

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 19<sup>th</sup> May 2010 at 7.55pm – 8.50pm

**PRESENT**

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

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: A. Horobin, P. Newell, M. Eckersley (Mayoral).

**14     CHAIRMAN'S APPOINTMENT 2010/11**

Nominations were invited for position of Chairman for ensuing Municipal Year. It was proposed by Cllr S. Frobisher, seconded by Cllr I. German that Cllr A. Sampson be appointed. No other nominations were received.

**RESOLVED UNANIMOUSLY** That Cllr A. Sampson be appointed Chairman of Town Planning Committee 2010/11.

**15     VICE CHAIRMAN'S APPOINTMENT 2010/11**

Nominations were invited for position of Vice Chairman for ensuing Municipal Year.

**RESOLVED** That appointment be Deferred until next meeting.

**16     DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 19<sup>th</sup> May 2010 and submitted following observations:-

**APPLICATION**

**COMMENT**

43/2010/0436/PF (East)  
Erection of single replacement pitched-roof attached garage at side, dormer window and conservatory at rear of dwelling  
56 West Avenue, Prestatyn

No Objection

43/2010/0324/PF (South West)  
Details of landscaping submitted in accordance with condition 2 of planning permission code no. 43/2007/0394/PF  
Land off Tip Lane, Prestatyn

43/2010/0476/AC (South West)  
Details of phased gas investigation submitted in accordance with condition numbers 14 and 15 of planning permission  
Land off Tip Lane, Prestatyn

43/2010/0426/AC (South West)  
Details of highway works submitted in accordance with conditions nos 9 and 10 of planning permission code no 43/2007/394/PF  
Land off Tip Lane, Prestatyn

43/2010/0503/AC (South West)  
Details of external materials submitted in accordance with condition Number 12 of planning permission code no 43/2007/0394/PF  
Land off Tip Lane, Prestatyn

43/2010/0300/AC (South West)  
Details of mitigation measures submitted in accordance with condition no 11 of planning permission code no 43/2007/0394/PF  
Land off Tip Lane, Prestatyn

43/2010/0427/AC (South West)  
Details of surface water drainage works, flow route and overland flood storage areas submitted in accordance with condition nos 5 and 6 of planning permission code no 43/2007/0394/PF  
Land off Tip Lane, Prestatyn

43/2009/1253 (North West) amended plans  
Change of use of part of land to touring caravan site and erection of WC/shower block  
Festival Gardens, Ffrith Beach, Victoria Road West, Prestatyn

#### Land off Tip Lane

43.2010/0324/0476/0426/0503/0300/0427 Committee was informed that applications related to conditions imposed following grant of planning permission.

Denbighshire County Council Planning Case Officer was available to assist with individual residents concerns. The developer had also held a recent public consultation meeting.

Main issues of public concern related to methane gas, toxicity of soil, flooding and highways.

Denbighshire County Council had also imposed conditions relating to archaeological watching brief.

#### **RESOLVED**

1) That all planning consultations relating to planning conditions for Land off Tip Lane be Deferred.

2) That Planning Officer, Denbighshire County Council be invited to attend next meeting

#### No Objections

Concerns raised about traffic access and egress. Restriction on number of caravans, duration of stay, and length of site opening should be strictly applied.

Highway entrance to site needs improving to accommodate touring caravans.

A recorded vote was requested

FOR	AGAINST	ABSTAIN
Cllrs SF/GG/GF/ PC/GP/AS (6)	Cllrs LM/GJ/JM MG/IG (5)	Cllrs JTH/AP/ JD/PD (4)

43/2010/0521/PF (South West) Erection of attached garage at side of dwelling 88 Llandaff Drive, Prestatyn	No Objection
43/2010/0180 (Central) Amended Plans Change of use of shop at 122 High Street to form extension to existing restaurant at 120 High Street; change of use of first floor restaurant to form 1 no self contained flat with associated external staircase and installation of new shop front 120-122 High Street, Prestatyn	No Objection
43/2010/0520/PF (North) Erection of conservatory at rear of dwelling 19 Overton Avenue, Prestatyn	No Objection
43/2010/0549/PS (South West) Variation of Condition No 3 on planning permission Ref No 43/2005/1555/PS to allow existing buildings to be used for the housing of rescued domestic animals Little Pydew, Ffordd Ffynnon, Prestatyn	No Objection
43/2010/0541/PF (Central) Renewal of Application Code No 43/2005/0467/PF for erection of single-storey pitched-roof extension to rear of existing dwelling Coed Mor House, 3 The Avenue, Prestatyn	No Objection
43/2010/0560/PF (Meliden) Erection of pitched-roof double garage and alterations to existing vehicular access 1 Brynlllys West, Prestatyn	No Objection
43/2010/0586/PF (East) Erection of single-storey monopitched roof extension at side of dwelling 19 West Avenue, Prestatyn	No Objection

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

Chairman \_\_\_\_\_



**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 2<sup>nd</sup> June 2010 at 7.30pm – 8.25pm

**PRESENT**

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

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: M. Eckersley, A. Horobin, G. Frobisher, P. Newell, P. Curtis, S. Frobisher. Mr P. mead and Ms S. Stubbs, County Planning Officers, Denbighshire County Council .

**24 PROTOCOLS**

At Chairman's discretion Members discussed planning protocols whilst in Chambers, requirement to determine planning consultations on individual merit, and to allow sufficient time for consideration of planning matters. Additionally all Councillors were under an obligation to represent constituents, and take account of often conflicting interests that often arose during planning process.

When considering difficult planning issues it was incumbent upon Councillors not to feel intimidated by applicants and/or pressure groups. There was a need to protect freedom of speech by Councillors on controversial issues especially within Council Chambers.

**25 VICE CHAIRMAN'S APPOINTMENT 2010/11**

Nominations were invited for position of Vice Chairman for ensuing Municipal Year. It was proposed by Cllr M. German seconded by Cllr J. Morris that Cllr I. German be appointed. No other nominations were received.

**RESOLVED** That Cllr I. German be appointed Vice Chairman of Town Planning Committee 2010/11.

**26 MINUTES**

**RESOLVED** That Minutes of meeting held 19<sup>th</sup> May 2010 be accepted.

**27 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS**

Committee considered planning schedules to 2<sup>nd</sup> June 2010 and submitted following observations : -

APPLICATIONCOMMENT

43/2010/0543/TP (Central)

Trimming of branches overhanging into adjoining properties of Beech, Lime, Birch and Horse-Chestnut trees in area A4 on plan annexed to the Borough of Rhuddlan (Woodland Park, Prestatyn) tree Preservation Order No 3 1985  
33 Bryntirion Drive

No Objection

All trimmings to be disposed of in environmentally friendly manner. Bio Diversity Officer, Denbighshire County Council to be invited to future meeting to discuss biodiversity issues. Some concerns expressed about general hedge cutting techniques in County known as flailing.

43/2010/0604/PF (Central)

Erection of single storey extension at rear of dwelling  
5 Princes Avenue, Prestatyn

No Objection

43/2010/0605//PF (Central)

Erection of 1.8 metre high timber boundary fence to front boundary of property for approximately 35 metres in length and alterations to existing vehicular access  
53 Meliden Road, Prestatyn

No Objection

Reference was made to potential adverse impact upon visual amenity.

43/2010/0559/PF (Meliden)

Erection of small detached 4-bedroom dwelling on 0.042 ha of land.  
Land at rear (part garden of) 31 Ffordd Talargoch, Meliden, Prestatyn

No Objection

Land off Tip Lane, Prestatyn  
Planning Conditions (PM16)

Denbighshire County Council had provided a briefing paper on planning conditions (copy circulated at meeting) in which they indicated satisfaction with developers proposals to meet planning conditions.

43/2007/0394/PF

43/2010/0324/PF

43/2010/0660/PF

43/2010/0427/PF

43/2010/0426/PF

43/2010/0300/PF

43/2010/0503/PF

43/2010/0476/PF

Cllr P. Duffy, Central Ward reported that he had received no further representations since recent public consultation meeting arranged by developer. Cllr G. Jones advised he had recently received neighbourly representations about proposed use of boundary fencing

**RESOLVED** 1) That information and County Officers report be received.  
2) That County Planning Officer be thanked for provision of concise report.

**28 DENBIGHSHIRE LOCAL DEVELOPEMNT PLAN 2006-21 PUBLICATION OF ALTERNATIVE SITES**

Denbighshire County Council had provided a copy of the above document (extracted copies circulated with agenda). The closing date for consultation period was 30th June 2010 but it was understood this would be extended. Committee was informed the latest plan included requests for resubmission of removed sites, amendments and new sites across County although bulk of changes related to Prestatyn and Meliden.

**RESOLVED**

- 1) That a separate meeting be arranged to review Denbighshire LDP Alternative Sites Register.
- 2) That Denbighshire County Council be requested to provide large map of town showing locations subject of consultation.

**29 COMMITTEE STRUCTURE PM 8**

Committee was reminded that this item arose following request at Council's AGM to review Committee membership numbers and operations. Reference was made to twin-hatted Councillors who served both County/Town Councils and guidance they had received from County Clerk about need to abstain from voting at Town Council when considering planning consultations. Several Members queried this position which seemed to differ from Welsh Assembly Government guidance but accepted that the position was unclear. It was reported that situation is currently under review by both County and Welsh Assembly Government.

Following discussion about terms of reference, numbers on Committee, and aforementioned planning review Committee felt it prudent to retain status quo.

Chairman \_\_\_\_\_

**Town Planning 2.06.10****1) Apologies**

Cllrs AH, GF, SF, PC, ME, PN

Cllr AP spoke about TP being crammed into the end of an evening usually and asked if more consideration could be given to TP generally.

**IG** Planning applications should not be greeted by thumbs up by members of the public. It was an embarrassment. Neither should members of the public thank us for our support.

**GJ** Expressed concern that a member of the public had approached him and said he should have come and seen him to see proposed site.

**PD** You partly invited him.

**MG** Town Council needs to reassess itself and not be bullied. I've been intimidated by groups within this Chamber. We need to stand up for ourselves. We need respect.

**AS** This should be the case within Chamber between Cllrs themselves.

**2) Appointment of Vice Chairman**

**PD** Nominate Cllr GJ – declined as Denbighshire County Council Cllr.

**MG** in absence of Chair – Mayor or Deputy will sit in.

Mg – proposed Cllr IG                      Cllr JM – 2<sup>nd</sup>.

Cllr IG appointed Vice Chairman.

**3) Minutes**

Accepted

**4) Denbighshire County Council Planning Applications**

**0543** Central            No Objections  
Observations – some of these trees are huge.

**MG** Could we have an officer come to our meetings please (Biodiversity Officer)

**NA** Am trying to get hold of them to come re bees.

**AS** very good idea to replant in advance.

**GJ** A lot of trees are being hacked. Needs to be done properly.



**MG** Yes a lot of damage was done along railway line years ago.

**0604** Central No Comments

**0605** Central

**GP** I'm sure this won't be in keeping with the area.

**JM** Can't see why they want this. It is an area of greenery and very pretty.

**0559** Meliden No Comment

### **Land at Tip Lane, Prestatyn**

**NA** We asked for an officer to come but no-one is available for us.

**MG** Find document clumsily worded.

**AS** Why don't we go to each and say 'yes' or 'no'. If there is a 'no' we need to give a reason for it.

**GP** We asked for guidance and we aren't experts and this is what this rep is.

**AS** If this is a breakdown of full report how can we argue with them?

**MG** Yes – you've hit the nail on the head.

**IG** I think we need to move.

RECEIVED.

**GJ** This report is from professionals. We aren't experts, we make objections with our feelings. If officers are happy we need to go with it.

**JM** Rumour said Roman Remains. We just dug in when Meadows were built adjacent to Roman Baths.

**AS** Sure residents will be watching closely.

**MOVE** RECEIVED.

**MG** We need to thank officer concerned.

### **5) Denbighshire LDP**

**AS** Do we need an officer here to explain?

**IG** Only got till 30<sup>th</sup> June.

**GJ** Angela Loftus said it would be extended.

- PD** Pontins bought that land opposite them for next to nothing. They may try and sell it for building and make a fortune.
- AS** We need to stand firm on that.
- JTH** Expressions of interest are not necessarily serious or likely to get permission for anything.
- GJ** We need a full meeting on this to go through each map.
- AS** Should we take that as a proposal?
- GP** I find it difficult to visualise things on maps. We could do with large copies on the wall.
- MG** We need to keep a watching brief for any development for our town.

## **6) Committee Structure**

- MG** I'd like to go back to how it used to be. Half Cllrs on GP and half on Planning. Then we changed it for Richard Edwards and it's been like this ever since. We should split again. Cllrs can still come and speak but Cttee would be much smaller.
- GP** I like things to be inclusive.
- MG** Main structure of Cllrs can survive absenteeism.
- AS** I think it's good to have lots of views from a variety of Cllrs thrown into the mix.
- MG** We have had County Cllrs voting on Planning applications when they should have abstained.  
It used to be so simple.
- JM** If we did have different meetings it might not be quorate if Members missing.
- AS** it might make some apathetic about attendance.
- JD** We are being extra cautious. It's not written in stone that we could not vote.

Meeting closed at 8.25pm

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 30<sup>th</sup> June 2010 at 6.15pm – 7.10pm

**PRESENT**

Councillors: I. German (Vice Chairman), P. Duffy, M. German, G. Jones, J. Morris, A. Horobin, A. Pennington, J. Davies, L. Muraca, G. Percival, G. Green, A. Sampson (arrived late).

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: M. Eckersley, G. Frobisher, P. Newell, P. Curtis, S. Frobisher, J. Thompson-Hill.

**30     MINUTES**

**RESOLVED** That Minutes of meeting held 2<sup>nd</sup> June 2010 be accepted subject to reference back of application 43/2010/0559/PF.

Pursuant to Minute 24 Protocols – Cllr M. German informed Committee that he felt Denbighshire County Council practise of publishing letters they received in respect of planning applications had led to occasional intimidation of writer. He outlined both recent and past incidents that had occurred and brought to his attention. Cllr G. Green stated that planning legislation required such letters to be published and released to public. **RESOLVED** That a letter be sent to Denbighshire County Council seeking clarification of their correspondence publication protocols when dealing with planning applications.

Pursuant to Minute 27 Planning Consultations 43/2010/0559/PF Erection of small detached 4 bedroom bungalow, land at rear (part garden) 31 Ffordd Talargoch, Meliden. Several Councillors referred to local residents concerns about this development, especially lack of access/egress and form of backland development. The Town Clerk/Financial Officer reported that he had spoken to Denbighshire County Council, Planning Officer who had confirmed they were aware of residents concerns and that additional information was being sought from applicant. **RESOLVED** That Denbighshire County Council be informed of Council's holding objection and be requested to Defer planning application pending further information.

(Cllr A. Sampson arrived at meeting and took over Chairmanship)

**31     CIVIC AMENITY SITE, PRESTATYN**

Cllr J. Morris raised issue of proposed closure of this site, its relocation to Rhyl and called for a petition to retain this important town facility. Committee was informed that Denbighshire County Council had previously announced its decision in respect of this matter and had begun construction work on the new Rhyl facility. Committee referred to the added cost to residents and increased carbon footprint arising from vehicular movements to and from the new site. Members also spoke about the future well being of town and of need to look after the local environment both now and in future years.

It was reported that Environment Agency (Wales) had condemned present site due to lack of facilities. Denbighshire County Council had a legal requirement to increase recycling levels and felt this could only be achieved by providing larger single site venue serving larger population. A County member reported cost of retaining current facility had been estimated at one million pounds. In preparation for relocation Denbighshire County Council had increased its kerbside collection services and offered a bulky household waste collection service.

During a previous Town Council meeting County Officials responding to concerns about fly tipping had reported that evidence from other County towns facing similar closure situations found removal of the local facility had not resulted in any increase in fly tipping.

### **RESOLVED**

- 1) That Denbighshire County Council be requested to reconsider its decision to close Prestatyn Civic Amenity Site.
- 2) That Denbighshire Cabinet Member and Head of Environmental Services be invited to attend future meeting.
- 3) That Town Clerk/Financial Officer investigate local companies who may be able to offer bulky green waste collection services etc.
- 4) That press release be prepared.

## **32 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS**

Committee considered planning schedules to 30<sup>th</sup> June 2010 and submitted following observations :

### APPLICATION

### COMMENT

43/2010/0737/PF (South West)  
Erection of single storey pitched roof extension to front of dwelling  
33 Ffordd Ffynnon, Prestatyn

No Objection

43/2010/0739/PF (Central)  
Construction of new vehicular access to existing dwelling  
72 Meliden Road, Prestatyn

Observation  
Proposed access is close to highway bridge and may impact upon safe route to school.

43/2010/0729/PF (Central)  
Erection of sun lounge extension to side of dwelling  
26 Princes Avenue, Prestatyn

No Objection

43/2010/0713/PC (East)  
Retention of temporary hoardings  
Land at Nant Hall Road/High Street, Prestatyn

No Objection  
Provision of additional hoardings over open fencing between Iceland and site would be beneficial. Basic wood hoardings should be visually improved. Time limit e.g. 6 months on temporary fencing should be applied

43/2010/0666/PF Central) Insertion of windows in side and rear (north and west) elevations of room over garage Flat over Post Office, (42) 40 Meliden Road, Prestatyn	No Objection
43/2010/0762/TC (East) Fell 1 No sycamore tree 111 High Street, Prestatyn	No Objection Recommend applicant replant native tree species. All tree fellings to be disposed of in environmentally friendly manner e.g. no burning of waste
43/2010/0776/PF (Meliden) Erection of pitched-roof dormer extension at side of dwelling 26 Roundwood Avenue, Prestatyn	No Objection
43/2010/0767/PF (North) Erection of single storey extension to rear of dwelling 14 Ferguson Avenue, Prestatyn	No Objection
43/2010/0763/PF (Meliden) Erection of 1 No detached dwelling and construction of new vehicular access Land at (Part garden of) The Priory, Ffordd Penrhwyfya, Prestatyn	Objection History of drainage problems and lack of service facilities. Potential flood risk site. Limited public highway access/egress
43/2010/0775/PF (North West) Erection of single-storey pitched-roof garage extension to side and lean-to extension conservatory to rear of dwelling 1 Brig y Don, Prestatyn	No Objection
Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.	

### **33 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2006-2021 – ALTERNATIVE SITES REGISTER**

A copy of revised register had been received from Denbighshire County Council and was circulated at meeting.

Chairman \_\_\_\_\_



**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 21<sup>st</sup> July 2010 at 8.20pm – 8.55pm

**PRESENT**

Councillors: A. Sampson (Chairman) I. German, P. Duffy, M. German, G. Jones, J. Morris, A. Pennington, J. Davies, L. Muraca, G. Green, M. Eckersley, P. Curtis.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, P. Newell, S. Frobisher, J. Thompson-Hill, A. Horobin, G. Percival.

**75     DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2006-2021 ALTERNATIVE SITES REGISTER – REVISED JUNE EDITION**

The Chairman enquired if Committee wished to arrange special meeting to consider this item. The Town Clerk/Financial Officer reported previous invitations to LDP County Officers to attend had been declined due to staff shortages but they would be available to attend next week if required.

**RESOLVED** That a Special Town Planning Committee be arranged for next Wednesday 28<sup>th</sup> July 2010. (Members were reminded to bring previously circulated copies of LDP).

**76     DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 21<sup>st</sup> July 2010 and submitted following observations:-

**APPLICATION**

**COMMENT**

43/2010/0829/PF (Central)  
Erection of single storey pitched-roof extension (plus part basement) at rear of dwelling  
34 Fforddisa, Prestatyn

43/2010/0560 (Meliden) - Amended Plans  
Erection of hipped-roof double garage and alterations to existing vehicular access  
1 Brynllys West, Prestatyn

No Objection

No Objection

<p>43/2010/0667/PF (East) Demolition of existing garage/store and construction two-storey extension at rear of premises to provide basement level store with garden room over at No 4 and basement level study with playroom over at No 6 4 &amp; 6 Linden Drive, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/0437 (South West) Amended application Erection of pitched-roof extension to side, and replacement porch to front of dwelling, demolition and replacement of existing rear domestic garage, and construction of new vehicular access to serve gravelled parking area 37 Harlech Crescent, Prestatyn</p>	<p>Observation Local residents have raised concerns about problems with poor drainage and flooding. Loss of grassed area that currently helps surface water drainage</p>
<p>43/2010/0871/PF (North) Change of use of two vacant shop units to provide 2 No self contained flats 17-21 Bastion Road, Prestatyn</p>	<p>Observation Ongoing problems with litter arising from uncollected bins due to inadequate service facilities. Communal bin is required and improved service access needed.</p>
<p>43/2010/0828/PF (East) Erection of single-storey flat roof building to provide additional class B2 unit Lighthouse Business Park, Bastion Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/0868 (Meliden) Erection of pitched roof extension to dwelling and erection of detached amenity building at site of dwelling Gronwen Cottage, Ffordd Bryniau, Prestatyn</p>	<p>No Observations</p>
<p>43/2010/0713 (East) Retention of temporary hoardings Land at Nant Hall Road/High Street, Prestatyn</p>	<p>No Objection Provision of additional hoardings between Iceland and site would be beneficial. basic wooden hoardings should be visually improved by community artwork. Time limit e.g. six months on temporary hoardings should be applied.</p>

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

Chairman \_\_\_\_\_





**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Ty Nant, Nant Hall Road, Prestatyn on Wednesday 28<sup>th</sup> July 2010 at 6.15pm-8.25pm.

**PRESENT**

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

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Ms A. Loftus – Policy Research and Information Officer, Denbighshire County Council.

**APOLOGIES**

Councillors: A. Horobin, G. Percival, A. Pennington, G. Green, P. Duffy, P. Newell, J. Morris, P. Curtis.

**77 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2006-2021 (LDP) ALTERNATIVE SITES REGISTER**

The Chairman welcomed Ms Loftus, Denbighshire County Council to the meeting and invited her to address Committee. Ms Loftus referred to LDP process launched in 2006 and gave a powerpoint presentation highlighting different staging points of the plan. It was explained that LDP was a long term plan about developing land within communities e.g. business, residential, green belts and was a statutory requirement.

In addition to local developments the LDP included strategic aims and in this respect had included proposals for a large block of land in Bodelwyddan for residential purposes. The proposals had generated a number of responses from individuals and organisations. At the current stage of LDP process known as LDP Alternative Sites Register (copy previously circulated) a total of 39 new sites had been proposed, 166 requests for removal of sites, 36 amendments to sites, and 154 re-submissions had been received to date.

Councillors then raised questions about apparent need to balance presumption for development when land within a designated settlement boundary, especially when this conflicted with restrictions on building arising from flood risk designation. The ongoing development pressure caused by population growth, loss of green belts and need to protect natural environment from both construction and agricultural pressures was highlighted.

Ms Loftus explained that no new sites would be considered at this stage although LDP was subject to four yearly review process to accommodate changes. Recent Central Government proposals and changes in dealing with planning applications for small community/agricultural developments would need to be incorporated within LDP. The LDP Alternative Sites Register would be considered by Denbighshire County Council in Autumn and submitted to Welsh Assembly Government for approval. There would then follow an examination in public during Spring 2011 and final adoption process in Autumn 2011.

Committee was invited to review Prestatyn/Meliden sites contained within LDP Alternative Sites Register revised edition 2010.

**RESOLVED**

1) That Committee submit the following observations on Local Development Plan – Alternative Sites Register :-

ASR 43B RS1 Land rear of Ffordd Hendre (resubmission for housing)	Object Outside settlement boundary, form of backland development, poor highway access and egress, loss of wildlife habitat.
ASR 43A RS4 Land at Gorse Hill	Object Site of Special Scientific interest, Area of Outstanding Natural Beauty, loss of woodland and some trees covered by tree preservation order.
ASR 43B RS3 Land at rear of Maes Meurig (resubmission for housing)	Object Poor highway access/egress. Loss of wildlife habitat, possible flood risk site, form of backland development
ASR 43B RS4 Land off Ffordd Penrhwylyfa (resubmission for housing)	Object Loss of green barrier and agricultural land. Open space and wildlife habitats should be protected.
ASR 43B RS5 Land between Ffordd Penrhwylyfa and The Meadows (resubmission for housing)	Object Loss of green barrier and agricultural land. Open space and wildlife habitats should be protected. Possible flood risk site
ASR 43B RS6 Land at Llys Farm off Meliden Road (resubmission for housing)	Object Loss of green barrier and agricultural land. Open space and wildlife habitats should be protected. Possible flood risk site.
ASR 43B R1 Green barrier between Prestatyn and Meliden (removal of green barrier)	Object Loss of green barrier and agricultural land. Open space and wildlife habitat should be protected to assist biodiversity.
ASR 43B R2 Land between Ffordd Penrhwylyfa and The Meadows (removal of green barrier)	Object Loss of green barrier and agricultural land. Open space and wildlife habitat should be protected to assist biodiversity.
ASR 43A R1 Land adjacent to Ffordd Penrhwylyfa (remove housing site)	Support Removal of proposed development – If land developed it would mean loss of green barrier and wildlife haven. There is poor highway access and egress. Potentially toxic land and possible methane generation. Scope for raised allotment gardens on part of site.

ASR 43B AM1 Land Adjacent to Ffordd Penrhwylyfa (extend green barrier)	Support proposed extension of green barrier.
ASR 43B AM3 Land at Llys Farm off Meliden Road (amend green barrier)	Object Loss of green barrier. Possible flood risk site. Open space and wildlife habitats should be protected.
ASR 43B AM4 Land at Ffordd Tanrallt (extension of green barrier)	Support Location provides valuable wildlife habitat and good open space and visual amenity
ASR 43B N1 Land at Ffordd Tanrallt (new housing)	Object Poor highway access and egress, encroachment on to Prestatyn/Dyserth Way. Adverse impact on adjoining Area of Outstanding Natural Beauty (AONB). Loss of agricultural land and wildlife habitat.
ASR 43B N2 Land at rear of Cartref Gwenyn (new community facility)	Object Need to protect green barrier from building development. Sympathetic usage that maintains open space e.g. provision of allotments and enhancement of wildlife habitat should be considered.
ASR 43B N3 Land adjacent to Ffordd Penrhwylyfa (new recreation and open space)	Support Site is important wildlife habitat that contributes to local biodiversity.
ASR 43A RS1 Albert Wilson Memorial Field (resubmission for housing)	Object Poor highway access and egress, loss of agricultural land and wildlife habitat, loss of green barrier, flood risk site.
ASR 43A RS2 Land at Nant Hall Hotel (resubmission for mixed use)	Object Potential increase in traffic would cause highway problems. Loss of green barrier, adverse impact on site of special scientific interest (SSSI), detrimental to listed building status, tree preservation orders on site, flood risk.
ASR 43A RS3 Prestatyn Sands Holiday Park (resubmission for housing)	Object Flood risk, insufficient infrastructure, loss of tourism amenities, location within coastal Protection Zone.  New tourism designation for such sites required.
ASR 43A RS5 Land at Mid Nant Farm Homestead (resubmission for housing)	Object Loss of green barrier and agricultural land, loss of wildlife habitat. Tree preservation orders on site.

<p>ASR 43A RS6 The Morfa Fields (resubmission for mixed use)</p>	<p>Object Adverse impact upon town's water table, flood risk. Loss of open green field site that forms soakaway and green barrier. Important wildlife habitat that contributes to biodiversity deserves protected status. Land is regarded as 'lungs of town'.</p>
<p>ASR 43A RS7 Land at rear of 64 Victoria Road West (resubmission for housing)</p>	<p>Object Flood risk site, loss of open space and wildlife habitat.</p>
<p>ASR 43A R2 Land at Tip Lane (remove housing)</p>	<p>Observation Properties currently under construction on site.</p>
<p>ASR 43A R3 (remove employment site)</p>	<p>Object Employment land should be retained e.g. starter business units. Highway access requires improvement.</p>
<p>ASR 43A R4 Green barrier, Prestatyn and Gronant (removal of green barrier)</p>	<p>Object Designation should be retained to preserve open space and wildlife habitats.</p>
<p>ASR 43A R5 The Morfa Fields (removal of recreation and open space)</p>	<p>Object Designation should be retained, adverse impact upon town's water table, flood risk site. Loss of open green field site that forms soakaway and green barrier. Important wildlife habitat that contributes to biodiversity and deserves protected status. Land regarded as 'lungs of town'.</p>
<p>ASR 43A AM1 Land at rear of 2A Ffordd Penrhwyfya (amend development boundary)</p>	<p>Object Poor highway access and egress, loss of agricultural land and wildlife habitat, loss of green barrier, flood risk site.</p>
<p>ASR 43A AM2 Land adjacent to Mid Nant Farm (amend green barrier)</p>	<p>Object Green barrier should be protected. Loss of open space, agricultural land and wildlife habitats. Tree preservation orders on site.</p>
<p>ASR 43A AM7 Land Adjacent to Nant Hall/Prestatyn Road (extension of green barrier)</p>	<p>Support proposals to extend green barrier.</p>
<p>ASR 43A AM8 Prestatyn Town Centre Retail Zone (amend)</p>	<p>Support proposal to extend retail zone.</p>

<p>ASR 43A AM9 Land rear of Sandiway, Victoria Road West (amend recreation and open space site)</p>	<p>Object Existing site should be retained as contributes to recreational and open space provision. Poor access and egress for vehicles, flood risk site.</p>
<p>ASR 43A N1 Field between Gronant Road and Bodnant Avenue (new recreation and open space)</p>	<p>Support proposal to create new recreation and open space site.</p>
<p>ASR 43A N2 Land rear of Sandway, Victoria Road West (new housing site)</p>	<p>Object Loss of green barrier, recreational and open space provision. Poor access and egress, flood risk site, loss of wildlife habitat.</p>
<p>ASR 43A N3 Part of land at Prestatyn Golf Club (new housing site)</p>	<p>Object Loss of green barrier, open space and wildlife habitat. Flood risk site.</p>
<p>ASR 43A N4 Land at entrance to Prestatyn Golf Club (new housing site)</p>	<p>Object Loss of green barrier, open space and wildlife habitat. Flood risk site.</p>
<p>ASR 43A N5 Land south of railway line up to Nant Hall Hotel (new housing site)</p>	<p>Object Historical site protected by CADW listing, loss of green barrier and agricultural land, open space contributing to wildlife habitat. Flood risk site.</p>
<p>ASR 43A N6 Albert Wilson Memorial Field (new recreation and open space site)</p>	<p>Support proposals for recreational and open space designation</p>
<p>ASR 43A N7 Prestatyn Golf Club (new recreation and open space)</p>	<p>Support proposals for recreational and open space designation</p>
<p>ASR 43A N8 Former Kwik Save HQ, Warren Drive (new housing site)</p>	<p>Object Employment land designation should be retained e.g. starter business units. Highway access and egress requires improvement.</p>
<p>ASR 43A N9 The Morfa Fields (new green barrier site)</p>	<p>Support proposals for green barrier site. Land considered to be 'lungs of town' and deserving of protected status. Wildlife habitat and local biodiversity considered to be of prime importance. Site requires fully independent scientific university research project covering topography, geography, aquatic surveys, water table and protected species habitat.</p>

- 2) That Ms A. Loftus be thanked for her attendance and presentation.

Chairman \_\_\_\_\_





**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Committee Room 1, Ty Nant, Prestatyn on Wednesday 1<sup>st</sup> September 2010 at 8.20pm – 9.00pm

**PRESENT**

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

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer.

**APOLOGIES**

Councillors: A. Horobin, A. Pennington.

Mr T. Brown – Internal Auditor, Mrs L. Hewitt – Committee Support Assistant.

**94 MINUTES**

**RESOLVED** That Minutes of meetings held on 21<sup>st</sup> July 2010 and 28<sup>th</sup> July 2010 be accepted.

**95 DENBIGHSHIRE COUNTY COUNCIL PLANNING APPLICATIONS**

Committee considered planning schedules to 1<sup>st</sup> September 2010 and submitted following observations:

**APPLICATION**

43/2010/0949/PF (East)  
Provision of safety rail around the roof of the existing television gantry tower  
Prestatyn Town Football Club, Bastion Gardens, Prestatyn

**COMMENT**

**OBJECT**  
Development will lead to loss of privacy for neighbouring residential properties. Adverse visual impact. The applicant has failed to comply with earlier planning conditions relating to structure. Local residents have also referred to Article 8, Human Rights Act designed to protect home and life permitting the carrying out of an unpleasant development nearby your home which will severely affect your enjoyment of your property may be an interference of your rights.

43/2010/0903/PF (Central)  
Erection of front porch  
4 Dawson Crescent, Prestatyn

No Objection

<p>43/2010/0966/PF (Meliden) Demolition of existing lean-to extension and erection of pitched-roof extension and decked area at rear of dwelling 136 Meliden Road, Prestatyn</p>	No Objection
<p>43/2010/0965/PF (Meliden) Erection of pitched-roof extension at side of dwelling in lieu of conservatory and construction of balcony to front and raised balcony/patio deck to rear of dwelling Tan y Coed, Tan Yr Allt, Prestatyn</p>	No Objection
<p>43/2010/0985/PF (Central) Change of use of ground floor shop to form a café bar and restaurant 236 High Street, Prestatyn</p>	<p>No Objection Concerns expressed about possible noise and nuisance to local residents especially if customers permitted to sit outside. Denbighshire County Council licensing sections to strictly control hours of operation. A specialist design theme for building in conservation area may increase towns attractions (Cllrs M. German and I German declared interest and retired from meeting during this item).</p>
<p>43/2010/0775 (North West) – amended application Erection of single-storey pitched-roof garage extension to side, lean-to extension and conservatory to rear of dwelling and construction of new vehicular access 1 Brig y Don, Prestatyn</p>	No Objection
<p>43/2010/1012/PF (North West) Erection of pitched-roof extension to first floor to provide an additional bedroom in roof space 6 Clive Avenue, Prestatyn</p>	No Objection
<p>43/2010/0437 (South West) - amended application Erection of pitched-roof extension to side, and replacement porch at side, demolition and replacement of existing domestic garage at rear. 37 Harlech Crescent, Prestatyn</p>	No Objection
<p>43/2010/1018/PF (Central) Demolition of existing and erection of new lean-to extension at rear of dwelling 27 Oak Hill Drive, Prestatyn</p>	No Objection

<p>43/2010/1014/PF (Central) Erection of detached dwelling and construction of new vehicular access (Land adjoining 30) 28 Calthorpe Drive, Prestatyn</p>	<p>Object Over intensification of site and potential overlooking of neighbouring properties. Not in keeping with surrounding buildings. (Cllrs M. German, I. German and P. Curtis declared interest and took no part in voting on this item).</p>
<p>43/2010/0713 (East) Retention of temporary hoardings Land at Nant Hall Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/0739 (Central) - Amended Plans Construction of new vehicular access to existing dwelling 72 Meliden Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/1048/PF (South West) Demolition of existing garage and erection of single-storey pitched-roof extension at side to form annexe accommodation 137 Fforddisa, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/0559 (Meliden) – Amended Plans Erection of small detached 4 bedroom dwelling on 0.042ha of land Land at rear (Part garden of) 31 Ffordd Talargoch, Meliden</p>	<p>Object Poor access. Form of backland development. Proposed construction not in sympathy with surrounding properties.</p>
<p>43/2010/0560 (Meliden) – Amended Plans Erection of hipped-roof double garage and alterations to existing vehicular access 1 Brynllys West, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/0940/PF (North) Erection of monopitched-roof first-floor extension over existing flat roof to provide a shower room. 11 Berwyn Crescent, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/1056/PO (Meliden) Development of 0.12ha of land by erection of 3 No. dwellings and formation of new vehicular access (Outline application – All matters reserved) Land off Graham Avenue, Meliden</p>	<p>Object Potential flood site and loss of soakaway. Land ownership and access rights believed to be in dispute e.g. ransomed land. Loss of wildlife habitat and conservation report should be provided as badgers, bats and otters reportedly seen on site. Form of backland development. (Cllr P. Newell left meeting).</p>

43/2010/1069/PO (North)

Development of 0.045 hectares of land by erection of 2 No dwellings and demolition of former bake house (Outline application – all matters reserved)

Land at rear of 91 Victoria Road adjacent to 3 Victoria Park Avenue, Prestatyn

Observations

Bake house should be preserved and incorporated with development.

43/2010/1074/PF (Central)

Removal of existing front conservatory and erection of lean-to and flat-roofed extensions with extended balcony area and provision of 'atrium' window to flat roof at front of dwelling  
43 Cambrian Drive, Prestatyn

No Objection

43/2010/0185/PC (South West)

Erection of toilet block and siting of 2 No storage containers in connection with use of adjacent land as touring caravan site (retrospective application)

Land at Four Winds Farm, Ffordd Ffynnon, Prestatyn

No Objection

Public footpath not shown on plans and needs protection from development.

43/2010/0993/PF (Central)

Erection of single storey workshop extension to provide an exhaust bay, tyre bay and valet bay

Celtic Cars, 6-8 Meliden Road, Prestatyn

No Objection

(Cllrs M. German and I. German declared interest and retired from meeting).

Joint County/Town Councillors M. Eckersley, G. Jones, J. Thompson-Hill and J. Davies 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 22nd September 2010 at 8.00pm – 8.30pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. German, I. German, G. Jones, J. Davies, L. Muraca, J. Thompson-Hill, G. Percival, A. Horobin, M. Eckersley.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, P. Newell, P. Curtis, S. Frobisher, G. Green, A. Pennington.  
Mr T. Brown – Internal Auditor.

**111 MINUTES**

**RESOLVED** That Minutes of meeting held 1<sup>st</sup> September 2010 be accepted.

**112 JOINT COUNTY/TOWN COUNCILLORS**

Cllr M. Eckersley read an email from Mr Paul Mead, Denbighshire County Council informing him of current interpretation about involvement of ‘twin hatted’ Councillors in planning consultation process. Cllr G. Percival also referred to Public Service Ombudsman Wales guidance and previous presentation to Council by Mr Clive Halliday, Chair of Denbighshire Standards Panel advising that joint Councillors could participate in decision making process at both County and Town Councils.

The Chairman reminded Committee that Town Council was a statutory consultee and that ultimately Denbighshire County Council Planning Committee determined planning applications following extensive consultation process. He referred to recent changes to Town Planning Committee statement inserted at end of minutes advising ‘County Councillors would consider matters afresh at Denbighshire County Council when additional information and advice would be available to them’. The statement was in line with guidance received from Public Service Ombudsman in Wales.

**RESOLVED** That information be received.

**113 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

**APPLICATION**

Neighbouring Authority Application

00/2010/1115  
Application for Hazardous Substances  
Consent for the storage of Liquefied Petroleum  
Gas at Presthaven Sands Holiday Park,  
Gronant, Prestatyn

**COMMENT**

No Objection  
Should comply with all current safety  
regulations and use fireproof storage  
receptacle.

<p>43/2010/1113/PF (Central) Erection of two storey side extension, garden room extension, new entrance canopy and alterations to dwelling Greycote, Bishopswood Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/1069 (North) Amended Application Development of 0.045 hectares of land by erection of 2 No dwellings and demolition of former bakehouse (Outline application – all matters reserved) Land rear of 91 Victoria Road adjacent to 3 Victoria Park Avenue, Prestatyn</p>	<p>Observation Bakehouse should be preserved and incorporated into development.</p>
<p>43/2010/1114/PF (North) Erection of single-storey flat roof extension to entrance Rhuddlan Magistrates Court, Victoria Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/1121/PF (Meliden) Erection of double garage/ store building extension to existing garage block serving Llys Isfryn Cottages Garage block adjoining Unit 1 Llys Farm Meliden Road, Prestatyn</p>	<p>No Objection Development should be in sympathy with existing property. Need to protect designated green barrier</p>
<p>43/2010/0605 (Central) Erection of 1.8 metre high timber boundary fence to front boundary of property for approximately 35 metres in length and alterations to existing vehicular access. 53 Meliden Road, Prestatyn</p>	<p>Observation Lower height fencing should be considered.</p>
<p>43/2010/1175/PF (South West) Erection of a front porch, single storey extensions to side and rear of dwelling, provision of lean-to roof to existing rear dormer and replacement screen wall/fence to side boundary 3 Lichfield Drive, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/1101/PF (Meliden) Alterations to existing single-storey extension at rear of property to provide a tiled pitched roof in lieu of the existing felted flat roof and installation of dormer window to each elevation of dwelling 5 Manod Road, Meliden, Prestatyn</p>	<p>No Objection</p>

Joint County/Town Councillors M. Eckersley, G. Jones, J. Thompson-Hill and J. Davies 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 13<sup>th</sup> October 2010 at 8.35pm – 9.00pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. German, I. German, G. Jones, J. Davies, L. Muraca, G. Percival, A. Horobin, M. Eckersley, P. Duffy, G. Green.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, P. Newell, P. Curtis, S. Frobisher, A. Pennington, J. Thompson-Hill.

**127 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 13<sup>th</sup> October 2010 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2010/1154/PF (North) Erection of ground floor utility extension to rear and first floor extension over existing living room/utility at side 86 Ffordd Idwal, Prestatyn Contact: Bryn Bowker	No Objection
43/2010/1175 (South West) amended plans Erection of a front porch, single storey extensions to side and rear of dwelling, provision of lean-to roof to existing rear dormer and replacement screen wall/fence to side boundary 3 Lichfield Drive, Prestatyn Contact: Bryn Bowker	No Objection
43/2010/1188/PF (South West) Erection of a circular slurry store Pydew Farm, Ffordd Ffynnon, Prestatyn Contact: Bryn Bowker	No Objection

43/2010/1186/PF (East)  
 Extension of existing car park and associated works  
 Railway Car Park, Bastion Road, Prestatyn  
 Contact: Bryn Bowker

Observation  
 Generally welcome proposals but very concerned about lack of consultation with Town Council who have managed the free car park on behalf of County for many years.  
 Allocated free car parking for rail customers, local business and residents should continue

43/2010/1214/PF (South West)  
 Erection of a general purpose livestock building  
 Pydew Farm, Ffordd Ffynnon, Prestatyn  
 Contact: Bryn Bowker

No Objection

43/2010/1056 (Meliden)  
 Development of 0.12ha of land by erection of 3 No dwellings and formation of new vehicular access (Outline application – All matters reserved)  
 Land off Graham Avenue, Meliden, Prestatyn  
 Contact: Shan Wyn Jones

Object  
 Committee would refer to its objections from 1<sup>st</sup> September 2010: -  
 Potential flood site and loss of soakaway. Land ownership and access rights believed to be in dispute e.g. ransomed land. Loss of wildlife habitat. Form of backland development.

43/2010/1222/PF (East)  
 Development of land to provide class A1 retail units, car parking, landscaping, primary substation, petrol filling station, access and associated works  
 Land at High Street, Nant Hall Road, Prestatyn  
 Contact: Mr Paul Mead

Defer  
 Chairman reported this application should be reviewed afresh as it is a completely new planning application. Early feedback relates to need for clarification of traffic flows and detailed assessment of impact upon neighbouring properties. The use of incorrect traffic diagram during public consultation at Scala Cinema and Arts Facility had caused a lot of confusion. Denbighshire County Council, Planning Officer and developer representative have both indicated they would be willing to attend a future Council meeting to discuss proposals.

43/2010/0985 (Central)  
 Change of use of ground floor shop to form a café bar and restaurant  
 236 High Street, Prestatyn  
 Contact: Bryn Bowker

No Objection  
 (Cllrs M. German and I. German declared interest and retired from Chamber for this item).

Joint County/Town Councillors M. Eckersley, G. Jones, and J. Davies 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 13<sup>th</sup> October 2010 at 8.35pm – 9.00pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. German, I. German, G. Jones, J. Davies, L. Muraca, G. Percival, A. Horobin, M. Eckersley, P. Duffy, G. Green.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, P. Newell, P. Curtis, S. Frobisher, A. Pennington, J. Thompson-Hill.

**127 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 13<sup>th</sup> October 2010 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2010/1154/PF (North) Erection of ground floor utility extension to rear and first floor extension over existing living room/utility at side 86 Ffordd Idwal, Prestatyn Contact: Bryn Bowker	No Objection
43/2010/1175 (South West) amended plans Erection of a front porch, single storey extensions to side and rear of dwelling, provision of lean-to roof to existing rear dormer and replacement screen wall/fence to side boundary 3 Lichfield Drive, Prestatyn Contact: Bryn Bowker	No Objection
43/2010/1188/PF (South West) Erection of a circular slurry store Pydew Farm, Ffordd Ffynnon, Prestatyn Contact: Bryn Bowker	No Objection

<p>43/2010/1186/PF (East)          Extension of existing car park and associated works          Railway Car Park, Bastion Road, Prestatyn          Contact: Bryn Bowker</p>	<p>Observation          Generally welcome proposals but very concerned about lack of consultation with Town Council who have managed the free car park on behalf of County for many years.          Allocated free car parking for rail customers, local business and residents should continue</p>
<p>43/2010/1214/PF (South West)          Erection of a general purpose livestock building          Pydew Farm, Ffordd Ffynnon, Prestatyn          Contact: Bryn Bowker</p>	<p>No Objection</p>
<p>43/2010/1056 (Meliden)          Development of 0.12ha of land by erection of 3 No dwellings and formation of new vehicular access (Outline application – All matters reserved)          Land off Graham Avenue, Meliden, Prestatyn          Contact: Shan Wyn Jones</p>	<p>Object          Committee would refer to its objections from 1<sup>st</sup> September 2010: -          Potential flood site and loss of soakaway. Land ownership and access rights believed to be in dispute e.g. ransomed land. Loss of wildlife habitat. Form of backland development.</p>
<p>43/2010/1222/PF (East)          Development of land to provide class A1 retail units, car parking, landscaping, primary substation, petrol filling station, access and associated works          Land at High Street, Nant Hall Road, Prestatyn          Contact: Mr Paul Mead</p>	<p>Defer          Chairman reported this application should be reviewed afresh as it is a completely new planning application. Early feedback relates to need for clarification of traffic flows and detailed assessment of impact upon neighbouring properties. The use of incorrect traffic diagram during public consultation at Scala Cinema and Arts Facility had caused a lot of confusion. Denbighshire County Council, Planning Officer and developer representative have both indicated they would be willing to attend a future Council meeting to discuss proposals.</p>
<p>43/2010/0985 (Central)          Change of use of ground floor shop to form a café bar and restaurant          236 High Street, Prestatyn          Contact: Bryn Bowker</p>	<p>No Objection          (Cllrs M. German and I. German declared interest and retired from Chamber for this item).</p>

Joint County/Town Councillors M. Eckersley, G. Jones, and J. Davies 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 10<sup>th</sup> November 2010 at 9.00pm – 9.20pm.

**PRESENT**

Councillors: A. Sampson (Chairman), J. Davies, L. Muraca, G. Percival, M. Eckersley, S. Edwards, G. Green, P. Curtis.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, S. Frobisher, A. Pennington, J. Thompson-Hill, A. Horobin, P. Duffy, M. German, I. German, G. Jones.

**143 REMEMBRANCE SUNDAY**

Mayor reminded Councillors about forthcoming Remembrance Services and urged both Members and Public to support these important services.

**144 STANDING ORDERS**

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

**145 MINUTES**

**RESOLVED** That Minutes of meeting held on 13<sup>th</sup> October 2010 be accepted.

**146 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 10<sup>th</sup> November 2010 and submitted following observations:

**APPLICATION**

43/2010/1273 (East)  
Erection of single-storey flat-roofed extension  
at rear of dwelling  
13 Parc Aberconwy, Prestatyn  
Contact: Bryn Bowker

**COMMENT**

No Objection

<p>43/2009/0468 (East) Removal of existing roller shutter and installation of new open roller shutter Grapevine, 87 High Street, Prestatyn Contact: Sarah Stubbs</p>	<p>No Objection (Denbighshire County Council to be requested to supply design guide. Prestatyn Town Council representatives to raise issues with Prestatyn Business Growth Partnership to see if financial help available to existing High Street businesses).</p>
<p>43/2010/1314 (South West) Amended landscaping and public open space details to that previously approved by application code no 45/2010/0324/AC Land off Tip Lane, Prestatyn Contact: Sarah Stubbs</p>	<p>No Objection</p>
<p>43/2010/1305 (East) Removal of pitched roof and remodelling of north and west showroom facades with metal cladding and associated works Drivers of Prestatyn Ltd, Prestatyn Road, Prestatyn Contact: Bryn Bowker</p>	<p>No Objection</p>
<p>43/2010/1335 (East) Erection of a single storey pitched roof extension to rear/side of dwelling 79 Highbury Avenue, Prestatyn Contact: Bryn Bowker</p>	<p>No Objection</p>
<p>43/2010/1242 (Meliden) Formation of bird hide for school use in rear corner of school grounds Ysgol Melyd, Ffordd Pennant, Meliden Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2010/1337 (East) Display of 1 No non-illuminated set of individual letters and logo and 1 No non-illuminated timber hanging sign 101/103 High Street, Prestatyn Contact: Bryn Bowker</p>	<p>No Objection</p>
<p><u>PLANNING CONSULTATION</u> Proposed off shore Windfarm Extension, Burbo Bank – Environmental Impact Assessment. Proposed Scoping Opinion</p>	<p>Information Received (Cllr G. Green declared interest and retired from Council Chamber during this item).</p>

43/2010/1357 (South West) No Objection  
Erection of two storey pitched-roof extension  
to side of dwelling  
118 Fforddisa, Prestatyn  
Contact: David Roberts

43/2010/0831 (Central) No Objection  
Pruning of 1 No ash tree the subject of a tree  
preservation order  
Land south of St Mary's, Bishopswood Road,  
Prestatyn  
Contact: Bryn Bowker

Joint County/Town Councillors M. Eckersley and J. Davies 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 12<sup>th</sup> January 2011 at 6.45pm – 7.35pm

**PRESENT**

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

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mr T. Brown – Internal Auditor, Mr P. Mead – Development Control Officer, Denbighshire County Council, Mr E. Price – Principle Projects Manager, Denbighshire County Council.

**APOLOGIES**

Councillors: P. Curtis, A. Pennington, M. Eckersley, A. Horobin, I. German, G. Jones, J. Davies. Mrs L. Hewitt – Committee Support Assistant.

**159 MINUTES**

**RESOLVED** That Minutes of meeting held on 15<sup>th</sup> December 2010 be accepted.

**160 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 12<sup>th</sup> January 2011 and submitted following observations:

43/2010/1222 (East)

Development of land to provide class A1 retail units, car parking, landscaping, primary substation, petrol filling station, access and associated works.

Land at High Street/Nant Hall Road, Prestatyn.

Contact: Paul Mead

Committee expressed concerns about future traffic flows, especially around Lower High Street, Prestatyn. Members were reminded that Denbighshire County Council had stated during earlier briefing session that off site works including traffic arrangements would be subject of a further planning consultation exercise.

Reference was made to former Railway Station listed building located on site that formed part of Town's heritage. The developer had indicated they had no significant commercial plans for this property but had confirmed the building would be externally weather proofed. Subject to negotiation the property would be transferred to public ownership for possible community use.

Several Members commented on poor quality of design and finish of current plans. Full landscaping proposals of exceptional high standard must be provided. Trees along Nant Hall Road should be protected and subject of regular maintenance and survey. Replacement plantings need to be provided if required to maintain attractive tree lined avenue.

Committee recommends that all Denbighshire County Council car parks be provided free of charge to assist High Street businesses. Traffic flow around High Street needs careful assessment to provide balance between vehicle movement and traders. The supporting off site infrastructure requires further consideration and a simplistic highway access plan to site must be provided.

Development traffic should be directed away from residential properties and banksman provided for pedestrians using associated railway bridge by Bodnant Estate. There should be limit on times of construction work to avoid nuisance and use of dust suppressors to minimise environmental damage.

### **RESOLVED**

- 1) That Committee supports development in principle.
- 2) That detailed landscaping scheme be provided. Nant Hall Road trees regularly maintained, surveyed and to be protected to retain attractive appearance of tree lined avenue.
- 3) Design and finish of materials should be of very high standard with attractive frontage, and also rear aspect facing railway line.
- 4) The construction haul road by Bodnant Estate should be withdrawn once building works completed. Hours of operation must be restricted to minimise disruption to local residents. Dust suppressors should also be used during construction work.
- 5) Landscaping and off site highways access issues require further consideration.
- 6) That Mr Paul Mead and Mr Eric Price, Denbighshire County Council be thanked for attendance.

### APPLICATION

43/2010/1480 (Meliden)  
Variation of Condition No 11 on planning permission Ref No 43/2009/1600/PF to read: 'The Warden's dwelling shall be demolished prior to the commencement of any residential development, and the replacement golf-club house shall not be brought into use until the existing club-house has been demolished or as otherwise agreed in writing by the Local Planning Authority'  
St Melyd Golf Club, The Paddock, Prestatyn  
Contact:

### COMMENT

No Objection  
  
(Cllr G. Percival declared interest in this item)

43/2010/1505 (East)  
Demolition of flat roof extension at rear and erection of two-storey pitched roof extension at rear  
86 Highbury Avenue, Prestatyn  
Contact: David Roberts

No Objection

<p>43/2010/1497 (Central)  Felling of 3 No Douglas Fir trees included within Area A2 on plan annexed to Borough of Rhuddlan (Woodland Park, Prestatyn) Tree Preservation Order No 3, 1985  11 Stoneby Drive, Prestatyn  Contact: David Roberts</p>	<p>Observation  County tree Preservation Officer report should be obtained prior to consideration.  Pruning of trees is preferred option.  Any tree felling should be accompanied by provision of replacement plantings</p>
<p>43/2010/1538 (East)  Erection of single-storey pitched-roof extension to front and side of dwelling  1 Linden Walk, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2010/1314 (Central)  Details of play equipment and landscaping of the on site children's play area submitted in accordance with condition no. 1 of approval of condition code no 43/2010/0324/AC  Land off Tip Lane, Prestatyn  Contact: Sarah Stubbs</p>	<p>No Objection</p>
<p>43/2010/1537 (Central)  Details of layout, scale, appearance and landscaping for 1 no. dwelling submitted in accordance with condition no. 1 of outline planning permission code no.  43/2010/0451/PO  Land on south side of Highfield, Bishopswood Road, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/20010/1572 (Central)  Erection of a single storey mono pitch extension to rear of dwelling  89 Meliden Road, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2010/1535(South West)  Erection of a single storey pitched roof extension to rear of dwelling  77 Salisbury Drive, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>

Joint County/Town Councillor J. Thompson-Hill 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\_\_\_\_\_



## **STADIUM/TESCO BRIEFING**

**Stewart Jones Room – 12.01.11 @5.30-6.50pm**

**Attendance** :G. Boase – Head of Planning, Denbighshire County Council, P. Mead – Snr Planning Officer, Denbighshire County Council, Meredith Williams – Highways Engineer, Denbighshire County Council, Eric Price – Capitol Projects Officer, Denbighshire County Council, A Waller – PDBA, T. Brown – FSB, Paul Swales – Stadium Development.

Cllrs G. Percival, A. Horobin, A. Pennington, M. German, S. Edwards, P. Duffy, A. Sampson, L. Muraca, S. Frobisher, J. Thompson-Hill, G. Frobisher.

Mr N. Acott – Town Clerk/Financial Officer, Prestatyn Town Council.

**PS** October 2012 – hopefully completed project.

**PM** Planning permission being determined by Denbighshire County Council on 19.01.11. On site and off site works e.g. highways. On site planning has been subject of public consultations, but detailed highways issues have not been presented.

**PS** Tesco and Stadium schemes now linked.  
Tesco, New Look and three other High Street retailers ready to sign.  
205,000 square feet, 140,000 square on first floor.  
5278 agreements for later planning consents e.g. off site highway traffic.

**PM** Highway involves roundabout at Nant Hall Road. Bus Station area will be subject of later detailed planning consent. Traffic lights at Nant Hall Road/High Street.

**MW** Cross Foxes junction will get traffic lights. Traffic restriction on side roads being considered.

**EP** Parking for local schools and traffic congestion at school times – Stadium operations 9.00am – 6.00pm? Traffic flows and junctions up to one mile away plus further considered in as part of highways structure.

**PM** Development should compliment site and Town Centre but downside is public highway system already in existence – perfect no – better yes, Denbighshire County Council Developer keen to encourage pedestrian visits.

**PD** Central/Top/Offa's car parking should be free of charge to assist High Street Business.

**AW** When Tesco arrives other businesses can benefit because of increased footfall.

**SE** Old railway station buildings – future uncertain.

**PS** Buildings will be refurbished and brought back into proper use via S. 106 agreement. Externally will be improved – internal phase II once final use determined. Proposal is to dedicate building to Council.





**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 9<sup>th</sup> February 2011 at 8.40pm – 9.20pm

**PRESENT**

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

**IN ATTENDANCE**

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

**APOLOGIES**

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

**183 VICE CHAIRMAN'S APPOINTMENT 2010/11**

Nominations were invited for post of Vice Chairman following resignation of Cllr I. German from this position. Cllr G. Jones proposed and Cllr G. Frobisher seconded that Cllr L. Muraca be appointed. Cllr I. German was thanked for her past services.

**RESOLVED** That Cllr L. Muraca be appointed Vice Chairman of Town Planning Committee

**184 DENBIGHSHIRE COUNTY COUNCIL – DRAFT RESIDENTIAL SPACE STANDARDS SUPPLEMENTARY PLANNING GUIDANCE**

Letter and public consultation documents had been previously circulated.

**RESOLVED** That copy be received.

**185 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 9<sup>th</sup> February 2011 and submitted following observations:

APPLICATIONCOMMENT

43/2010/1069 (North)

Development of 0.045 hectares of land by erection of 2 No dwellings and demolition of former bakehouse (Outline application – all matters reserved)  
Land rear of 91 Victoria Road adjacent to 3 Victoria Park Avenue, Prestatyn  
Contact: Shan Wyn Jones  
(Additional papers also arrived to be attached to original application)  
Contact: Shan Wyn Jones

Observation

Concerns about vehicular access and there should also be sufficient off road parking on site to accommodate residents.  
Bakehouse should be preserved and incorporated into development.  
The proposal will lead to loss of retail land.

43/2011/0026 (East)

Details of final design/external appearance of the foot bridge submitted in accordance with condition no 1 of application code no 43/2009/0867/PA  
Prestatyn Railway Station, High Street, Prestatyn  
Contact: Paul Mead

No Objection

The use of town's logo in design work, provision of signage, welcome and information boards, and directional signage for location of toilets should be incorporated.  
CCTV monitoring and improved lighting must be provided.  
Concerns about potential loss of open vista from Bastion Road to High Street, Prestatyn

43/2011/0017 (North)

Erection of conservatory extension to front of dwelling  
16 Russell Drive, Prestatyn  
Contact: David Roberts

No Objection

43/2010/1056 (Meliden)

Development of 0.12ha of land by erection of 3 No dwellings and formation of new vehicular access (Outline application – All matters reserved)  
Land off Graham Avenue, Meliden, Prestatyn  
Contact: Shan Wyn Jones

Denbighshire Planning Committee - Feedback Information

Committee was informed that Denbighshire County Council had granted permission despite objections from Town Council. The County Planning Officer had forwarded case file to assist Town Planning Committee understand reasons for granting planning permission.  
**RESOLVED** That Denbighshire County Council be thanked for their planning feedback.

43/2011/0028 (East)

Erection of extension and alterations to existing dwelling to provide second floor accommodation  
5 Mount Ida Road, Prestatyn  
Contact: David Roberts

No Objection

43/2010/1186 (East)  
 Extension of existing car park and associated works  
 Railway Car Park, Bastion Road, Prestatyn  
 Contact: Bryn Bowker

Observation  
 There is known local interest from businessman wishing to refurbish toilet block for commercial purposes and information has been passed to Denbighshire County Council. Information is required from County Council about future maintenance of proposed new toilets, introduction of parking charges, toilet signage from station, and impact upon adjoining Coronation Gardens site. Coronation Gardens is suitable for Jubilee Celebrations improvement work and current proposals should compliment the neighbouring open space.

## **186 STANDING ORDERS**

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

## **187 PLANNING CONSULTATIONS continued**

43/2011/0064 (Meliden)  
 Erection of a single storey extension to front of dwelling and internal alterations  
 Gronwen Cottage, Ffordd Bryniau, Prestatyn  
 Contact: David Roberts

No Objection  
 Development to be in keeping with surroundings and style of existing property.

43/2011/0074 (Central)  
 Change of use of former civic amenity site to community allotments, including car parking, community orchard and seating area  
 Civic Amenity Site, Tip Lane, Prestatyn  
 Contact: Sarah Stubbs

No Objection  
 Community allotments using raised beds may not be environmentally sustainable and will need additional levels of watering. Provision of additional car parking is welcome and new community facility will provide opportunity for young and elderly to work together. All ages will benefit from exercise and maintenance of open space.

43/2010/1566 (Central)  
 Installation of security roller shutters into shop front  
 94 High Street, Prestatyn  
 Contact: Sarah Stubbs

No Objection  
 Roller shuttering should be in keeping with conservation area status.

Denbighshire County Council – Consultation:  
Draft Community Linguistic Impact  
Assessment of the Denbighshire Local  
Development Plan proposed Key Strategic  
Site at Bodelwyddan

Observation  
Conwy Council have registered  
concerns about proposals.  
Bodelwyddan Town Council have  
opposed plans in present form and  
local action group had written detailing  
their objections.  
The proposal would involve almost  
doubling number of Bodelwyddan  
residents. **RESOLVED** That  
Denbighshire County Council Planning  
Officer and Mayor of Bodelwyddan  
Town Council be invited to attend  
future meeting to discuss proposal.

43/2011/0098 (North)  
Erection of a single storey flat roof extension  
to rear of dwelling  
177 Victoria Road, Prestatyn  
Contact: David Roberts

No Objection

43/2011/0097 (Central)  
Display of non illuminated fascia sign in new  
position and non-illuminated hanging sign  
HSBC, 35 High Street, Prestatyn  
Contact: David Roberts

No Objection

Joint County/Town Councillors G. Jones, J. Thompson-Hill and J. Davies 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 2<sup>nd</sup> March 2011 at 9.15pm – 9.35pm

**PRESENT**

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

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: P. Curtis, A. Pennington, A. Horobin, J. Davies, P. Newell, J. Thompson-Hill.

**203 STANDING ORDERS**

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

**MINUTES**

**RESOLVED** That Minutes of Meeting held on 9<sup>th</sup> February 2011 be accepted.

**204 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 2<sup>nd</sup> March 2011 and submitted following observations:

**APPLICATION**

00/2011/0136 (neighbouring)  
Erection of an agricultural building for animal welfare purposes at Tyn Y Caeau Farm, Rectory Lane, Gwaenysgor  
Neighbouring Authority Applications  
Contact: David Roberts

**COMMENT**

No Objection  
'Welfare' purposes requires clarification

43/2011/0144 (South West)  
Change of house type on Plots 3 & 5, change of position of Plot 4 and change of parking arrangement on Plot 6  
Land off Tip Lane, Prestatyn  
Contact: Sarah Stubbs

Observation  
Need to clarify type of property change and reasons. Future application descriptions should highlight main points of change e.g. to incorporate integral garage.

<p>43/2011/0160 (Meliden) Erection of a replacement conservatory to rear of dwelling 13 Ffordd Gwilym, Prestatyn Contact David Roberts</p>	<p>No Objection</p>
<p>43/2011/1082 (West) Erection of extensions to side and rear of dwelling. 34 Linden Walk, Prestatyn Contact David Roberts</p>	<p>No Objection</p>
<p>43/2010/1537 (Central) Details of layout, scale appearance and landscaping for 1 no. dwelling submitted in accordance with condition no. 1 of outline planning code no. 43/2010/0451/PO Land on south side of Highfield, Bishopswood Road, Prestatyn Contact : David Roberts</p>	<p>Objection Further clearance of Hillside Gardens and loss of open countryside must be stopped. Development may have overbearing impact upon neighbouring property. Construction traffic and heavy vehicles may damage access highway to Bishopswood Road. Detrimental to visual amenity of Area of Outstanding Natural Beauty</p>
<p>43/2011/0166 (South West) Erection of extension to existing garage and conversion to form additional living accommodation 101 Fforddisa, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2011/0221 (Central) Erection of a two storey flat roof extension to rear including roof garden 28-30 Meliden Road, Prestatyn Contact: Emer O' Connor</p>	<p>Objection Concerns about additional noise generation and safety. Over intensification of business in residential area. (Cllr S. Frobisher declared interest and took no part in discussion or voting on this item)</p>
<p>43/2011/0207 (South West) Erection of a first floor pitched roof extension over existing garage 11 Monmouth Grove, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2011/0186 (North) Erection of two-storey and first floor pitched-roof extension at rear of dwelling 9 Penley Avenue, Prestatyn Contact: David Roberts</p>	<p>No Objection</p>



Joint County/Town Councillors G. Jones and M. Eckersley 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 23<sup>rd</sup> March 2011 at 8.25pm – 8.55pm

**PRESENT**

Councillors: A. Sampson (Chairman), A. Horobin, 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: P. Curtis, A. Pennington, P. Newell, M. Eckersley, G. Frobisher, S. Frobisher.

**215 MINUTES**

**RESOLVED** That Minutes of Meeting held on 2nd March 2011 be accepted.

Pursuant to 43/2011/0144 Land off Tip Lane South West – Following request for clarification Denbighshire County Council, Planning Authority had advised that minor changes had been submitted involving garage accommodation of three properties together with slight change of position of property on plot 4. **RESOLVED** No Objection

**216 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 23rd March 2011 and submitted following observations:

**APPLICATION****COMMENT**

43/2011/0222 (East)  
 Display of replacement signage – 3 no.  
 internally illuminated fascia signs; 1 no.  
 internally illuminated totem sign and 1 set of 3  
 no. flagpoles  
 Drivers of Prestatyn Ltd, Nant Garage,  
 Prestatyn Road, Prestatyn  
 Contact: David Roberts

No Objection

43/2011/0179 (Central)

Erection of extension at first floor (renewal of planning permission code no 43/2005/1278)  
Pendyffryn Medical Group, Ffordd Pendyffryn,  
Prestatyn

Contact: Emer O'Connor

Observations

Concerns about parking. Size and scale of development too large for location. Potential traffic conflict and lack of on site parking facilities due to larger volumes of activity. WRVS could be approached to assist with disabled parking. Surgery hours could also be extended to help ease congestion.

43/2008/0336 (Meliden)

Siting of portable building for use as changing rooms and storage for community and football club

Playing Field, adjacent Ysgol Melyd, Ffordd Pennant, Prestatyn

Contact: Paul Mead

No Objection

43/2011/0247 (North)

Erection of a conservatory extension to rear of dwelling

35 Penley Avenue, Prestatyn

Contact: David Roberts

No Objection

43/2011/0251 (East)

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

13 Lon Eirlys, Prestatyn

Contact: David Roberts

Observation

The estate has history of soft ground and need to ensure adequate foundations are provided.

43/2010/0255 (Meliden)

Works to existing retaining walls together with erection of new walls and associated landscaping (partly retrospective)

Ashmount, Ffordd Bryniau, Prestatyn

Contact: Emer O'Connor

No Objection

Concerns about retrospective planning application and building of walls prior to planning determination

43/2011/0262 (Meliden)

Development of 0.03 ha of land by the demolition of existing former public convenience, erection of 1 no. dwelling and construction of new vehicular access (outline application including access)

Former Public Convenience, Meliden Road, Prestatyn

Contact Emer O'Connor

Observations

Concerns about highway access and egress to Meliden Road, Meliden. Property needs to be in keeping with surrounding property and in sympathy with adjoining conservation area status

43/2011/0264 (Central)

Reduction in height of 3 No sycamore trees subject to a tree preservation order

Woodland adjoining Carreg Wen, Bishopswood Road, Prestatyn

Contact: David Roberts

No Objection

(Cllr G. Percival declared interest in this item and took no part in discussion or voting).

43/2011/0258 (East)

Display of illuminated wall sign to each gable elevation and illuminated projecting sign to front elevation

1 Nant Hall Road, Prestatyn

Contact: Bryn Bowker

No Objection

Development should be in sympathy with conservation area status.

(Cllr G. Jones declared interest and took no part in discussion or voting).

43/2011/0341 (East)

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

4 Glyn Avenue, Prestatyn

Contact: David Roberts

No Objection

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 20<sup>th</sup> April 2011 at 8.50pm – 9.15pm

**PRESENT**

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

**IN ATTENDANCE**

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

**APOLOGIES**

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

Mr T. Brown – Internal Auditor.

**230 ROYAL WEDDING PARTY**

Committee agreed to consider an urgent item relating to proposed Royal Wedding Party. Members were informed that a group of local people were planning to hold a street party and had obtained a partial High Street road closure order form from Denbighshire County Council. A funding application had been received for the town centre event on 29th April 2011 and copy circulated at meeting.

**RESOLVED** That a grant of £500 be awarded to assist hosting of Royal Wedding Street Party, High Street, Prestatyn.

Financial Implications: £500 contained in budget provision 2011/12.

Legal Implications: Local Government Act 1972 Section 144/5.

**231 STANDING ORDERS**

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

**232 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 20th April 2011 and submitted following observations:

**APPLICATION**

**COMMENT**

Revised/amended application

No Objection

43/2010/1069 (North)

Development of 0.045 hectares of land by erection of 2 No dwellings and demolition of former bakehouse (Outline application – all matters reserved)

Land rear of 91 Victoria Road adjacent to 3 Victoria Park Avenue, Prestatyn

<p>43/2010/1430 (Central)  Refurbishment of existing tennis courts incorporating new all-weather sand-filled synthetic grass surface suitable for football, tennis and netball, proposed perimeter fencing and floodlighting  Prestatyn High School, 2 Princes Avenue, Prestatyn  Contact: Emer O' Connor</p>	<p>DEFER  Committee requested deferral as it was reported no consultations had taken place with immediate residents on present application. Cllr P. Duffy, Denbighshire County Council reported that he had arranged for meeting to be held next week between County Officers and local residents to discuss proposals.  Concerns raised by residents to date included need for noise reduction measures, potential light intrusion, need for screening of facility and request for reduction of operating times to protect quality of life.</p>
<p>43/2011/0379 (North)  Erection of single-storey flat-roofed extension to kitchen at rear of dwelling  53 Victoria Road, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2011/1401 (North)  Erection of single-storey flat-roofed extension to rear and first-floor pitched-roof extension with side dormer to main part of dwelling  9 Penley Avenue, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2011/0407 (South West)  Erection of a flat roof single garage  51 Alexandra Drive, Prestatyn</p>	<p>No Objection</p>
<p>43/2011/0420 (Meliden)  Construction of new vehicular access to form off-road parking spaces  Laburnum Cottage, Ffordd Penrhwyflfa, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2011/0447 (Central)  Reduce overall volume and lop two lower limbs of 1 No copper beech tree to front of dwelling subject to a Tree Preservation Order  18 Stoneby Drive, Prestatyn  Contact: David Roberts</p>	<p>No Objection</p>
<p>43/2011/0464 (North West)  Alterations to existing roof to provide a first floor study  6 Clive Avenue, Prestatyn  Contact: Bryn Bowker</p>	<p>No Objection</p>



43/2011/0333 (North)

No Objection

Felling of 3 sycamore trees numbered T3, T4 and T5 on the plan annexed to the Denbighshire County Council Tree Preservation Order No 1 1998  
Land forming rear gardens of 2-4 South Meadow Close, Prestatyn  
Contact: David Roberts

43/2011/0474 (East)

No Objection

Reduction works to 4 No silver birch trees; felling of 1 No silver birch; reduction of 1 No sycamore and dead wood lift canopy and thinning of 1 No oak tree all subject to a tree preservation order  
11c Fforddlas, Prestatyn  
Contact: David Roberts

43/2011/0509 (Central)

No Objection

Crown reduction of 15% and thinning out of Beech, Lime and Horse-Chestnut trees in Area A4 on plan annexed to the Borough of Rhuddlan (Woodland Park, Prestatyn) Tree Preservation Order No 3, 1985  
33 Bryntirion Drive, Prestatyn  
Contact: Bryn Bowker

43/2011/0424 (East)

No Objection

Erection of extension at front and improvements to clubhouse including provision of disabled facilities  
Bryn Newydd Bowling Club, The Avenue, Bryn Newydd, Prestatyn  
Contact: David Roberts

(Cllrs M. German and S. Edwards declared interest and retired from Council Chamber for this item. Cllr I. German retired from meeting).

Joint County/Town Councillor M. Eckersley 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 11<sup>th</sup> May 2011 at 6.15pm – 7.15pm

**PRESENT**

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

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: A. Horobin, P. Newell, J. Thompson-Hill, G. Percival.  
Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor,

**233 URGENT BUSINESS**

The Chairman gave notice of an urgent item involving Wales in Bloom competition for consideration later in tonight's proceedings.

**234 MINUTES**

**RESOLVED** That Minutes of meeting held on 11<sup>th</sup> May 2011 be accepted.

Pursuant to Minute 229 Royal Wedding Party – reference was made to letter of thanks in local press for support to organisers and residents submitted by two Councillors. There was disappointment that it lacked acknowledgement of Town Council's support. Members reported that street party had been very successful and was enjoyed by many residents and visitors.

**RESOLVED** That a letter be sent to Denbighshire County Council Highways Division seeking assessment and immediate repairs to highway pending full resurfacing works.

Pursuant to Minute 232 – County Planning Application 43/2010/1430, Prestatyn High School, refurbishment of tennis courts Cllr P. Duffy responded to Members questions confirming that he had attended meeting of local residents who opposed current application and their concerns had been raised at Denbighshire Planning Committee by appointed spokesperson. Denbighshire County Council had recently approved plans with conditions.

**235 WALES IN BLOOM 2011/12**

Committee was informed that local organisers had been informed of introduction of charging policy for entry to this national competition that was previously free. A town events grant application had been received (copy circulated at meeting) seeking assistance towards competition.

**RESOLVED** That a grant of £150 be awarded towards Wales in Bloom entry fee.

Financial Implications: costs within Town Events budget provision 2011/12.

Legal Implication: Local Government Act 1972 S.144/5.

(Cllr J. Davies declared interest and retired from Council Chambers during this item).

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

Committee considered planning schedules to 11<sup>th</sup> May 2011 and submitted following observations:

### APPLICATION

### COMMENT

43/2011/0459 (Central)  
Variation of condition No 10 of planning permission cod No 43/896/98/PF to allow deliveries on Sundays between 7.00 hrs and 18.00hrs  
Aldi Food Store Ltd, Meliden Road, Prestatyn  
Contact: Emer O'Connor

Observations  
Concerns expressed about early starting time and possible noise disturbance to residents of neighbouring property.

43/2011/0517 (East)  
Erection of two-storey pitched-roof extension at side of dwelling  
12 Mount Ida Road, Prestatyn  
Contact: David Roberts

No Objection

43/2011/0422 (East)  
Erection of extension to log cabin for use as linen store and ironing facilities in connection with guesthouse  
Plas Ifan, 17 Fforddlas, Prestatyn  
Contact: Emer O' Connor

No Objection

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

No Objection

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 \_\_\_\_\_