



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

9th November 2016

9^{fed} Tachwedd 2016

Dear Councillor

Annwyl Gyngorydd

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 16th November 2016** upon rise of Community Development and Regeneration Committee.

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** yn Siambr y Cyngor, Swyddfeydd y Cyngor, Ffordd Llys Nant, Prestatyn ar **Ddydd Mercher 16^{ed} Tachwedd 2016** pan ddaw'r Pwyllgor Datblygu ac Adfywio Cymuned i ben.

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 1 APOLOGIES
- 2 MINUTES 19.10.16
Copy attached
- 3 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
Copy attached
- 4 FLINTSHIRE LOCAL DEVELOPMENT
PLAN
Copy attached

- 1 YMDDIHEURIADAU
- 2 COFNODION 19.10.16
Mae copi wedi'i atodi
- 3 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
Mae copi wedi'i atodi
- 4 CYNLLUN DATBLYGU LLEOL SIR Y FFLINT
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

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on Wednesday 19th October 2016 at 6.15pm-7.00pm

PRESENT

Councillors: P. Penlington (Chairman), P. Duffy, J. McLellan, G. Sandilands, B. Cooper, T. Lawler, T. Jones, L. Muraca, D. Turner, W. Davies, B. Paterson.

IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor, Mr David Haigh – Haigh Properties Ltd, Mr C. Sparrow/P. Storr – Wales and West Housing Association, Mr R. Cutting – Mayor's Chaplain.

APOLOGIES

Cllrs: G. Frobisher, C. Guy, G. Percival, B. Murray, J. Thompson-Hill, A. Sampson, J. Szabo.

80 FORMER POLICE STATION, VICTORIA ROAD, PRESTATYN – OUTLINE PLANNING APPLICATION 43/2015/1241

Chairman welcomed Mr David Haigh, Haigh Properties Ltd and Mr Craig Sparrow /Ms Penny Storr, Wales and West Housing Association and invited them to address Committee. Mr Haigh referred to the submission of outline planning application to Denbighshire County Council, Planning Authority and to papers circulated with agenda. He explained that Haigh Properties Ltd were a locally based company established over twenty years ago that worked with other companies and agencies focusing on regeneration activity.

His company was working in partnership with Wales and West Housing Association to provide a mixed use development of twenty affordable residential housing units and three commercial retail units on site. Mr Craig Sparrow, Wales and West Housing Association explained that the Association had eleven thousand properties across Wales. It would be responsible for the housing element of the development and also confirmed that Welsh Government financial support would be available towards this project.

The development site was technically quite difficult due to potential coastal and surface water flooding issues plus the need to consider a 1:1000 year major flooding incident. Concerns about drainage and surface water run off had also been identified and addressed by the company subject to Natural Resources Wales approval. Proposals to date included provision of soakaways, raising floor levels of property, preparation of tenants evacuation plan, and provision of twenty-four hour emergency call centre operations via Wales and West Housing Association.

Traffic issues had been subject of further discussions with County Highways who had expressed satisfaction with outline proposals. It was also proposed that each residential unit would have two parking spaces per dwelling to minimise on street parking. Commercial/retail interest to date had included provision of a convenience store and veterinary surgery.

Councillors were then invited to raise questions:

- Cllr JMc** General concerns raised by residents included proposed working methods e.g. screening/timescales for development and current landowners maintenance. **DH** The site would be a general building site so would be fully screened during building works. Timescale is subject to planning approval, but would hope to gain approval in November and begin on site next spring/summer. Land currently belongs to North Wales Police, Estates Division and will remain so until sold.
- Cllr JMc** The adjoining Magistrates Court is subject to Ministry of Justice changes in court provision and there is potential this will lead to increase in use of this building thus increasing traffic possibly affecting your delivery to retail units. Should developer wait/seek more information about situation? **DH** My understanding is that court would be downgraded, but difficult to speculate. There will be no loss of parking provision for courts from the proposed development.
- Cllr DT** Concurs with previous comments about increased traffic to Magistrates Court and uncertainty about its future activity. We need to establish exactly what is happening with the court facility. Opposite the proposed block of retail units there is a shop which has been empty for a few years. Plans also show access to retail units from narrow residential side road that may lead to problems for residents so would prefer to see access from main road. **CS** Parking for housing development is off road. **DH** We are in the hands of County Highways, but accept there will be a different pattern of highway usage.
- Cllr GS** Will you use housing list? **CS** Yes.
- Cllr GS** Would you consider a public meeting for local residents? **DH** Yes, although not planned, but will do if necessary.
- Cllr PD** Development is close to pedestrian crossing and existing shops. Is the Magistrates Court building classed as commercial? **DH** I believe it is. Development proposals guided by County Planners is based on a mixed use site to include commercial element.
- Cllr WD** The empty shop referred to earlier might not have been right for this location?
- Cllr BP** Would query timescale as some plots of land held as land banks by developers. **CS** Wales and West Housing Association has large landholdings and sometimes there can be a delay in securing adequate finances. In this case development can proceed once planning approval secured.
- Cllr WD** The commercial/retail element will create employment. Good level of parking shown on plans for residential units.
- Cllr DT** What is definition of affordable housing. **CS** This would be classed as rent below private sector equivalent. If selling then price would take account of local incomes. However there is no definitive answer to this question.
- RESOLVED** That Mr D. Haigh, Mr C. Sparrow and Ms P. Storr be thanked for their presentation.

(Cllrs B. Cooper and G. Sandilands both declared interests in this item).

81 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 19th October 2016 and submitted following observations:

APPLICATION

COMMENT

43/2016/0512 (East)

Erection of 5 no. apartments, 6 no. detached dwellings and associated works
74 Gronant Road, Prestatyn

OBSERVATION

See also Committee's previous comment dated 29.06.16. Height is considered excessive and imposing. Proposed balconies will overlook properties below.
(Cllr W.Davies declared interest and took no part in voting on this item.)

43/2016/0944 (Central)

Construction of single storey extension in lieu of existing conservatory to south side of existing dwelling
72 Meliden Road, Prestatyn

No Objection

43/2016/0958 (East)

Removal of Norway Spruce Tree within Prestatyn Conservation Area
Plas Ifan, 17 Fforddlas, Prestatyn

No Objection

Replacement tree should be provided

43/2016/0761 (Central)

Installation of replacement windows
94A High Street, Prestatyn

No Objection

Windows should be in keeping with conservation area status

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.

82 DENBIGHSHIRE COUNTY COUNCIL PLANNING APPEAL 2 ABERCONWAY ROAD, PRESTATYN - Retention of non illuminated signage. Celyn Vet Group.

The Chairman reported that an appeal had been submitted to Welsh Government against Denbighshire County Council Planning refusal for this development.

83 PUBLIC PATH DIVERSION ORDER 2016 - Highways Act 1980 Section 119.Footpath No 49, Prestatyn

Notification had been received from Denbighshire County Council, Legal Services that above Order had been confirmed.

Chairman _____

DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

APPLICATION

COMMENT

43/2016/0968 (East)

Erection of extensions to dwelling

8 Glyn Avenue, Prestatyn

43/2016/0995 (South West)

Erection of extension to existing annex

112 Fforddisa, Prestatyn

43/2016/1021 (East)

Demolition of dwelling and detached garage

and construction of 2 no. detached dwellings

The Parsonage, 111 High Street, Prestatyn

43/2016/1035 (North West)

Erection of extension to dwelling

17 Garnett Drive, Prestatyn

43/2016/1033 (East)

Alterations and extension to dwelling

23 Talton Crescent, Prestatyn

43/2016/1036 (Central)

Development of 0.05ha of land by the

erection of one dwelling (outline application

including details of access)

Land at Three Trees, Upper Bryntirion Drive,

Prestatyn

Andrew Farrow
Chief Officer (Planning & Environment)
Prif Swyddog (Cynllunio a'r Amgylchedd)



CYNGOR

Sir y Fflint
Flintshire
COUNTY COUNCIL

TF
Agenda Item 4

Prestatyn Town Council
7/9 Nant Hall Road
Prestatyn
Denbighshire
LL19 9LN



Your Ref/Eich Cyf

Our Ref/Ein Cyf AR/LDP/StratOptions

Date/Dyddiad 21st October 2016

Ask for/Gofynner am Andy Roberts

Direct Dial/Rhif Union 01352 703213

Email/Ebost developmentplans@flintshire.gov.uk

Visit our Website at: www.flintshire.gov.uk/planning
Ewch i'n Gwefan yn: www.siryfflint.gov.uk/cynllunio

Dear Sir/Madam,

Flintshire Local Development Plan

Strategic Options - Growth and Spatial Options

I am writing to inform you that as part of the ongoing preparation of the Flintshire Local Development Plan, the Council will shortly be consulting on the above document.

This consultation follows on from, and is informed by, the recent consultation on the Key Messages document. The Key Messages document consultation enabled the Council to firm up the vision for the Plan, the issues to be faced by the Plan, the objectives for the Plan, a preferred settlement hierarchy and the key messages emerging.

The Strategic Options document considers the Growth Options for the Plan (the amount of growth to be provided) and Spatial Options (how growth is to be distributed across the County). The outcome of the consultation will help the Council to draw up a 'Preferred Strategy' for the Plan which itself will be subject of a further consultation in the form of a pre-deposit consultation draft Plan.

County Hall, Mold. CH7 6NF
www.flintshire.gov.uk
Neuadd y Sir, Yr Wyddgrug. CH7 6NF
www.siryfflint.gov.uk



The Council welcomes correspondence in Welsh or English
Mae'r Cyngor yn croesawu gohebiaeth yn y Gymraeg neu'r Saesneg

The 6 week consultation exercise will begin on Friday 28th October 2016 and end on Friday 9th December 2016. The documentation includes:

- A summary leaflet
- An easy read version of the main consultation document
- The main 'Strategic Options' consultation document
- A comments form

Documents will be available on the website www.flintshire.gov.uk/ldp and will be available in hard copy at Council Offices and libraries, during normal opening hours. An exhibition will be at County Hall for the duration of the consultation period and also at the following locations, during normal opening hours:

- County Hall, Main Reception – 28/10/16 to 09/12/16
- Buckley Library, Upstairs Gallery – 28/10/16 to 18/11/16
- Deeside Leisure Centre – 28/10/16 to 18/11/16
- Holywell Library – 28/10/16 to 18/11/16
- Broughton Library – 18/11/16 to 09/12/16
- Flint Library – 18/11/16 to 09/12/16
- Mold Library – 18/11/16 to 09/12/16


This is an important stage in preparing the Plan and as part of our continuing engagement and consultation on the Plan we want to hear your views about the level of growth you think is appropriate for the County and how that growth should be distributed across the County. Comments can be made:

- By e-mailing developmentplans@flintshire.gov.uk
- By downloading or printing the comments form and returning it
- By writing a letter

Comments arising from the consultation will be reported to the Council's Planning Strategy Group and will inform the preparation of the Preferred Strategy for the Plan. A summary of comments received during the consultation event and responses to them will be made available on website in due course.

Any queries can be directed to the LDP helpline 01352 703213 or by using the e-mail address above.

Yours sincerely,



Chief Officer (Planning and Environment)

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www.siryffflint.gov.uk



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