



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

21st September 2016

21ain Medi 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 28th September 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 28^{fed} Medi 2016** am **6.15pm**

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

1 APOLOGIES

1 YMDDIHEURIADAU

2 MINUTES 07.09.16
(Copy attached)

2 COFNODION 07.09.16
(Mae copi wedi'i atodi)

3 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
(Copy attached)

3 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
(Mae copi wedi'i atodi)

4 DENBIGHSHIRE OPEN SPACE NEEDS
ASSESSMENT AND AUDIT
To provide update on ongoing information
gathering exercise prior to further
consultation

4 ARCHWILIAD AC ASESIAID O ANGHENION
MAN AGORED SIR DDINBYCH
I roi'r diweddaraf am yr ymarfer casglu
gwybodaeth sy'n digwydd cyn y ceir
ymgyngoriad pellach

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

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

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 7th September 2016 at 6.15pm-8.00pm

PRESENT

Councillors: P. Penlington (Chairman), B. Murray, P. Duffy, J. McLellan, G. Frobisher, B. Cooper, T. Lawler, T. Jones, L. Muraca, A. Sampson, D. Turner, B. Paterson.

IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Ms M Edwards, Grwp Cynefin (6.40pm), Mr S. Jardine – Head of Property, Lidl UK and Mr J. Budd, SCP Highways, Consultant (6.30pm), Prestatyn and District Environmental Association representatives, Public.

APOLOGIES

Cllrs: G. Sandilands, C. Guy, G. Percival, J. Thompson-Hill, J. Szabo, W. Davies.
Mr T. Brown – Internal Auditor.

54 WELCOME

Chairman welcomed visitors and informed them of housekeeping and fire safety arrangements.

55 MINUTES

RESOLVED That Minutes of meeting held on 27th July 2016 be accepted as a correct record.

56 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 7th September 2016 and submitted following observations:-

APPLICATION

COMMENT

43/2016/0687 (East)
Demolition of existing garage and outhouse and erection of two storey extension and alterations to dwelling
23 Talton Crescent, Prestatyn

No Objection

43/2016/0735 (Central)
Erection of 2 storey extension to side of dwelling
15 Bryntirion Avenue, Prestatyn

No Objection

43/2016/0743 (Central) Erection of single storey swimming pool enclosure with link extension to side of dwelling Homeland, 2a Bryntirion Drive, Prestatyn	No Objection (Cllr P. Penlington declared interest and took no part in discussion or voting. Cllr A. Sampson in Chair for this item)
43/2016/0776 (South West) Erection of extensions to dwelling and detached single garage 17 Bangor Crescent, Prestatyn	No Objection
43/2016/0773 (Central) Change of use from A1 sandwich shop to A2 estate agency 110 High Street, Prestatyn	No Objection (Cllr T. Jones declared interest in this item)
43/2016/0802 (Meliden) Erection of 1 no. dwelling Land to rear of Star Inn, 73-75 Ffordd Talargoch, Meliden, Prestatyn	No Objection
43/2016/0784 (Central) Raising the canopy of one Elm Tree No 6 on plan annexed to the Prestatyn urban District Council Tree Preservation Order No 1 1971 Highfield, Bishopswood Road, Prestatyn	No Objection
43/2016/0806 (East) Display of illuminated wall sign to each gable elevation and one illuminated projecting sign to front elevation 1 Nant Hall Road, Prestatyn	Observation Site located in conservation area. Illuminated wall sign should face High Street
43/2016/0823 (Central) Change of use of ground floor from retail shop to constituency office (Class B1) Ground floor, 198 High Street, Prestatyn	No Objection (Cllrs T. Jones, A. Sampson, T. Lawler, L. Muraca, G Frobisher declared interest and took no part in discussion or voting on this item)

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.

57 PROPOSED LIDL DEVELOPMENT, FFORDD PENDYFFRYN, PRESTATYN PM 44

Committee welcomed Mr Stuart Jardine, Head of Property, and Mr Jim Budd, Highways Consultant representing Lidl UK and invited them to address meeting. Mr Jardine explained the store was part of their 'new generation' style and that an earlier public consultation and pre marketing exercise had been well received by town's residents. The Lidl Company had 650 UK stores and employees pay was above minimum wage with no zero hour contracts.

In addition to detailed planning application submitted to Denbighshire County Council a document outlining company plans was circulated at meeting and questions were invited:-

- Cllr BM** When was highways traffic flow exercise undertaken? **JB** February and August.
- Cllr BM** Are there any staff parking bays? **JB** Only two allocated. **SJ** Company encourages employees to cycle/walk to work and promote green travel arrangements. Some onsite space can also be made available for staff if necessary but will probably not form of customer car park e.g. service bay area, possibility of area by junction could be designated should this be a planning requirement or becomes a necessity in future.
- Cllr PD** Public concerned about increased traffic and would like to know if Denbighshire County Council (DCC) are happy with proposals? **JB** Does not see a problem with capacity or junction. The company has discussed with DCC and junction will be marked to prevent queuing at entrance/exit.
- Cllr PD** Concerned about access/egress to his premises nearby? **JB** Proposed alterations should cope with change in usage and robust computer testing .
- Cllr DT** No objection to development but Council has only seen highway survey undertaken in February at the quietest time of year. **JB** There will be a slight widening of Ffordd Pendyffryn and minimal change to truncated right hand junction into town. Have subjected proposals to robust testing and results showed negligible queuing. Potential for post opening survey work if required.
- Cllr JMc** Would want to see DCC Highways report before determination.
- Cllr GF** Good that company supports living wage and does not have zero hour contracts. How many fulltime/part time staff will be employed? **SJ** Approximately forty staff – Manager/Deputy x2 plus section heads. There will be a range of contracts 20/30 hours and full time. People want work that fits with their lifestyle/home/children commitments. Company likes to promote own staff if possible as future managers.
- Cllr BP** Has the August highway survey data been sent to DCC? **JB** Yes and Denbighshire County Council has asked company to look at other highway junctions further afield to assess impact throughout town. This request is under discussion between County Council and company.
- Cllr AS** Lidl will be offering different retail experience to town's retail park. There will be different shopping habit and car park requirements for this development.
- Prestatyn and District Environment Association Representative:**
Are trees to be planted and area greened? **SJ** Yes – will send the Association and Council plans showing proposed landscaping arrangements.
- Cllr PP** Do Lidl participate in community activity as there is a good Healthy High Street initiative running? **JS** Yes – but any involvement would be a Regional Manager's operational decision.

RESOLVED That Mr S. Jardine and Mr J. Budd be thanked for their attendance.

58 MELIDEN GOODS SHED – GRWP CYNEFIN

Cllr D Turner was appointed Chairman for this item and welcomed Ms Mair Edwards, Community Initiative Officer, Grwp Cynefin to the meeting. Mair explained that the company was formed following a merger of two housing associations. It had been approached by Denbighshire County Council in 2014 to look at redundant Goods Shed, Meliden and assess its suitability for community based heritage project.

Details of project plan and potential funding had been circulated with agenda. The capital build cost was forecast at £1,146,370 and revenue cost £298,556 over five years. The company was seeking five thousand pounds from Town Council towards capital cost.

Questions were invited:

Cllr BC Is it a funding agreement in principle required from Town Council? **ME** Yes – if large lottery bid is not successful project cannot go ahead.

Meliden already had a community centre, will development affect its future use? **ME** They have looked at this question and there is no conflict with offer. Two developments offer separate and different service facilities.

Cllr BC What happens if you can't find tenants? **ME** There will be group working with management team and plans for development to become sustainable and self supporting by year five. Advertising, publicity and community participation are all key to long term development success.

Cllr BP A lot of the report indicates timescales for funding bids to be decided but these must be incorrect as some timescales have passed and no decision available? **ME** The report provided a projected timescale but many bids are at different stages, and some require confirmation of other applications/bids before decision is made.

Cllr BP I would support Town Council spending five thousand pounds in Meliden.

Cllr JMc Great project, but how does it fit with Housing Association? How do you predict visitor numbers? **ME** Housing is first priority, but recognised that communities also require support. As a company they are investing time rather than money on community initiatives. The visitor/user numbers for project come from Coastal Denbighshire Report 'stream' data and copy will can be provided.

Cllr PD Will traffic and parking be an issue? **ME** Building is where it is and we cannot change location or topography. Green transport plans will be heavily promoted and strong links developed for cycling and walking. We are working on a contingency plan if monitoring shows additional car parking space is required but not an easy option.

Cllr PD I cannot see this working. Have you done a business plan? **ME** Yes- contained within a six hundred page report on project for funding partners. There will be income from rentals, cafe and sales.

Cllr PP Any assessment on number of cyclists? **ME** Cyclists no but last year DCC recorded sixty thousand walkers on walkway.

- Cllr BM** Dyserth Waterfall and cafe is similar development, but seems to struggle. **ME** Not aware of this development and its management. **Cllr T Jones** reported the successful cafe was privately owned for many years but had suffered following frequent change of ownership recently and closures in between.
- Cllr AS** Would be cautious about using visitor clicks to forecast visitor numbers as many will be repeat daily visitors e.g. dog walkers.
- Cllr BC** Long term, who will own the building? **ME** Building owned by DCC but if funding bids succeed ownership will be transferred to Grwp Cynefin.
- Cllr DT** When would Grwp Cynefin require Town Council's decision on financial support? **ME** Would like an agreement in principle if possible after October with funds to be released probably summer 2017.

RESOLVED

- 1) That Cllr D. Turner be appointed Chairman for this item.
- 2) That Ms M. Edwards be thanked for attendance.
- 3) That Grwp Cynefin be requested to provide update on funding bids to be sought post October 2016.

59 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS cont'd

Committee considered planning consultations to 7th September 2016 and submitted following observations:-

APPLICATION

COMMENT

43/2016/0720 (East) Demolition of existing single storey extension and conservatory and erection of single storey pitched roof extension to rear of dwelling 7 Mostyn Avenue, Prestatyn	No Objection (Cllr L. Muraca declared interest in this item)
43/2016/0839 (South West) Erection of extension to dwelling 2 Lichfield Drive, Prestatyn	No Objection
43/2016/0827 (Meliden) Felling of 3 no. poplar trees The Priory, Ffordd Penrhwyfya, Meliden, Prestatyn	No Objection Replacement trees should be provided.
43/2016/0847 (East) Variation of condition no. 2 of planning permission code no. 43/2015/0727 to allow adjustment to the siting of the building Land adjacent to 2 Mount Ida Road, Prestatyn	Observation Further information about proposal and County Planning Officer's report should be provided. (Cllr T. Lawler declared personal interest in this item)

43/2016/0848 (East) Erection of extension to dwelling 58 Kingsway, Nant Hall Road, Prestatyn	No Objection Councillors reported neighbourly consultation had been received very late by local residents. (Cllr L. Muraca declared interest in this item)
43/2016/0855 (East) Erection of pitched roofs over existing dormers 48 Bastion Gardens, Prestatyn	No Objection
43/2016/0676 (North) Erection of 1 no. dwelling and a detached double garage Land adjoining 7 Gwelfryn, Prestatyn	No Objection
43/2016/0432 Demolition of existing buildings and erection of foodstore (Class A1), car parking and service areas, vehicular and pedestrian accesses and associated works Land at Parc Dyffryn Industrial Estate	Observation Further details of recent traffic survey and County Highways assessment should be provided.

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.

60 DENBIGHSHIRE OPEN SPACE NEEDS ASSESSMENT AND AUDIT

Details of consultation received during August recess had been circulated with agenda and Councillors felt copy maps should have been provided to all Ward Councillors. Representatives of Prestatyn and District Environmental Association were invited to speak and they urged that open spaces such as Y Morfa must be protected for both people and wildlife.

RESOLVED

- 1) That a letter be sent to Denbighshire County Council (DCC) seeking extension of consultation timescale.
- 2) That DCC be requested to provide sufficient maps for circulation to all Town Councillors both hard copy and digital versions.
- 3) That a further Committee meeting be arranged to consider this item

61 DENBIGHSHIRE COUNTY COUNCIL (HIGH STREET AND ADJOINING ROADS, PRESTATYN (PROHIBITION AND RESTRICTION OF WAITING, LOADING AND UNLOADING AND STREET PARKING PLACES) ORDER 201

Details of above proposed notice had been received and copy circulated at meeting.

RESOLVED That Denbighshire County Council be requested to extend consultation timescale and clarify notice e.g. current restriction and proposed restrictions.

Chairman _____

DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

APPLICATION

COMMENT

43/2016/0877 (East)
Erection of pitched roof extension to front and side of dwelling and erection of conservatory and decking to rear and alterations to existing pedestrian access at front of dwelling
20 Norman Drive, Prestatyn

43/2016/0717 (East)
Development of 0.3 hectares of land by the erection of industrial/commercial units and associated servicing areas (Outline application with all matters reserved)
Land at Trigg House, Warren Drive, Prestatyn

43/2016/0893 (Central)
Demolition of existing extension and enlargement of rear extension with pitched roof
24 High Street, Prrestatyn

43/2016/0864 (East)
Felling of 8 Wych Elm trees within Area G9 of Former Prestatyn Urban District Council Tree Preservation Order 2/13/1950
109-111 High Street, Prestatyn