

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 2nd September 2015 at 6.15pm – 7.25pm.

PRESENT

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

IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr R. Tufnell – Belectric, Ms A. Loftus – Strategic Planning and Housing Manager and Mr B. Bowker – Planning Policy Officer, Denbighshire County Council, County Cllr P. Evans, Prestatyn and District Environmental Association representatives, Public

APOLOGIES

Cllrs: C. Guy, J. Thompson-Hill
Mr T. Brown – Internal Auditor

51 MINUTES

RESOLVED That Minutes of meeting held 22nd July 2015 be accepted.

52 BELECTRIC SOLAR PANEL FARM – MELIDEN

The Chairman welcomed Mr Raoul Tufnell, Head of Development and Planning, Belectric to the meeting and invited him to address Committee. Mr Tufnell explained that there was a limited number of sites suitable for solar panel farm development but Meliden had appeared attractive to his company. Consequently they had decided to hold a public consultation and open local discussion prior to submission of planning application. The consultation had highlighted some issues that will be addressed as part of future planning application that will be submitted in September 2015 with construction forecast in early 2016.

To date concerns had been raised about traffic movements to/from proposed site at Pydew Farm and also loss of agricultural land, although proposals will allow this to continue on majority of site e.g. sheep grazing. The size of development will cover twenty-five acres with about 7.5 acres used for construction equipment. Construction time is estimated at eighteen weeks and there is a thirty year operational plan with site producing 3.8 megawatts (1,200 homes). Energy produced will be sent to national grid.

Details had been circulated with agenda about the project and its financial partner Big 60 Million which is a community benefit company. The company will provide local people with secure investment options, deliver environmental enhancement measures, and offer educational opportunities. There was a firm commitment to community engagement and benefit from the company as part of this development.

Mr R. Tuffnell then invited questions.

- Cllr BM** Congratulations on recent consultation and looking forward to planning application.
- Cllr GS** Residents generally welcome development. Has there been any feedback from Public Rights of Way Officer and have local schools, DCC Countryside, County Highways been informed of proposals? **RT** Some discussions with Denbighshire County Council highways people about access and public footpaths/bridleways. It is a little early to talk with schools as planning application has not yet been submitted or determined.
- Cllr WD** Very much in favour. What are the top three local benefits for Prestatyn residents? **RT** Investment opportunity and relatively low cost investment options, framework of environmental benefits e.g. bees, interpretation panels but largely depends upon community steer, and improved knowledge of alternative energy production.
- Cllr PD** How was site chosen? **RT** Reliant upon proximity to existing energy supply network, preliminary planning assessment involving geography/topography, willing landowner and community engagement.
- Cllr PP** Any details on connection points? **RT** The connection to existing grid is six hundred metres away and will involve digging a trench of 1.5 metres in depth and 50cm wide with agreement of two landowners.
- Cllr JMc** Development encroaches on green belt – what is your view? **RT** This is a very relevant point as essence of green belt is to protect open space. Visually the impact is much less than other forms of development and in planning terms will be considered temporary use. Renewable energy production is a positive contribution to reducing nations carbon footprint. Solar panel farm will also allow continuation of existing agricultural use.
- Cllr BC** This is a practicable demonstration of the environment levy in action.
- Cllr BM** Farmer is demonstrating diversity and may lose part of his farming subsidy showing commitment but will gain from renewable energy.

RESOLVED That Committee record its thanks to Mr Raoul Tuffnell for his presentation.

53 **SITE DEVELOPMENT BRIEF – FFORDD HENDRE AND MAES MEURIG, MELIDEN – DENBIGHSHIRE COUNTY COUNCIL**

The Chairman welcomed Mr Bryn Bowker, Planning Policy Officer and Ms Angela Loftus, Strategic Planning and Housing Manager, Denbighshire County Council (DCC) to the meeting. Ms Loftus explained that site development brief (SDB) was additional to Local Development Plan (LDP). The SDB for both sites had been prepared to assist developers and identify site issues prior to submission of planning application (copy circulated with agenda). Denbighshire County Council had arranged a series of four public consultation days to gain public reaction and feedback on both sites with final date for comments was 30th October 2015.

Ms Loftus reported that the Maes Meurig site (indicative 30 dwellings) had only been included within LDP after Welsh Planning Inspectorate had instructed Denbighshire County Council to include more sites. The larger Ffordd Hendre site (indicative 154 dwellings) had already been included within LDP. Early local residents' feedback had identified serious highway access concerns, floodrisk, loss of wildlife habitat, impact on existing infrastructure as key issues. It was important people recognised that the principal of development had been accepted for both sites following inclusion within LDP. However the current site development brief would offer more information for potential developers and identify issues that would need to be considered prior to submission of any planning application.

There followed a question and answer session.

- Cllr WD** Very concerned about highway links to A547 and increasing volume of traffic.
- Cllr BP** Have received lots of calls from residents following DCC leaflet drop about development as they feel planning decision has already been made for 150 plus houses on site. **AL** Perhaps upon reflection leaflet could have shown that no planning application has been submitted. It is difficult to get balance right between providing information and getting sufficient comment to assist potential developers.
- Cllr BP** Local knowledge can highlight restrictions of sites and site development brief needs to contain enough detail to show constraints.**AL** Yes would agree and local knowledge/information is needed for inclusion within SDB
- Cllr GS** Impact of 600 plus additional cars using Ffordd Penrhwyfa will be enormous as there are already many problems. Parking, drainage, lack of infrastructure, impact on green belt, environmental impact assessment all need consideration. **AL** Issues are highlighted in SDB and also being raised by residents and councillors. **BB** Not sure if environment impact assessment will be required due to size of development but will need to check.
- Cllr BM** Road has been a problem for twenty-five years. Local school is full, Meliden Surgery full, access problems for emergency vehicles. The whole development seems wrong.
- Cllr WD** Why does developer need to complete traffic impact assessment and not independent body? **BB** Denbighshire Highways Authority needs to verify any traffic data submission provided by developer. Such reports are compiled using factual and evidence based processes.
- Cllr BP** Potential financial contributions from developers are shown on last page of SDB. Surely better to use actual housing numbers and examples such as Ysgol Melyd and Meliden surgery rather than hypothetical examples shown in a generic document. **BB** Housing numbers and potential financial contributions can be amended in light of any changes or restriction on number of properties. Will consider possibility of using some actual local examples.

Potential of 380 new properties overall contained within present planning system and local development plan for Meliden/Dyserth.

RESOLVED

- 1) That Committee record its thanks to Angela Loftus and Bryn Bowker for their attendance.
- 2) That Committee response to site development brief be included for discussion at next meeting.

54 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 2nd September 2015 and submitted following observations: -

| <u>APPLICATION</u> | <u>COMMENT</u> |
|--|---|
| 43/2015/0112 (East) Change of use of former Nursing/Residential Care Home into 5 self contained dwellings Highcroft Residential Care Home, 49 Highbury Avenue, Prestatyn | No Objection |
| 43/2015/0727 (East) Erection of detached dwelling and associated works (re-submission) Land adjacent to 2 Mount Ida Road, Prestatyn | No Objection (Cllr T. Lawler declared personal interest in this item and took no part in voting) |
| 43/2015/0749 (Central) Proposed felling of 1 No. Lombardy Poplar tree annexed to the Borough of Rhuddlan (Woodland Park, Prestatyn) Tree Preservation order No 3 – 1985 – T61 4 St Elmos Drive, Prestatyn | No Objection Replacement tree should be provided |
| 43/2015/0777(Meliden) Erection of single storey extension to rear of dwelling and replacement garage 2 Glasfryn Avenue, Meliden, Prestatyn | No Objection |
| 43/2015/0769 (East) Installation of HLAC plant equipment consisting of 1 x air handling unit, 12 condenser units within a 2m high galvanised steel fence enclosure Unit 13, Prestatyn Shopping Park, Nant Hall Road, Prestatyn | No Objection |
| 43/2015/0808 (South West) Display of 2 illuminated fascia signs, 1 projecting sign and 10 misc signs The Jolly Sailor, Ffordd Penrhwylyfa, Prestatyn | No Objection Details of operating times for illuminated fascia signs should be provided |

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| 43/2015/0659 (North) Installation of 4 fascia signs Nova Centre, Beach Road West, Prestatyn | No Objection |
| 43/2015/0801 (East) Proposed removal of 1 no. Conifer tree and 1 no. Holly bush and works to a Laburnum and Conifer tree situated in conservation area 14 Fforddilas, Prestatyn | No Objection |
| 43/2015/0839 (East) Alterations and extension to existing residential amenity building 10 Fforddilas, Prestatyn | No Objection |
| 43/2015/0849 (South West) Erection of garage and utility room 107 Fforddisa, Prestatyn | No Objection |
| 43/2014/1371 (Meliden) Full planning application for change of use of land for siting of 26 park homes including access, car parking and associated works, and erection of 17 dwellings and conversion of existing buildings into 2 dwellings Plas Deva Caravan Park, Ffordd Talargoch, Meliden, Prestatyn | No Objection |

Joint County/Town Councillors declared a personal interest and 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

43/2015/0879 (East)
Retention of non-illuminated signage
Celyn Vets, 2 Aberconway Road, Prestatyn

43/2015/0891 (East)
Display of 2 no. non-illuminated fascia signs,
1 no. illuminated fascia sign and 1 no.
illuminated hanging sign
Unit 14, Prestatyn Shopping Park, Nant Hall
Road, Prestatyn

43/2015/0863 (East)
Erection of extension to rear and alterations
to roof to provide first floor accommodation
83, Gronant Road, Prestatyn

DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

APPLICATION

COMMENT

43/2015/0828 (Central)
Conversion of first floor flat into two flats
130High Street, Prestatyn

43/2015/0908 (South West)
Details of proposed site layout,
arrangements for discharge of foul sewage
and boundary treatment submitted in
accordance with condition numbers 3, 5, and
6 of planning permission 43/2014/0439
The Jolly Sailor, Ffordd Pantycelyn,
Prestatyn

43/2015/0899 (Central)
Erection of extension and construction of
garden room to rear of garden
31 Cambrian Drive, Prestatyn

