



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

12th October 2016

12^{fed} Hydref 2016

Dear Councillor

Annwyl Gynghorydd

You are invited to attend a meeting of **TOWN PLANNING COMMITTEE** to be held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on **Wednesday 19th October 2016 at 6.15pm**

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** yn Siambr y Cyngor, Swyddfeydd y Cyngor, Ffordd Llys Nant, Prestatyn ar **Ddydd Mercher 19^{ed} Hydref 2016 am 6.15pm**

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 1 APOLOGIES
- 2 FORMER POLICE STATION VICTORIA ROAD, PRESTATYN 43/2015/1241
To receive presentation from Haigh Properties Ltd on outline proposals for this site. Copy attached
- 3 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS
(Copy attached)

- 1 YMDDIHEURIADAU
- 2 YR HEN ORSAF HEDDLU, FFORDD VICTORIA, PRESTATYN 43/2015/1241
Cyflwyniad gan Haigh Properties Ltd am gynigion amlinellol ar gyfer y safle yma. Mae copi wedi'i atodi
- 3 YMGYNGHORIADAU CYNLLUNIO CYNGOR SIR DDINBYCH
(Mae copi wedi'i atodi)

To: All Town Councillors
Officers and Press Representatives
Mr T. Brown – Internal Auditor
Prestatyn Library
www.AtPrestatyn.co.uk

I: Holl Gynghorwyr y Dref
Cynrychiolwyr y Wasg
Mr Tom Brown – Archwilydd Mewnol
Llyfrgell Prestatyn
www.AtPrestatyn.co.uk

Former Police Station, Victoria Road, Prestatyn, Denbighshire

Haigh Properties Limited/Haigh Developments Limited - Background

Haigh Properties Limited with its subsidiary Haigh Developments Limited is a local company formed 20 years ago to pursue property investment and development projects in North Wales and the North West of England. The Companies are involved in land promotion, land assembly and residential, commercial and mixed use development schemes.

Haigh Properties has developed and invested in many projects since its formation and part of its expertise is working in partnership with Local Authorities. One such partnership has been with Denbighshire County Council and WAG helping to support the regeneration of Rhyl seafront. Haigh Properties together with DCC and WAG has sympathetically refurbished and converted a number of large dilapidated buildings along Rhyl seafront into high quality apartments for the rented sector, Haigh Properties owns and manages the buildings which include over 100 apartments and the Company continues to maintain them to a very high standard which has safeguarded the public investment.

Wales & West - Background

Wales & West Housing are one of Wales' oldest not-for-profit housing and social care providers, we have consistently grown because we continually reinvest surplus income back into the business to further improve our services for the benefit of our residents.

We own more than 11,000 high quality affordable homes, including more than 3,000 dedicated properties for older people, as well as providing supported housing solutions for people with a range of particular needs, across 18 local authority areas in Wales.

As the best Not-For-Profit organisation in Wales and second in the UK listed in the 'Times Best Companies', we are proud to say that our residents' needs and aspirations are put at the heart of everything that we do. Our dedicated teams are passionate about doing what matters and the way in which we embrace our values does not begin and end with the working day.

However it is not just what we do, but how we do it, which is important to us. The way in which we work with our residents, other customers, staff and partners defines who we are as an organisation. Our values are important to us as they reflect our culture, our ethos and help us shape the services we deliver.

In addition Wales & West Housing has been delivering a 24 hour, seven day a week telephone and telecare service for more than 10 years. This service is available to individuals in their own home or to organisations such as care providers and other housing associations.

Our highly skilled and trained staff are able to monitor all makes of equipment and the full range of telecare devices. If a caller needs assistance, staff are able to ensure the right support is provided by the right person at the right time. We are currently providing piece of mind to more than 8,500 households across Wales.

Our Personal Alarm service can provide people with peace of mind and enable them to get the best out of life by helping them to live independently in their home.

We currently provide a telecare monitoring service to a number of corporate clients, among them housing organisations. Our comprehensive database and our flexible reporting package enable us to produce an almost limitless range of reports relating to our customers so that we understand their changing needs either as individuals or collectively

Outline Planning Application

Haigh Properties Limited is working in partnership with Wales & West Housing in relation to the outline planning application for the former Police Station, Victoria Road, Prestatyn. The outline application follows Denbighshire County Council Planners preference for a mixed use scheme consisting of residential to the rear of the site and commercial to the front which maintains the employment element having been lost by the closure of the Police Station.

Whilst the planning application submitted is only for outline consent we have provided a layout which shows 20 residential units and 3 retail units to the front of the site, should outline consent be granted all detail/reserve matters will be considered at the detailed application stage.

The layout we have provided shows that all residential parking will be 'off street' and within private drives and will allow for two spaces per house and a minimum of one space per apartment. Parking is also provided to the front of the retail units and we have ensured that these units can be serviced from within the site and delivery vehicles can turn around within the site. The DCC Highways department as a consultee to the application have no objection to the proposals.

At the detailed application stage all reserved matters will be considered carefully to ensure that the scheme sits comfortably within the surrounding area and materials and the aesthetics of the scheme are to a very high standard.

Affordable Housing Demand - Prestatyn

Wales and West have been working closely with the Council's Strategic Planning and Housing Department. Social Housing Grant has been identified, allocated and approved to support this development to increase the supply of affordable housing in Prestatyn Town. Currently there are 488 applicants registered on the council's housing waiting list for all house types for Prestatyn of which 50 applicants are registered for 2 bed flats, 122 applicants for 2 bed houses and 70 applicants for 3 bed houses, demonstrating an acute shortage of affordable housing in Prestatyn.

As can be seen in the table below the last medium size general needs affordable housing development built in Prestatyn was in 2010/2011 and there are no other opportunities in the pipeline.

Year	New Build	Homebuy / Mortgage Rescue
2015/16	2 (WHP)	2
2014/15	3 (WHP)	2
2013/14	0	2
2012/13	2 (WHP)	5
2011/12	0	1
2010/11	15 (Tip Lane) & Nant & Mor Extra Care - 59	2
2009/10	0	1
2008/09	0	1
2007/08	2	1
2006/07	3	1
2005/06	2	2

Economic benefits to Prestatyn

Apart from meeting a significant demand for local affordable housing for Prestatyn in an area where opportunities are extremely scarce, there are other added benefits which will be generated by this development.

Every development Wales & West Housing undertake generates, Jobs, training, apprenticeships and opportunities for local businesses to be involved. Wales and West's social clauses in their contracts ensure that this is delivered on every scheme they do and they go much further in that they engage with schools and colleagues to promote construction and the associated trades sadly lacking in our current climate.

The recent project completed off Ffordd Derwen in Rhyl resulted in 92% of the contract value being spent locally on labour, materials, apprentices and training. 2 apprenticeships were offered as a result of this development.

This mixed use scheme represents an opportunity to deliver much needed affordable housing in Prestatyn and will generate approximately 25 long term jobs for the area from within the retail units. The scheme will also be an attractive design, constructed using high quality materials and developed by local companies.



PROJECT: P02

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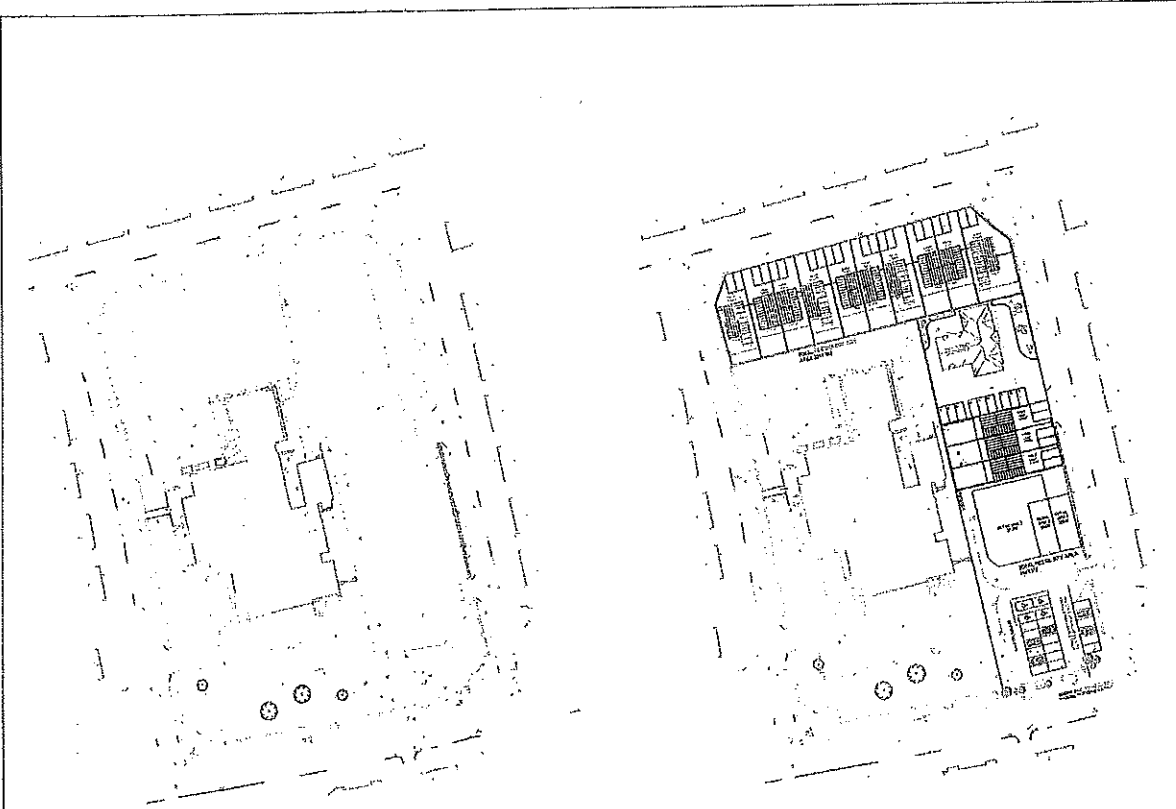
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EXISTING SITE PLAN (SCALE 1:500@A1)

PROPOSED SITE PLAN (SCALE 1:500@A1)

DATE: 12/12/2011		SCALE: 1:500@A1	
PROJECT: P02			
CLIENT:	PROJECT:	ADDRESS:	CITY:
FOR THE ARCHITECTS LTD.	FOR THE ASSOCIATED QUARTER SITE	100 W. WASHINGTON ST.	CHICAGO, IL 60602
URBAN ENVIRONMENTAL DEVELOPMENT	URBAN ENVIRONMENTAL DEVELOPMENT	J P ARCHITECTS	
DATE: 12/12/2011	SCALE: 1:500@A1	ARCHITECTS	
ARCHITECTS			

DENBIGHSHIRE COUNTY COUNCIL

PLANNING CONSULTATIONS

APPLICATION

COMMENT

43/2016/0512 (East)
Erection of 5 no. apartments, 6 no. detached
dwellings and associated works
74 Gronant Road, Prestatyn

43/2016/0944 (Central)
Construction of single storey extension in
lieu of existing conservatory to south side of
existing dwelling
72 Meliden Road, Prestatyn