



PRESTATYN  
TOWN COUNCIL

CYNGOR  
TREF PRESTATYN



7 Nant Hall Road  
Prestatyn  
LL19 9LR

7 Ffordd Llys Nant  
Prestatyn  
LL19 9LR

11<sup>th</sup> January 2017

11fed Ionawr 2017

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 18<sup>th</sup> January 2017 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 18fed Ionawr 2017 am 6.15pm**

Yours sincerely

Town Clerk

Yn gywir iawn

Clerc y Dref

- 1 APOLOGIES
- 2 MINUTES 14.12.16  
(Copy attached)
- 3 DENBIGHSHIRE COUNTY COUNCIL  
PLANNING CONSULTATIONS  
(Copy attached)

- 1 YMDDIHEURIADAU
- 2 COFNODION 14.12.16  
(Mae copi wedi'i atodi)
- 3 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.co.uk](http://www.atprestatyn.co.uk)

I: Holl Gynghorwyr y Dref  
Mr T Brown – Archwiliwr Mewnol  
Cynrychiolwyr y Wasg  
Llyfrgell Prestatyn  
[www.atprestatyn.co.uk](http://www.atprestatyn.co.uk)

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on Wednesday 14<sup>th</sup> December 2016 at 7.55pm-8.25pm

**PRESENT**

Councillors: P. Penlington (Chairman), B. Murray, P. Duffy, C. Guy, G. Frobisher, G. Sandilands, B. Cooper, T. Lawler, T. Jones, J. Thompson-Hill, L. Muraca, A. Sampson, B. Paterson.

**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**

Cllrs: G. Percival, J. McLellan, D. Turner, J. Szabo, W. Davies.

**121 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultations to 14th December 2016 and submitted following observations:-

<b><u>APPLICATION</u></b>	<b><u>COMMENT</u></b>
43/2016/1114 (South West) Display of replacement signage Co Op Food, The Jolly Sailor, Ffordd Penrhwylyfa, Prestatyn	No Objection
43/2016/1083 (South West) Erection of extension to rear of dwelling (re-submission) 2 Lichfield Drive, Prestatyn	Observation Residents have raised concerns about over intensification, poor drainage, flooding, traffic management and parking
43/2016/1120 (South West) Proposed extension to existing roof to provide additional living accommodation within roof space, erection of extension at front of dwelling and formation of balcony at rear of dwelling 39 Ffordd Ffynnon, Prestatyn	No Objection
43/2016/0472 (South West) Erection of 0.9m high fence to enclose garden to front of dwelling 55 Ffordd Pant y Celyn, Prestatyn	No Objection

<p>43/2016/1062 (Meliden)  Works to Sycamore trees and Maple tree  subject to Prestatyn Urban District Council  Tree Preservation Order No 21973  The Hollows, Ffordd Penrhwylyfa, Meliden,  Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1118 (Meliden)  Work to trees within the conservation area  The Hollows, Ffordd Penrhwylyfa, Meliden,  Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1128 (Central)  Demolition of existing dwelling and erection  of replacement 2 storey dwelling  15 Cambrian Drive, Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1131 (East)  Extensions to side and rear of dwelling  34 Marine Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1144 (Central)  Felling one ash tree in Area G7 on plan  annexed to the Borough of Rhuddlan  (Woodland Park, Prestatyn) TPO No 3 1985  12 Bryntirion Drive, Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1154 (North West)  Demolition of 2 conservatories and single  storey extension, erection of extension, new  roof with first floor accommodation and new  porch  49 Green Lanes, Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1153 (North West)  Erection of detached garage  49 Green Lanes, Prestatyn</p>	<p>No Objection</p>
<p>43/2016/1155 (East)  Erection of extension to dwelling  Chapel House, 161 High Street, Prestatyn</p>	<p>Observation  Development may adversely impact  upon conservation area status and  needs to be sympathetic design in  keeping with surrounding property.</p>

43/2016/0600 (Meliden)

Demolition of existing dwelling and outbuildings, erection of 136 dwellings on 3.5ha of land, construction of approach road, internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard/soft landscaping, and ancillary works.

Mindale Farm, Off Ffordd Hendre and Ffordd Gwilym, Meliden, Prestatyn

## OBJECTION

The planning consultation had been deferred at last meeting as planning documents were not available on DCC planning portal or in town library. Since last meeting it was reported that additional planning application documentation had been received by County but was not shown on County planning portal.

Cllr B. Paterson, Ward Councillor referred to a large number of residents objections and a residents survey of one hundred people showing ninety-five per cent against the development. He explained that he felt the traffic assessment had several errors and appeared to have been written without regard to topography of site. Surface water was also a major concern and application showed only fourteen houses, (10%), were classed as low cost affordable homes. Cllr J Thompson Hill explained that Denbighshire County Council had sought a higher percentage figure of affordable homes across County but had been overruled by Welsh Planning Inspectorate.

A detailed assessment of the planning application had been made by Cllr Paterson and a copy circulated to all Councillors. Committee confirmed that the details provided should be also be sent to Denbighshire County Council, Planning Department.

In summary Committee objected to overintensification affecting highway network, poor site access/egress, lack of public transport provision, inadequate capacity for foul/surface water drainage, history of flooding issues close to proposed development and adverse impact upon local environment.

(Cllr B. Cooper declared interest and retired from Council Chambers during discussion and voting on this item)

42/2016/1158 (Dyserth- neighbouring area consultaton)

Change of use from a concrete batching plant to a portable toilet hire depot and siting of a portacabin for office use

Hanson Aggregates Premix Ltd, Meliden Road, Dyserth Rhyd

No Objection

Some concerns about method of disposal and potential odour nuisance.

43/2016/1189 (Central)

Erection of extension to dwelling  
1 Fairview Crescent, Prestatyn

No Objection

Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman \_\_\_\_\_

**DENBIGHSHIRE COUNTY COUNCIL**

**PLANNING APPLICATIONS**

**APPLICATION**

**COMMENT**

43/2016/1129 (East)

Erection of a first floor extension including a roof garden and a flat roof  
10 Mount Ida Road, Prestatyn

43/2016/1228 (East)

Erection of replacement double garage, formation of raised decking area to rear and associated works  
68 Pendre Avenue, Prestatyn

43/2016/1261 (Central)

Erection of detached dwelling (revised scheme)  
Land at (Part Garden of) 38 The Avenue, Prestatyn

43/2016/1132 (Meliden)

Proposed works to Beech Tree annexed to the Borough of Rhuddlan Woodland Park, Prestatyn Tree Preservation Order No 3, 1985,ref A1  
111A, The Orchard, Meliden Road, Prestatyn