



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

10th January 2018

10fed Ionawr

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 17th January 2018 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 17fed Ionawr 2018 am 6.15pm.**

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 1 APOLOGIES
- 2 DECLARATIONS OF INTEREST
- 3 MINUTES 13.12.17
(Copy attached)
- 4 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
(Copy attached)

- 1 YMDDIHEURIADAU
- 2 DATGANIADAU O DDIDDORDEB
- 3 COFNODION 13.12.17
(Mae copi wedi'i atodi)
- 4 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
(Mae copi wedi'i atodi)

To: All Town Councillors
Mr T. Brown – Internal Auditor
Press Representatives
Prestatyn Library
www.atprestatyn.com

I: Holl Gynghorwyr y Dref
Mr T Brown – Archwiliwr Mewnol
Cynrychiolwyr y Wasg
Llyfrgell Prestatyn
www.atprestatyn.com

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on Wednesday 13th December 2017 at 8.25pm – 9.00pm

PRESENT

Councillors: L. Muraca (Chairman), T. Flynn, K. Jones, G. Sandilands, G. Davies, S. Frobisher, M. German, T. Jones, P. Duffy, B. Murray, A. Sampson, A. Frobisher, M. Poller, G. Frobisher, R. Flynn

IN ATTENDANCE

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

APOLOGIES

Councillors: A. Tomlin, J. Thompson-Hill.

110 DECLARATIONS OF INTEREST

Chairman read a prepared statement issued by Denbighshire County Council regarding declarations, code of conduct and requirements to declare personal and prejudicial interests that may arise during meeting.

111 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 13th December 2017 and submitted following observations: -

APPLICATION

COMMENT

43/2017/1088 (South West)
Erection of extension to dwelling
11 Tan y Coed, Prestatyn

No Objection
Property is next to Prestatyn Gutter
and flood risk assessment should be
undertaken

43/2017/1085 (Central)
Erection of extension to dwelling
65 Central Avenue, Prestatyn

No Objection
Some concerns expressed about flat
roof and materials.

43/2017/1100 (North)
 Details of access, appearance, landscaping,
 layout and scale of 20 no. residential units
 and 2 no. retail units submitted in
 accordance with condition no. 1 of outline
 planning permission code no. 43/2015/1241
 Land adjacent to Magistrates Court, Victoria
 Road, Prestatyn

OBJECTION

See below
 (Cllr T Flynn declared personal
 interest in this item)

Cllr Linda Muraca reported upon a recent local residents meeting arranged by Cllr P. Penlington. Whilst residents accepted that some development was inevitable it was considered the present application was not acceptable; -

- Adverse visual impact of proposed buildings due to height and building intensity
- Properties lack adequate onsite vehicular parking that may lead to on street parking and congestion
- Apartment block out of character with surrounding residential properties
- Visual illustration might not reflect final development
- Highway concerns about delivery to proposed retail units, traffic impact, timing and congestion
- Potential highway concerns for emergency vehicle access
- Potential noise, nuisance and anti social behaviour from retail units
- Strong residents objection to retail units and potential adverse impact upon existing shops
- Development may impact upon neighbouring property values
- High density residential units and overintensification of site.
- Lack of open green space and play facilities
- Poor landscaping, small property gardens and some without gardens
- Flood risk, sewage and drainage issues
- Lack of infrastructure to support development e.g. school provision, medical facilities
- Development contrary to local development plan.

Committee also referred to previous Council objections.

43/2017/0772 (East)
 Erection of replacement gantry
 Prestatyn Football Club, Bastion Gardens,
 Prestatyn

No Objection

Screening to rear of gantry to
 minimise impact upon neighbouring
 property should be formal planning
 condition if application granted.

(Cllr T. Flynn and A. Frobisher
 declared personal interests in this
 item.)

43/2017/1147 (East)
Change of use from A2 to A3 (Hot Food
Takeaway)and associated works
39-41 High Street, Prestatyn

Objection

Development within conservation
area and contrary to local
development plan. Potential littering
and anti social behaviour.
Overintensification of A3 fast food
outlets. Corporate signage would not
be compatible with conservation area
status.

(Cllr G. Sandilands declared personal
interest in this item. Cllr P. Duffy
retired from meeting before vote)

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_____

DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

APPLICATION

COMMENT

43/2017/1160 (East)
Display of 2 no. externally illuminated fascia signs and 1 no. externally illuminated hanging sign
39-41 High Street, Prestatyn

43/2017/0848 (East)
Erection of a two storey extension to the hotel
Nant Hall Hotel, Prestatyn Road, Prestatyn

43/2017/1193 (East)
Erection of 4 no. self contained apartments, alterations to pedestrian access, parking and associated works.
Former School Buildings fronting Caradoc Road, Prestatyn

43/2017/1215 (East)
Crown reduction and lifting of 1 Horse Chestnut Tree the subject of a Tree Preservation Order
Gronant Lodge, 72A Gronant Road, Prestatyn

43/2017/1212 (Central)
Erection of first floor extension to rear of dwelling
8 Birch Grove, Prestatyn