/Financial Officer referred to correspondence with County Monitoring Officer about the position of Joint County/Town Councillors and Declarations of Interest when considering County applications. The legislation requires 'twin hatted' Councillors to declare their personal interest but they hold an exemption from prejudicial interest by virtue of Code of Conduct 12 (2) (a). The reason for this position being that Town Council comments on planning consultations and does not determine the actual planning application. Joint Councillor exemption would not apply if the individual Councillor held direct personal and prejudicial interest by virtue of business affairs or individual circumstance e.g living next door to proposed site.

RESOLVED That Committee rescind its earlier objection dated 4th July 2012 and submit OBSERVATIONS:-

- 1) That Town Clerk send letter to Denbighshire County Council expressing concern about the lack of respect and meaningful dialogue/consultation with general public prior to submission of planning application for such an important proposal for the town.
- 2) Town Centre redevelopment and significant changes to primary public buildings in town e.g. library require a longer term strategic planning approach.
- 3) Proposed change of use will lead to loss of light industry/commercial units. There is a need for joined-up policy making to improve promotion/marketing of existing business units in town. It is essential that County/Town Councils maximise all employment opportunities.
- 4) The lack of on-site parking for proposed library is of concern and nearby Kings Avenue car park should include a larger number of disabled and parent/toddler parking bays.

A planning condition requiring provision of a safe pedestrian crossing point from car park to proposed library must be provided.

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 CONSULTATIONS - RECESS 14.08.12

PRESENT: Cllrs B. Paterson (Vice Chairman), D. Turner (Deputy Mayor)

IN ATTENDANCE: Mr N. Acott — Town Clerk/Financial Officer

APOLOGIES: Cllrs P. Penlington, A. Sampson.

60 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Details of planning consultations had been circulated to all Members during summer recess. The Vice Chair of Town Planning Committee and Deputy Mayor considered planning schedules to 14th August 2012 and submitted following observations: -

<u>APPLICATION</u>	<u>COMMENT</u>
43/2012/0925 (East) Erection of extensions and alterations to existing dwelling 15 Parc Aberconwy, Prestatyn Contact: Emer O'Connor	No Objection
43/2012/0970 (East) Erection of a single-storey pitched roof extension to rear and alterations to existing dwelling 8 Aberconway Road, Prestatyn Contact: David Roberts	No Objection
43/2012/0954 (Central) Installation of additional windows to those granted under Planning Application Code No 43/2011/0880/PF for erection of extensions to dwelling and replacement of garage roof 2 Bryntirion Avenue, Prestatyn Contact: David Roberts	No Objection
43/2012/0968 (East) Erection of single-storey flat-roofed extension at rear of dwelling 95 Caradoc Road, Prestatyn Contact: David Roberts	No Objection
43/2012/0926 (East) Siting of a BT Telecommunication DSLAM cabinet painted green Pavement outside 12 Bastion Road, Prestatyn Contact: Sarah Stubbs	No Objection

43/2012/0843 (North)
Erection of a single storey pitched roof
extension to rear of dwelling and demolition
of existing garage
36 Berwyn Crescent, Prestatyn
Contact: David Roberts

No Objection

43/2012/0816 (Central)
Display of non illuminated V shape free
standing sign
Land at Ffordd Pendyffryn, Prestatyn
Contact: David Roberts

Observation
A multiple sign indicating names of
all business units located on
industrial park should be provided.
Concern expressed about setting
precedent for individual business
signage at entrance to site.

43/2012/1031 (Central)
Change of use to taxi office with reception,
waiting area and booking office
Building rear of 14B High Street, Prestatyn
Contact: Sarah Stubbs

No Objection
Vehicular parking associated with
proposed business requires
clarification. There should be no
permitted parking on tarmacadum
area in front of office.

Chairman _____

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 4th July 2012 at 7.30pm — 8.10pm

PRESENT

Councillors: B. Paterson (Vice Chairman), A. Sampson, D. Turner, C. Guy-Davies, J. McLellan, J. Szabo, G. Frobisher, B. Murray, G. Sandilands, R. Cooper, P. Duffy, S. Edwards, G. Percival, T. Jones, J. Davies, L. Muraca.

IN ATTENDANCE

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

APOLOGIES

Councillors: P. Penlington, J. Thompson-Hill.

45 MINUTES

RESOLVED That Minutes of meeting held on 6th June 2012 be accepted.

46 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 4th July 2012 and submitted following observations: -

<u>APPLICATION</u>	<u>COMMENT</u>
43/2012/0703 (Central) Erection of conservatory at rear of dwelling The Orchard, 20A Bryntirion Drive, Prestatyn Contact: David Roberts	No Objection
43/2012/0685 (Central) Variation of Condition No 9 on planning permission Code No. 43/896/98/PF to allow opening trading hours in the Condition to read: 8.30 to 21.00 hours Mondays to Saturdays with no opening hours on Sundays. The compactor shall only operate during store opening hours Aldi Foodstore Ltd, Meliden Road, Prestatyn Contact: David Roberts	See comments on later revised planning application dated 27th June 2012.

<p>43/2012/0635 (South West) Erection of a two storey extension to side of dwelling 143 Llandaff Drive, Prestatyn Contact: Emer O'Connor</p>	<p>No Objection</p>
<p>43/2012/0713 & 0714 (Central) Installation of replacement aluminium shop front with extension to ground-floor shop area and replacement fascia and projecting signs Display of externally illuminated fascia and projecting signs 124 High Street, Prestatyn Contact: Sarah Stubbs</p>	<p>No Objection Denbighshire Conservation Officer opinion should be sought to ensure proposal in keeping with conservation area status.</p>
<p>43/2012/0717 (East) Installation of dormer windows at sides of dwelling and first-floor alterations — revised scheme 3 Beach Close, Prestatyn Contact: Sarah Stubbs</p>	<p>No Objection</p>
<p>43/2012/0722 (South West) Removal of Conditions No 2 & 3 from planning permission Code No 43/2011/1520 as they cannot be applied to the scheme. 52 The Meadows, Prestatyn Contact: David Roberts</p>	<p>Observation The planning application would seem to relate to technical planning matter that requires specialist planning knowledge.</p>
<p>(Cllr J. Davies retired from meeting after this item).</p>	
<p>43/2012/0765 (Central) Alterations and change of use from light industrial/commercial units to a new public library 21 Kings Avenue, Prestatyn</p>	<p>See below.</p>

Committee referred to potential loss of light industry/commercial units that had been constructed by Denbighshire County Council using external funds for this property. Members also highlighted the lack of public awareness and lack of information provided by Denbighshire County Council relating to current proposal.

OBJECTIONS

- 1) The proposed change of use would lead to loss of light industry/commercial units. It would also have adverse impact upon current tenants and business.
- 2) Town Centre redevelopment and significant changes to primary public buildings in town e.g. library require a longer term strategic planning approach.

- 3) That a letter be sent to Denbighshire County Council expressing concern about the lack of respect and meaningful dialogue/consultation with general public prior to planning application for such an important proposal for town.

(Joint County/Town Councillors sought clarification on Declarations of Interest and voting procedure for this item. The Town Clerk advised that he understood both properties were in ownership of Denbighshire County Council. There was significant public interest in the development that would involve County in making decisions affecting both property and planning applications. In such circumstances he felt that it maybe sensible for Joint Councillors not to take part in debate or vote on this occasion but it was for each individual Joint Councillor to determine his/her own position. Further guidance should be sought from Denbighshire County Solicitor if necessary. All Joint County/Town Councillors present abstained from debate and voting on this item at tonight's meeting)

43/2012/0685/PS (Central)

Variation of Condition No 9 on planning permission Code NO. 43/896/98/PF to allow opening trading hours in the Condition to read 0800 to 2100 hours Mondays to Saturdays and 1000 to 1600 hours on Sundays. The compactor shall only be operated during store opening hours.

Aldi Foodstore Ltd, Meliden Road, Prestatyn
Contact: David Roberts

Observations

No objection to proposed opening times. The compactor should only be operated Monday to Saturday 9.00am-5.00pm to minimise potential noise nuisance. Ward Councillors also reported upon complaints received about late night deliveries disturbing adjoining residential property owners.

43/2012/0805 (East)

Erection of a conservatory to rear of dwelling
10A Gronant Road, Prestatyn
Contact David Roberts

No Objection

43/2012/0795 (North West)

Erection of single-storey pitched-roof extension at rear of dwelling
14 Earlswood Avenue, Prestatyn
Contact: David Roberts

No Objection

43/2012/0799 (Central)

Erection of flat-roofed extension to provide porch, study and garage at front of dwelling
11 Clayton Drive, Prestatyn
Contact: David Roberts

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 6th June 2012 at 9.15-9.40pm.

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Councillors: J. Szabo, J. Davies, J. Thompson-Hill.
Mr T. Brown — Internal Auditor.

32 STANDING ORDERS

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

33 MINUTES

RESOLVED That Minutes of meeting held 16th May 2012 be accepted subject to Vice Chairman's appointment to read Cllr B. Paterson.

34 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 6th June 2012 and submitted following observations:

APPLICATION

COMMENT

43/2012/0563 (North)
Alterations and extensions to premises to provide 3 No additional bedrooms together with general internal and external upgrade of existing accommodation
Beach Court Care Home, 35 Beach Road
West, Prestatyn
Contact: Sarah Stubbs

OBJECTION
Large development in residential area resulting in overintensification of site.
Lack of car parking space. Potential risk of flooding.

43/2012/0651 (East)
 Alterations and change of use to form ground floor gymnasium and first floor apartment
 Bastion Hall, Bastion Road, Prestatyn
 Contact: David Roberts

No Objection
 Concerns expressed about lack of on site parking facilities.

43/2012/0337 (Meliden)
 Proposed external alterations
 Premises adjacent to 14 Brynlllys, Prestatyn
 Contact: Paul Griffin

OBJECTION
 Primarily residential area and there should be no change of planning class usage.

43/2012/0504 (Central)
 Erection of a detached dwelling
 Plot 11, Melyd Avenue, Prestatyn
 Contact: Emer O'Connor

OBJECTION
 Committee would reiterate its previous unanimous objection: -
 Committee was informed of past history associated with site that adjoins nationally recognised Roman Bath House. A number of residents had also submitted objections and petition to Denbighshire County Council Planning Authority.
 The current proposals are out of scale and keeping with surrounding property due to significant size. There are concerns about adequacy of infrastructure including mains sewerage system.
 The plot should remain as public open space due to limited provision in this area. It is hoped that the site can be utilised to enhance and support adjoining open Roman Bath House.

43/2012/0690 (Meliden)
 Felling of 1 no. Sycamore tree in Area A1 on plan annexed to the former Prestatyn Urban District Council tree Preservation order No. 2/19/1973
 Brookdale Cottage, Cefn y Gwrych, Meliden, Prestatyn
 Contact: David Roberts

No Objection
 Timing of works should be programmed to avoid disturbance of nesting birds and other wildlife.
 Replacement trees should be provided.

43/2012/0665 (Central)
 Display of 2 No. Internally-illuminated fascia signs and 1 No. Internally illuminated projecting sign
 128 High Street, Prestatyn
 Contact: Sarah Stubbs

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 16th May 2012 at 7.25pm — 7.35pm

PRESENT

Councillors: P. Penlington (Chairman), G. Sandilands, P. Duffy, G. Frobisher, J. Davies, L. Muraca, J. Thompson-Hill, S. Edwards, B. Paterson, T. Jones, R. Cooper, J. Szabo, J. McLellan, C. Guy-Davies, D. Turner, R. Murray.

IN ATTENDANCE

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

APOLOGIES

Councillor: G. Percival, A. Sampson (Mayoral Duties).

15 CHAIRMAN 2012/13

Cllr P. Penlington had been appointed Chairman of Town Planning Committee at Annual General Meeting earlier in evening.

X16 VICE CHAIRMAN 2012/13

Gift D. Turner had been appointed Vice Chairman of Town Planning Committee at Annual General Meeting held earlier in evening.

17 DENBIGHSHIRE COUNTY COUNCIL — PLANNING CONSULTATIONS

Committee considered planning schedules to 16th May 2012 and submitted following observations:

APPLICATION

43/2012/0504 (Central)
Erection of a detached dwelling
Plot 11 Melyd Avenue, Prestatyn
Contact: Emer O'Connor

COMMENT

UNANIMOUS OBJECTION
Committee was informed of past history associated with site that adjoins nationally recognised Roman Bath House. A number of residents had also submitted objections and petition to Denbighshire County Council Planning Authority.

The current proposals are out of scale and keeping with surrounding property due to significant size. There are concerns about adequacy of infrastructure including mains sewerage system.

The plot should remain as public open space due to limited provision in this area. It is hoped that the site can be utilised to enhance and support adjoining open Roman Bath House .

43/2012/0458 (Central)
Erection of a single-storey pitched roof extension to rear of dwelling
34 Plas Uchaf Avenue, Prestatyn
Contact: Sarah Stubbs

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_____