

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on Wednesday 13<sup>th</sup> May 2009 at 7.55pm – 8.15pm

**PRESENT**

Councillors: P. Newell, A. Horobin, G. Percival, P. Duffy, M. German, I. German J. Davies, A. Pennington, A. Sampson, L. Muraca, J. Thompson-Hill, G. Frobisher, J. Morris.

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mr T. Brown – Internal Auditor.

**APOLOGIES**

Councillors: S. Frobisher, P. Curtis, G. Jones, M. Eckersley, G. Green.

**17 CHAIRMAN'S APPOINTMENT 2009/10**

Nominations were invited for position of Chairman of Town Planning Committee for ensuing Municipal Year. In the absence of nominations the Mayor was requested to Chair tonight's meeting.

**RESOLVED**

- 1) That Cllr G. Frobisher, Mayor be appointed Chair of tonight's meeting.
- 2) That Chairmanship be further considered at next meeting.

**18 VICE CHAIRMAN'S APPOINTMENT 2009/10**

Nominations were invited for position of Vice Chairman of Town Planning Committee for the ensuing Municipal Year. No nominations were submitted.

**RESOLVED** That this item be Deferred until next meeting.

**19 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning schedules to 13<sup>th</sup> May 2009 and submitted following observations : -

**APPLICATION**

43/2008/1250/PC (North)  
Retention of 1.1m diameter satellite dish to front of dwelling  
(Retrospective application)  
166 Victoria Road, Prestatyn

**COMMENT**

Objection  
Development is too large for this location and intrusive to street scene.

43/2009/0455/PF (South West) Erection of conservatory extension to side of dwelling 22 Chichester Drive, Prestatyn	No Objection
43/2009/0427/PF (North) Subdivision of 1 No dwelling into 2 No self contained flats and associated alterations 222 Victoria Road, Prestatyn	No Objection
43/2009/0378/PF (East) Construction of new access road from Bastion Road and formation of parking area within football club grounds Land fronting Bastion Road and Prestatyn Football Club Ground, Bastion Gardens, Prestatyn	Objection Parking is available at nearby public car parks. The proposal would mean loss of open public green space.
43/2009/0491/PF (Central) Conversion of ground-floor retail shop into 1 No. self-contained flat 2 Maes y Groes, Prestatyn	No Objection
43/2009/0494/PF (East) Erection of pitched-roof over existing flat roof at rear, pitched-roof extension at side and rear, and construction of dormer windows to front and side to create rooms in roof space. 8 Mount Ida Road, Prestatyn	No Objection
43/2007/0662/PF (Meliden) Demolition of existing club house, erection of replacement clubhouse and , erection of 4No detached dwellings and alterations to existing vehicular access St Melyd Golf Club, The Paddock, Prestatyn	Objection Committee would reiterate earlier comment affordable housing requirement of proposal should be provided on site. The development would adversely impact upon adjoining Area of Outstanding Natural Beauty (Cllr G. Percival declared interest and took no part in discussion or voting on this item)
43/2009/0509/PF (Central) Installation of new shop front and roller shutter Former Woolworths plc, 86 High Street, Prestatyn	Observation Proposed development should comply with Denbighshire County Council. Conservation Area status requirements

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Ty Nant, Nant Hall Road, Prestatyn on Wednesday 8<sup>th</sup> July 2009 at 6.15pm – 6.55pm

**PRESENT**

Councillors: G. Frobisher, A. Horobin, G. Green, P. Duffy, M. German, I. German, G. Jones, A. Pennington, P. Newell, J. Morris, A. Sampson, L. Muraca, S. Frobisher, G. Percival.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: M. Eckersley, J. Davies, J. Thompson-Hill, P. Curtis.

**39 MINUTES**

**RESOLVED** That the Minutes of 3<sup>rd</sup> June 2009 be accepted.

**40 VICE CHAIRMAN'S APPOINTMENT 2009/10 PM 28**

Cllr S. Frobisher nominated and Cllr G. Green seconded nomination of Cllr A. Horobin who had confirmed her willingness to be considered for this position.

**RESOLVED** That Cllr A. Horobin be appointed Vice Chairman of Town and Planning Committee 2009/10.

**41 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultations to 8<sup>th</sup> July 2009 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2009/0649/PF (East) Erection of conservatory and detached garage at rear of dwelling 18 Rhodfa Derwen, Prestatyn	No Objection
43/2009/0626/PF (East) Replacement of flat-roof with pitched roof to kitchen extension at rear of dwelling 4 Rhodfa Bedwen, Prestatyn	No Objection

43/2009/0509 (Central) – <u>amended</u> Installation of new shop front Former Woolworths plc, 86 High Street, Prestatyn	No Objection Development needs to comply with conservation area status
43/2009/0676/PF (Central) Erection of new shop front to rear of dwelling 2 Stoneby Drive, Prestatyn	No Objection
43/2009/0676/PF (Central) Erection of pitched-roof utility room extension to side and conservatory to rear of dwelling 19 Stoneby Drive, Prestatyn	No Objection
43/2009/PC (North) Retention of pitched-roof extension at rear of dwelling (Retrospective application) 50 Seabank Drive, Prestatyn	No Objection
43/2009/0767 (Central) Erection of external barrel vault canopy and shade sail supported on 6 No steel posts Ysgol y Llys, Princess Road, Prestatyn	No Objection
43/2009/0429/PF (Meliden) Erection of replacement dwelling The Willows, Pwll y Bont, Prestatyn	No Objection
43/2009/0734/PF Erection of extension (sun roof) at rear of dwelling 10 Gordon Avenue, Prestatyn	No Objection
43/2009/0799/PF Proposed new roof structure and increased height to provide first floor accommodation incorporating 2 No. dormer windows to front, 1 No. to rear and balcony to side elevations of dwelling 40 Beach Road East, Pretatyn	Observation Development should be in keeping with neighbouring properties
43/2009/0677/PF Erection of building within existing car park compound area to create new lift Denbighshire Divisional Head Quarters, North Wales Police, Victoria Road, Prestatyn	No Objection
43/2009/0377/PF Erection of TV camera platform and public observation post, Prestatyn football club Bastian Gardens, Prestatyn	Observation Chairman reported upon additional details and local discussion between various parties that had resulted in a compromise solution being accepted by majority. Denbighshire County Council to be informed of the current situation.

(Cllr A. Horobin declared interest and took no part in the discussion or voting on this item)

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

#### **42     TESCO DEVELOPMENT**

Cllr. A. Pennington, Denbighshire County Councillor, reported that Town Council would be approached later this month with offer of a presentation on this future development. He also reported that a revised planning application would be submitted within the next three months.

Reference was also made to general lack of direct contact between Town Council and Tesco Stores Ltd for some considerable time and it was hoped that the proposed meeting would be a welcome opportunity to discuss this major town development that had been delayed for many years.

Several Councillors also expressed concern about recent selective photocall and content of Mayoral statement in local press issued when reopening the Tesco temporary car park at Lower High Street, Prestatyn. Committee welcomed the reintroduction of this facility that had followed a concerted effort by all parties to seek reinstatement.

#### **43     FFRITH FESTIVAL GARDENS – SCOOTER RALLY**

Cllr. P. Duffy and Cllr A. Pennington, Denbighshire County Councillors, reported that they had had been informed by local residents of a proposed scooter rally on this site. Following enquiries with Denbighshire County Council (property owners) it transpired that the site was in process of being sold to a Welsh based leisure group with permission to hold tourism events.

The Town Clerk/Financial Officer reminded committee that a Joint County/Town Councillors briefing to include updates on Tesco's development. Ffrith Festival Gardens and Public Realm issues would be held later this month.

Chairman\_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Ty Nant, Nant Hall Road, Prestatyn on Wednesday 29<sup>th</sup> July 2009 at 8.20pm – 8.45pm

**PRESENT**

Councillors: A. Sampson (Chairman), G. Frobisher, M. Eckersley, M. German, I. German, G. Jones, A. Pennington, J. Morris, J. Davies, L. Muraca, S. Frobisher, G. Percival, P. Curtis, P. Newell.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: A. Horobin, G. Green, J. Thompson-Hill.

**69 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 29<sup>th</sup> July 2009 and submitted following observations :

<u>APPLICATION</u>	<u>COMMENT</u>
43/2009/0649/PF (East) Erection of conservatory and detached garage at rear of dwelling 18 Rhodfa Derwen, Prestatyn	No Objection
43./2009/0828/PF (Central) Demolition of existing garage and erection of two-storey pitched roof extension to side and rear of dwelling 10 The Avenue, Prestatyn	No Objection
43/2009/0867/PA (East) Prior Approval submission – Replacement footbridge to railway station Prestatyn Railway Station, High Street, Prestatyn	Observations

The proposed footbridge appears bland and would benefit from occasional break in vertical bars e.g. national trail acorn emblem, and/or Welsh dragon to make bridge more interesting. Prestatyn place-name could also be incorporated. Any changes would need to ensure no footholds are introduced.

General observations include need for a sympathetic colour scheme such as dark green, provision of heritage style lighting to match replacement lamp columns being fitted in High Street, ensure adequate CCTV coverage, and introduction of regular maintenance programme for bridge and disused railway lines.

The newly formed Prestatyn Railway Environmental and Social Society voluntary group should be included in consultation process.

43/2009/0890/PF (North) Erection of detached garage at front and conservatory at rear of dwelling 45 Sandy Lane, Prestatyn	No Objection
43/2009/0915/PF (North) Erection of flat-roofed extension at front of dwelling 4 Victoria Lane, Prestatyn	No Objection
43/2008/0341 (South West) Conversion of redundant farm building into farm shop Plas Morfa Farm, 54 Ffordd Penrhwylyfa, Prestatyn	Observations Concerns about potential increase in volume of traffic and insufficient car parking after proposed development.

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Chairman\_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Ty Nant, Nant Hall Road, Prestatyn on Wednesday 2<sup>nd</sup> September 2009 at 8.45pm – 9.00pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. German, I. German, P. Duffy, P. Newell, G. Jones, J. Morris, J. Thompson-Hill, L. Muraca.

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant,

**APOLOGIES**

Councillors: A. Horobin, G. Green, M. Eckersley, G. Frobisher, A. Pennington, J. Davies, P. Curtis, S. Frobisher, G. Percival.

Mr T. Brown – Internal Auditor.

**83 MINUTES**

**RESOLVED** That Minutes of 29<sup>th</sup> July 2009 be accepted.

**84 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 2<sup>nd</sup> September 2009 and submitted following observations :

**APPLICATION****COMMENT**

43/2009/1030/PF (Meliden)  
Erection of pitched-roof extensions and dormer window extensions at front and rear and erection of new front porch  
32 Ffordd Tanrallt, Prestatyn

No Objection

43/2009/1031/PF (East)  
Erection of dwelling, construction of new vehicular access and associated works (site area 0.006ha)  
Land at (Part garden of) 1 Aberconway Road, Prestatyn

Object  
Proposal is contrary to Town Council policy on new development pending confirmation that existing drainage systems can cope with additional loads from Welsh Water and Environment Agency

43/2009/1042/PF (Meliden)  
Erection of external shade sail canopy supported on 4 no. steel posts.  
Ysgol Melyd Ffordd Pennant, Meliden, Prestatyn

No Objection



43/2009/1060/AD (Central)  
Display of non-illuminated fascia sign (revised  
scheme).  
Former Woolworths Plc, 86 High Street,  
Prestatyn

No Objection  
Retrospective application

43/2009/1065/PF (North)  
Erection of first floor pitched roof extension to  
side of dwelling  
5 Trevor Road, Prestatyn

No Objection

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Chairman\_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Ty Nant, Nant Hall Road, Prestatyn on Wednesday 23<sup>rd</sup> September 2009 at 6.15pm – 6.40pm

**PRESENT**

Councillors: A. Sampson (Chairman), A. Horobin, A. Pennington, S. Frobisher, L. Muraca.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, M. Eckersley, P. Newell, G. Jones, J. Morris, J. Davies, P. Curtis.

**110 QUORUM**

The Chairman reported that the minimum attendance required for tonight's meeting was six and regrettably meeting was inquorate. However, Town Clerk/Financial Officer reported that in view of nature of business to be transacted, time limited planning consultation period, and under Terms of Committee reference there was a procedure for providing emergency response involving Chairman and Vice Chairman and they could take into account local Councillor representations.

**111 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

The Chairman and Vice Chairman considered planning consultations to 23rd September 2009 and offered following observations :

<u>APPLICATION</u>	<u>COMMENT</u>
43/2009/1107/PF (East) Demolition of existing garage and erection of single-storey flat-roofed extension at side of dwelling 4 Highbury Close, Prestatyn	No Objection
43/2009/0398/PF (East) Demolition of existing lock-up garages and erection of 6 No workshop/commercial units Rear of Central Garage, Nant Hall Road, Prestatyn	No Objection
43/2009/1152/PF Erection of replacement dwelling together with detached garage, installation of private treatment plant and wind generator Pydew Bungalow, Dyserth, Rhyl	Observation Poor location plan.

43/2009/1143/PF (East)  
Erection of single-storey flat-roof extension to  
front of club house  
Prestatyn Football Club, Bastion Gardens,  
Prestatyn

No Objection  
(Cllr A. Horobin declared interest and  
retired from Chamber during this item)

43/2009/0803/PFR (North)  
Erection of detached boathouse/store at rear  
of premises  
41 Beach Road West, Prestatyn

No Objection

43/2009/1190/PF (East)  
Erection of first floor pitched-roof extension at  
side of dwelling  
30 Aberconway Road, Prestatyn

No Objection

Joint County/Town Councillors abstained from voting on all planning consultations in  
accordance with earlier guidance from Denbighshire County Council.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Ty Nant, Nant Hall Road, Prestatyn on Wednesday 14<sup>th</sup> October 2009 at 7.35pm – 8.00pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. Eckersley, A. Pennington, J. Morris, J. Davies, L. Muraca, G. Percival, J. Thompson-Hill.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, M. German, I. German, G. Jones, P. Curtis, S. Frobisher, P. Newell.

**121 PLANNING AND PUBLIC PROTECTION SERVICES DENBIGHSHIRE COUNTY COUNCIL – SCHEME OF DELEGATION FOR DECISIONS**

Details of the above scheme of delegation for County Officers within Building Control Section and Development Control and Planning Compliance Section, Denbighshire County Council had been circulated with agenda.

**RESOLVED** That the information be received.

**122 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN 2006-21 (LDP) : DEPOSIT CONSULTATION**

Details of the Denbighshire County Council LDP Deposit Consultation had been received. Committee was reminded of its previous discussions and comments, many of which had been included within the latest consultation document. There was no significant level of further residential development proposed for Prestatyn and Meliden.

Within the South West Ward a small area of land remained identified as suitable for residential development despite earlier objections from Town Council. Discussion also took place on Nant Hall Hotel and its potential for further commercial development.

**RESOLVED** That Denbighshire County Council be informed that further expansion of quality commercial hotel business at Nant Hall Hotel site would be welcome.

**123 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 14<sup>th</sup> October 2009 and submitted following observations :

APPLICATIONS

43/2009/1276/TC (Meliden)  
Works to 4 No trees within a Conservation Area  
Vicarage Gardens, Ffordd Penrhwyfya,  
Prestatyn

43/2009/1240/TC (East)  
Felling of 1 No Rowan and 1 No Sycamore tree within Prestatyn Conservation Area  
Prestatyn Railway Station, High Street,  
Prestatyn

COMMENT

OBSERVATION  
Concerns over felling of one tree and alternative proposals should be investigated

OBJECT  
Trees should be preserved as they enhance conservation area.  
Loss of visual amenity. Ecological survey work needs to be undertaken.  
Additional trees should be planted.

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

**124 BISHOPSWOOD ROAD, PRESTATYN**

Committee was informed that a number of oak trees had recently been felled. In addition environmental works proposed by Denbighshire County Council last year remained outstanding.

**RESOLVED**

- 1) That Local Central Ward Councillors advise upon location of tree felling and matter reported to Development Control and Planning Compliance Section, Denbighshire County Council.
- 2) That a further letter be sent to Mr R. Jones, Public Realm Manager, Denbighshire County Council about progress on environmental improvement works for Bishopswood Road, Prestatyn.

Chairman\_\_\_\_\_

## **TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 11<sup>th</sup> November 2009 at 8.50pm – 9.30pm

### **PRESENT**

Councillors: M. Eckersley (Deputy Mayor), G. Green, M. German, G Jones, P. Curtis, A. Pennington, I. German, J. Morris, J. Davies, L. Muraca, G. Percival.

### **IN ATTENDANCE**

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

### **APOLOGIES**

Councillors: G. Frobisher, A. Horobin, P. Newell, J. Thompson-Hill, A. Sampson, S. Frobisher.

### **136 MINUTES**

**RESOLVED** That Minutes of 14<sup>th</sup> October 2009 be accepted.

#### **Matters Arising**

Bishopswood Road, Prestatyn PM124 – it was reported that Denbighshire County Council had investigated complaints about tree felling and advised the work was in compliance with planning approval 43/2008/1304. **RESOLVED** That a letter be sent to Denbighshire County Council enquiring about any additional correspondences or variations to approved planning application.

### **137 DENBIGHSHIRE COUNTY COUNCIL – LOCAL DEVELOPMENT PLAN 2006-2021 pm 122**

Committee was reminded of previous discussions and of recent approaches made by residents to local Members concerning various aspects of the plan.

a) Candidate Site 3875-1 Land adjacent to Ffordd Penrhwyfya. It was reported that earlier Town Council objections to inclusion of this land for residential housing allocation had not been accepted by Denbighshire County Council officers.

Cllr G. Jones submitted additional background information regarding the unsuitability of proposed site including its use as former landfill site currently generating methane, valuable wetland wildlife habitat, part of green barrier that requires protection, and topography that allows land to act as soakaway for adjoining land. Any future development of site would increase risk of flooding in a locality that is already prone to such incidents.

Reference was also made to large number of vacant houses in town, estimated 400 plus available to meet both current and future housing needs. **RESOLVED** 1) That Denbighshire County Council be requested to delete site 3875-1 for reasons stated. 2) That Denbighshire County Council, Public Protection Department be requested to investigate site and assess public health risks associated with former landfill site.

b) Existing Planning Permissions – The Deputy Mayor reported that he had requested Denbighshire County Council, Planning Officers to provide a map of town showing existing sites with current planning permission for new development.

c) Housing Quota – Cllr J. Davies commented that Prestatyn is designated a low growth town in local development plan and wondered if there should be a fixed quota on number of new houses in LDP rather than land allocations. Reference was made to Town Council's moratorium on new building due to inadequate infrastructure and drainage evidenced by floods.

d) Retail Zone – Cllr G. Percival referred to apparent change in retail zone shown in LDP from earlier development plans. **RESOLVED** 1) That Denbighshire County Council be requested to designate all of High Street and adjoining section of Gronant Road, Prestatyn as primary retail zone. 2) That extent Conservation Area be further clarified.

e) Land off Nant Hall/Prestatyn Road – **RESOLVED** That Denbighshire County Council be requested to designate area of land shown white on map as green barrier land.

### **138 STANDING ORDERS**

**RESOLVED** That Standing Order No 1 be waived and meeting extended to 9.30pm

(Cllr G. Jones retired from meeting).

### **139 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 11<sup>th</sup> November 2009 and submitted following observations : -

#### APPLICATION

43/2009/1299/pf (East)  
Erection of single-storey extension to rear and installation of 2 No dormer windows to front elevation  
4 Talton Court. Prestatyn

#### COMMENT

No Objection

<p>43/2009/1253/PF (North)  Change of use of part land to touring caravan site and erection of WC/shower block  Festival gardens, Ffrith Beach, Victoria Road West, Prestatyn</p>	<p>OBJECT  Public rights of way on site need clarifying. Number of caravans too large for site. Services provision seems inadequate. Vehicular access to site is poor and will lead to congestion at main road junction due to nature of development. Loss of green open space.  Concerns raised by local residents and Ward Cllrs about lack of neighbourly consultations</p>
<p>43/2009/1370/PF (East)  Erection of single-storey extension to rear and access ramp  Prestatyn Fire Station, Marine Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2009/0398/PF (East)  Amended plans  Demolition of existing lock-up garages and erection of 6 No workshop/commercial units  Rear of Central Garage, Nant Hall Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2009/1330/PF (Central)  Erection of conservatory at rear of dwelling  The Spinney, Meadows Lane, Prestatyn</p>	<p>No Objection</p>
<p>43/2009/1317/PF (Central)  Demolition of existing conservatory and erection of single storey extension to rear of dwelling  83 Fforddisa, Prestatyn</p>	<p>No Objection</p>
<p>43/2009/1281/TC (Meliden)  Works to 1 No Oak Tree within a Conservation Area  Overbrook, Ffordd Penrhwyfya, Prestatyn</p>	<p>No Objection</p>
<p>43/2009/1307/PF (North)  Change of use of part of premises to provide four holiday flats  Traeth Ganol Hotel, 41 Beach Road West, Prestatyn</p>	<p>No Objection  Disappointing loss of hotel accommodation</p>
<p>43/2009/1348/PF (Central)  Erection of lean-to extension at rear of dwelling  39 Bryntirion Drive, Prestatyn</p>	<p>No Objection</p>



43/2009/1379/TP (Meliden)  
Pruning of 1 No oak tree subject to a tree  
preservation order  
22 Roundwood Avenue, Meliden,  
Prestatyn

No Objection  
Sympathetic pruning only should  
be permitted

43/2009/1360/tp (East)  
Removal of deadwood, broken branches  
and crown reduction spread by 2-4  
metres of white poplar tree No T4 and  
removal of deadwood, low branches and  
rubbing branches to 3 trees in Area G1  
on plan annexed to the Denbighshire  
County Council Tree Preservation Order  
No 2, 1998  
68 Gronant Road, Prestatyn

No Objection  
Sympathetic pruning only should  
be permitted

Joint County/Town Councillors abstained from voting on all planning consultations in  
accordance with earlier guidance from Denbighshire County Council.

Chairman\_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 16<sup>th</sup> December 2009 at 7.55pm – 8.15pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. Eckersley, G. Frobisher, A. Pennington, S. Frobisher, L. Muraca, P. Duffy, M. German, I. German, G. Jones, J. Davies, J. Thompson-Hill.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: P. Newell, J. Morris, P. Curtis, A. Horobin, G. Green, G. Percival.

**151 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultations to 16<sup>th</sup> December 2009 and offered following observations :

<u>APPLICATION</u>	<u>COMMENT</u>
43/2009/1335/TP (Central) Crown lift of copper beech tree No T35 on plan annexed to the Borough of Rhuddlan (Woodland Park Prestatyn) Tree Preservation Order No 3 1985 6 Orme View, Prestatyn	No Objection
43/2009/1469/PF (East) Erection of conservatory at rear of dwelling 7 Mornant Avenue, Prestatyn	No Objection
43/2009/1511/PF (Meliden) Demolition of garage/shed at side and conservatory at rear and erection of two-storey pitched-roof extension at side of dwelling 3 Ffordd Pennant, Prestatyn	No Objection
43/2009/1520/PF (East) Erection of single-storey pitched-roof L-shaped extension to side and rear of dwelling 17 Aberconway Road, Prestatyn	No Objection

43/2009/1534/PF (East) Demolition of existing felted lean-to to rear extension and erection of tiled lean-to extension 2 The Avenue, Bryn Newydd, Prestatyn	No Objection
43/2009/1562/PF (East) Erection of two-storey, pitched-roof extension at rear of dwelling and erection of domestic garage to Talton Crescent frontage 45 Linden Walk, Prestatyn	No Objection
43/2009/1563/PF (East) Erection of new dwelling on Plot 3 (amendments to previously approved scheme) (Plot 3) 5 Tudor Court, Prestatyn	No Objection

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

**152 SHORELINE MANAGEMENT PLAN SMP – NORTH WEST ENGLAND AND NORTH WALES – CONSULTATION DRAFT**

A copy of the above extracted consultation document relevant to Denbighshire had been received from Denbighshire County Council with full version available at [www.mycoastline.org](http://www.mycoastline.org)

Committee felt this important document required widespread publicity and due to its complexity felt authors should address local audiences.

**RESOLVED** That representative of North West England and North Wales Coastal Group be invited to attend future meeting.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 20<sup>th</sup> January 2010 at 8.30pm – 9.15pm

**PRESENT**

Councillors: A. Sampson (Chairman), M. Eckersley, A. Horobin, A. Pennington, L. Muraca, P. Duffy, M. German, I. German, G. Jones, J. Davies, P. Curtis, G. Percival.

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: P. Newell, J. Morris, G. Green, G. Frobisher, J. Thompson-Hill, S. Frobisher

**169 MINUTES**

That Minutes of meeting held 16<sup>th</sup> December 2009 be accepted.

Pursuant to Minute 152 Shoreline Management Plan SMP – The Town Clerk/Financial Officer referred to additional display plans and information received about the consultation document. **RESOLVED** That representative of North West England and North Wales Coastal Group be invited to attend future meeting.

**170 STANDING ORDERS**

**RESOLVED** That Standing Order No. 1 be waived and meeting extended by fifteen minutes.

**171 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultations to 20<sup>th</sup> January 2010 and offered following observations :

**APPLICATION**

43/2009/1600/PF (Meliden)  
Demolition of existing clubhouse and bungalow, erection of replacement clubhouse and 2 x No detached dwellings and alterations to existing vehicular access  
St Melyd Golf Club, The Paddock, Prestatyn

**COMMENT**

Observation  
Proposed development outside of Local Development Plan. Council has moratorium on new building pending written confirmation that existing drainage system can cope with additional loads from Welsh Water and Environment Agency.  
(Cllrs G.J ones and G. Percival declared interest but remained in Chamber and did not vote on this item)

<p>43/2009/1566/PC (Meliden)          Alterations/improvements to existing caravan park, including removal of 20 x No caravan spaces, replacement with 9 static caravan bases and 1 x touring caravan base, with associated access landscaping and drainage works (retrospective application)          Plas Morfa Farm, 54 Ffordd Penrhwyfya, Prestatyn</p>	<p>Observation          Additional measures required to ensure safety of pedestrians and children who may use/pass this site e.g. safe route to schools. Poor highway access and egress. Concerns about adequacy of drainage facilities and potential flooding. Length of site opening requires clarification.</p>
<p>43/2009/1621/PF (Rhyl)          Erection of 15m high wind turbine in north-east corner of rear garden          Penrallt, Gwaenysgor, Rhyl</p>	<p>No Objection</p>
<p>43/2010/0004/AD (East)          Display of a brass directory sign on wood plinth          Dental Surgery, Midland Bank Chambers, 37 High Street, Prestatyn</p>	<p>No Objection</p>
<p>43/2010/0015/PF (Meliden)          Erection of single-storey extension at rear          165 Meliden Road, Prestatyn</p>	<p>No Objection</p>
<p>43/2008/0039 (Central)          Renewal of Application Ref No 43/1999/0634/PF comprising construction of all-weather pitch together with associated floodlights, fencing, car parking and drainage scheme          Prestatyn High School, 2 Princes Avenue, Prestatyn</p>	<p>No Objection          Concerns raised about length of site opening, floodlighting and potential noise nuisance to local residents.</p>

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

## **172 PLANNING POLICY PM 134/08 AND 196/08**

**RESOLVED** That Town Council undertake review of its moratorium of objection to all new residential building pending written assurance from Welsh Water and Environment Agency that existing systems can cope with additional surface water and sewage.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 17<sup>th</sup> February 2010 at 8pm – 8.20pm

**PRESENT**

Councillors: A. Sampson (Chairman), G. Frobisher, P. Duffy, M. German, I. German, A. Pennington, J. Davies, J. Thompson-Hill, P. Curtis, L. Muraca, S., Frobisher, G. Percival

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: M. Eckersley, A. Horobin, G. Green, P. Newell, G. Jones, J. Morris

**185 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS**

Committee considered planning consultations to 17<sup>th</sup> February 2010 and offered following observations :

**APPLICATION****COMMENT**

43/2010/0035/PF (Central)  
Erection of two-storey pitched-roof extension to side and rear and new conservatory at rear of dwelling  
5, Plas Uchaf Avenue, Prestatyn

No Objection

43/2009/1601/PF (East)  
Erection of extension to existing restaurant and kitchen  
Pontins, Barkby Avenue, Prestatyn

No Objection

43/2010/0024/LE (Central)  
Certification of Lawfulness for existing use of premises as self-contained flat.  
2b Fern Avenue, Prestatyn

No Objection

43/2010/0047/TP (Central)  
Felling of 5 x Macracarpa Trees in Group G8 and crown reduction of Copper Beach Tree No T39 on plan annexed to the Borough of Rhuddlan Tree Preservation Order No 3, 1985  
20 Bryntirion Drive, Prestatyn

No Objection  
All waste to be disposed of in environmentally responsible manner e.g. shredding. Provision of new planting should be considered.

43/2010/0089/PF (Central)  
Erection of single storey extension at rear of dwelling  
5 Princes Avenue, Prestatyn

No Objection

43/2010/0089/PF (Central) Erection of single-storey flat roofed extension at rear of dwelling 116 Beverley Drive, Prestatyn	No Objection
43/2010/0129/PF (Meliden) Demolition of existing garage and erection of two-storey pitched-roof extension at front/side of dwelling house (renewal of previously approved application under code no. 43/2004/1525/PF) 113 Meliden Road, Prestatyn	No Objection
43/2009/1543 (Meliden) Amended/ Updated application. Certificate of Lawfulness to certify the proposed development (rear pitched-roof extension) would fall within Class A, Part 1 of The Town and Country Planning (General Permitted Development) Order 1995 5 Manod Road, Prestatyn	No Observations
43/2010/0136/PF (South West) Erection of conservatory at rear of house 8 Ffordd Penrhwyfya, Prestatyn	No Objection
43/2010/0034/PF (North West) Erection of single-storey pitched-roof extension to rear of dwelling 49 Green Lanes, Prestatyn	No Objection
43/2010/0135/PO (North West) Development of 0.09 hectares of land by erection of 1 dwelling and construction of vehicular access (outline application with all matters reserved). Land rear of 62-64 Victoria Road West, Prestatyn	No Objection

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 24<sup>th</sup> March 2010 at 8.15pm – 8.35pm

**PRESENT**

Councillors: A. Sampson (Chairman), G. Green, M. German, I. German, A. Pennington, J. Davies, L. Muraca, S., Frobisher, G. Percival

**IN ATTENDANCE**

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

**APOLOGIES**

Councillors: G. Frobisher, M. Eckersley, A. Horobin, P. Newell, G. Jones, J. Morris, P. Curtis, J. Thompson-Hill.

**215 MINUTES**

**RESOLVED** That Minutes of 3rd March 2010 be accepted.

**216 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 24th March 2010 and submitted following observations :

**APPLICATION****COMMENT**

43/2010/0228/PF (Central)  
Change of use from Class A1 shop to Class 2  
Financial Services office and installation of  
new shop front  
25 Meliden Road, Prestatyn

No Objection  
Concerns about loss of traditional style  
shop front. Design and character of  
building should be retained.

43/2010/0255/PC (Meliden)  
Works to existing retaining walls together with  
erection of new walls and associated  
landscaping (partly retrospective)  
Ashmount, Ffordd Bryniau, Prestatyn

No Observations

43//2010/0200/PF (East)  
Erection of two-storey flat roofed extension to  
the rear of the property to expand basement  
and ground-floor levels  
6 Linden Drive, Prestatyn

No Objection  
Committee would recommend pitched-  
roof if possible.



43/2010/0267/PF (North West) Demolition of existing garage and flat-roofed extension at rear and erection of pitched roof extension and conservatory 47 Green Lanes, Prestatyn	No Objection
43/2009/1629/PO (Meliden) Development of 0.03 ha of land by demolition of existing commercial building and construction of 1 No. dwelling utilising existing vehicular access (Outline application with some matters reserved) Premises adjacent to 14 Bryn Lllys, Prestatyn	No Objection
43/2010/0297/PF (East) Erection of single-storey pitched-roof extension to front of dwelling 17 Seven Sisters Road, Prestatyn	No Objection
43/2010/0334/PF (South West) Erection of conservatory to north-west side elevation of dwelling 6 Canterbury Drive, Prestatyn	No Objection
43/2010/0323/PF (Meliden) Erection of conservatory to east side of existing dwelling 16 Glasfryn Avenue, Prestatyn	No Objection
43/2009/1600 (Meliden) Revised plans Demolition of existing clubhouse and bungalow, erection of replacement clubhouse and 2 No. detached dwellings and alterations to existing vehicular access St Melyd Golf Club, The Paddock, Prestatyn	No Objection
43/2010/0303/PF (East) Installation of air conditioning condensers to rear of pharmacy 101/103 High Street, Prestatyn	No Objection All condensers should be energy efficient.

Joint County/Town Councillors abstained from voting on all planning consultations in accordance with earlier guidance from Denbighshire County Council.

Chairman \_\_\_\_\_

**TOWN PLANNING COMMITTEE**

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 21<sup>st</sup> April 2010 at 7.30pm – 7.55pm

**PRESENT**

Councillors: A. Sampson (Chairman), G. Green, M. German, I. German, J. Davies, L. Muraca, S., Frobisher, G. Frobisher, M. Eckersley, J. Thompson-Hill.

**IN ATTENDANCE**

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant.

**APOLOGIES**

Councillors: A. Horobin, P. Newell, G. Jones, J. Morris, P. Curtis, A. Pennington, G. Percival.  
Mr T. Brown – Internal Auditor.

**223 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS**

Committee considered planning consultations to 21st April 2010 and submitted following observations :

<u>APPLICATION</u>	<u>COMMENT</u>
43/2010/0362/PF (East) Erection of single storey extension to rear 62 Nant Hall Road, Prestatyn	No Objection
43/2010/0420/PF (Meliden) Demolition of existing garage and erection of two-storey, pitched –roof extension to side of dwelling 19 Roundwood Avenue, Prestatyn	No Objection
43/2010/0430/PF (East) Demolition of existing garage, porches and shed and erection of pitched-roof extension and conservatory at side of dwelling 18 Ffordd Onnen, Prestatyn	No Objection
43/2010/0437/PF (South West) Erection of pitched-roof extension to side and replacement porch to front; erection of detached double garage and construction of new vehicular access 37 Harlech Crescent, Prestatyn	No Objection

43/2010/0367/PF (East)

Erection of 2 No stainless steel sculptures,  
one either side of railway line  
Land at foot of pedestrian footbridge in Bastion  
Road and High Street, Prestatyn

Observation

Buffer zone/plinth required around  
sculpture to protect from vehicular  
impact. Health and Safety implications  
need detailed consideration.  
(Cllrs M. German and I. German  
requested their objection to design be  
recorded).

43/2009/1543 (Meliden)

Amended Plans  
Certificate of Lawfulness to certify the  
proposed development (rear pitched-roof  
extension) would fall within Class A, Part 1 of  
the Town and Country Planning (General  
Permitted Development) Order 1995  
5 Manod Road, Prestatyn

Observation

Committee understands site is subject  
of County enforcement notice.

43/2010/0451/PO (Central)

Development of 0.097 hectares of land by  
erection of dwelling and formation of new  
vehicular access (Outline application including  
access)  
Land on south side of Highfield, Bishopswood  
Road, Prestatyn

Observation

Concerns about vehicular  
access/egress and adverse impact of  
construction traffic.

Joint County/Town Councillors abstained from voting on all planning consultations in  
accordance with earlier guidance from Denbighshire County Council.

Chairman \_\_\_\_\_