



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

28th October 2015

28ain Hydref 2015

Dear Councillor

Annwyl Gyngorydd

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 4th November 2015** upon rise of Community Development and Regeneration Committee.

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** yn Siambr y Cyngor, Swyddfeydd y Cyngor, Ffordd Llys Nant, Prestatyn ar **Ddydd Mercher 4ydd Tachwedd 2015** pan ddaw'r Pwyllgor Datblygu ac Adfywio Cymuned i ben.

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 1 APOLOGIES
- 2 MINUTES 23.09.15/07.10.15
Copy attached
- 3 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
Copy attached

- 1 YMDDIHEURIADAU
- 2 COFNODION 23.09.15/07.10.15
Mae copi wedi'i atodi
- 3 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
Mae copi wedi'i atodi

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

I: Holl Gynghorwyr y Dref
Cynrychiolwyr y Wasg
Mr Tom Brown – Archwilydd Mewnol
Llyfrgell Prestatyn
www.atPrestatyn.co.uk

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964

TO THE DIRECTOR
FROM THE DEPARTMENT OF CHEMISTRY
RE: [Illegible]

DATE: [Illegible]

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TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 23rd September 2015 at 7.15pm – 7.45pm.

PRESENT

Councillors: D. Turner (Vice Chairman), B. Murray, J. McLellan, G. Frobisher, G. Sandilands, B. Cooper, P. Duffy, J. Thompson-Hill, L. Muraca, A. Sampson, J. Szabo, W. Davies, G. Percival

IN ATTENDANCE

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

APOLOGIES

Cllrs: B. Paterson, C. Guy, P. Penlington, T. Lawler, T. Jones.
Mr T Brown.

64 MINUTES

RESOLVED That Minutes of meeting held on 2nd September 2015 be accepted.

65 DENBIGHSHIRE COUNTY COUNCIL – SITE DEVELOPMENT BRIEF FOR FFORDD HENDRE AND MAES MEURIG MELIDEN PM 53

Committee referred to last meeting and presentation by Denbighshire County Council staff on the site development brief for above sites. Members reiterated their concerns about the inadequate infrastructure and access to site, and also the large scale of opposition to development from local residents.

RESOLVED

- 1) That Committee inform Denbighshire County Council of serious concerns about inadequate highway access and egress, flood risk, lack of infrastructure to support large scale of development, impact on local health service and Meliden surgery, lack of classroom capacity at local schools.
- 2) That Denbighshire County Council be sent details of last meeting dated 2nd September 2015 that had a presentation by County staff and discussion on this item.
- 3) That Denbighshire County Council be requested to undertake archaeological and ecological surveys of site prior to any further consideration.

66 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 23rd September 2015 and submitted following observations:

<u>APPLICATION</u>	<u>COMMENT</u>
43/2015/0879 (East) Retention of non-illuminated signage Celyn Vets, 2 Aberconway Road, Prestatyn	OBJECTION Large and intrusive signage visually detrimental to amenities of neighbourhood. Location is primarily residential area and forms gateway to town centre. (Cllr L. Muraca declared personal interest and took no part in voting on this item)
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	No Objection
43/2015/0863 (East) Erection of extension to rear and alterations to roof to provide first floor accommodation 83, Gronant Road, Prestatyn	No Objection (Cllr J. Thompson-Hill declared personal interest and took no part in discussion or voting on this item)
43/2015/0828 (Central) Conversion of first floor flat into two flats 130 High Street, Prestatyn	OBJECTION Proposed development would be over intensification of existing space. Committee felt single size flat would be better option.
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	No Objection
43/2015/0899 (Central) Erection of extension and construction of garden room to rear of garden 31 Cambrian Drive, Prestatyn	No Objection Development should be contained within existing building line (Cllr G Percival declared personal interest and took no part in discussion or voting on this item)

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 _____

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 7th October 2015 at 7.40pm-8.40pm.

PRESENT

Councillors: D. Turner (Vice Chairman), B. Paterson, B. Murray, C. Guy, P. Penlington, J. McLellan, G. Frobisher, G. Sandilands, T. Jones, J. Thompson-Hill, L. Muraca, A. Sampson, J. Szabo.

IN ATTENDANCE

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

APOLOGIES

Cllrs: B. Cooper, G. Percival, T. Lawler.
Mrs L. Hewitt.

74 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 7th October 2015 and submitted following observations:

APPLICATION

43/2015/0952 (North)
Change of use from private dwelling into children's day centre (retrospective application)
41 Beach Road West, Prestatyn

COMMENT

STRONG OBJECTION
Nuisance to neighbours, lack of parking, lack of neighbourly consultation by company concerned.

DCC to explain how childminding businesses are regulated and operate without planning permission. Other regulatory permissions such as licence, insurance, fire safety certificate etc. should also apply.

Strong planning enforcement action should be taken in this matter.

(Cllr P Penlington and Cllr T Jones declared interest and retired from Council Chamber during discussion and voting on this item)

43/2015/0828 (Central) – amended plans
Conversion of first floor flat into two flats, single storey extension to rear, replacement of flat roof with pitched roof, a refuse storage area clad in timber and 2 velux rooflights
Flat 130, High Street, Prestatyn
43/2015/0951 (East)

OBJECTION
Proposed development would be overintensification of existing space. Committee felt single size would be better option.

No Objection

Erection of two storey extension to side of dwelling
40 Plastirion Avenue, Prestatyn

43/2015/0939 (East) No Objection
Display of internally illuminated sign, fascia sign, and projecting sign
Unit 16, Prestatyn Shopping Park, Nant Hall Road, Prestatyn

43/2015/0882 (Central) No Objection
Works to trees subject to former Rhuddlan Borough Council Tree Preservation Order No 3 1985
24 Bryntirion Drive, Prestatyn

43/2015/0621 (East) No Objection
Demolition of former garage, erection of two storey extension to rear of building, installation of access stair to first floor and provision of security gate to rear yard. Alterations and renewal of shop front
105/107 High Street, Prestatyn

43/2015/0623 (East) No Objection
Conservation Area Consent for the demolition of former garage
105-107 High Street, Prestatyn

43/2015/0662 (South West) DEFER
Change of use of agricultural land to touring caravan site for up to 365 touring caravans currently used in association with a caravan club exemptions
Four Winds Farm, Ffordd Ffynnon, Prestatyn
Committee request a site visit with Denbighshire County Planning and Highway Officers. Provisionally appears to be over development of site . Lacks infrastructure to support development.

43/2015/0850 (South West) No Objection
Erection of steel framed building and associated access
Little Pydew Farm, Ffordd Ffynnon, Prestatyn
Concerns about highway access and egress.

Consultation – Site Development Brief St Asaph Information received.
Supplementary Planning Guidance – Renewable Energy

43/2015/0952 (North)
Change of use from private dwelling into
children's holiday club (retrospective
application)
41 Beach Road West, Prestatyn

STRONG OBJECTION

Nuisance to neighbours, lack of parking, lack
of neighbourly consultation by company
concerned.

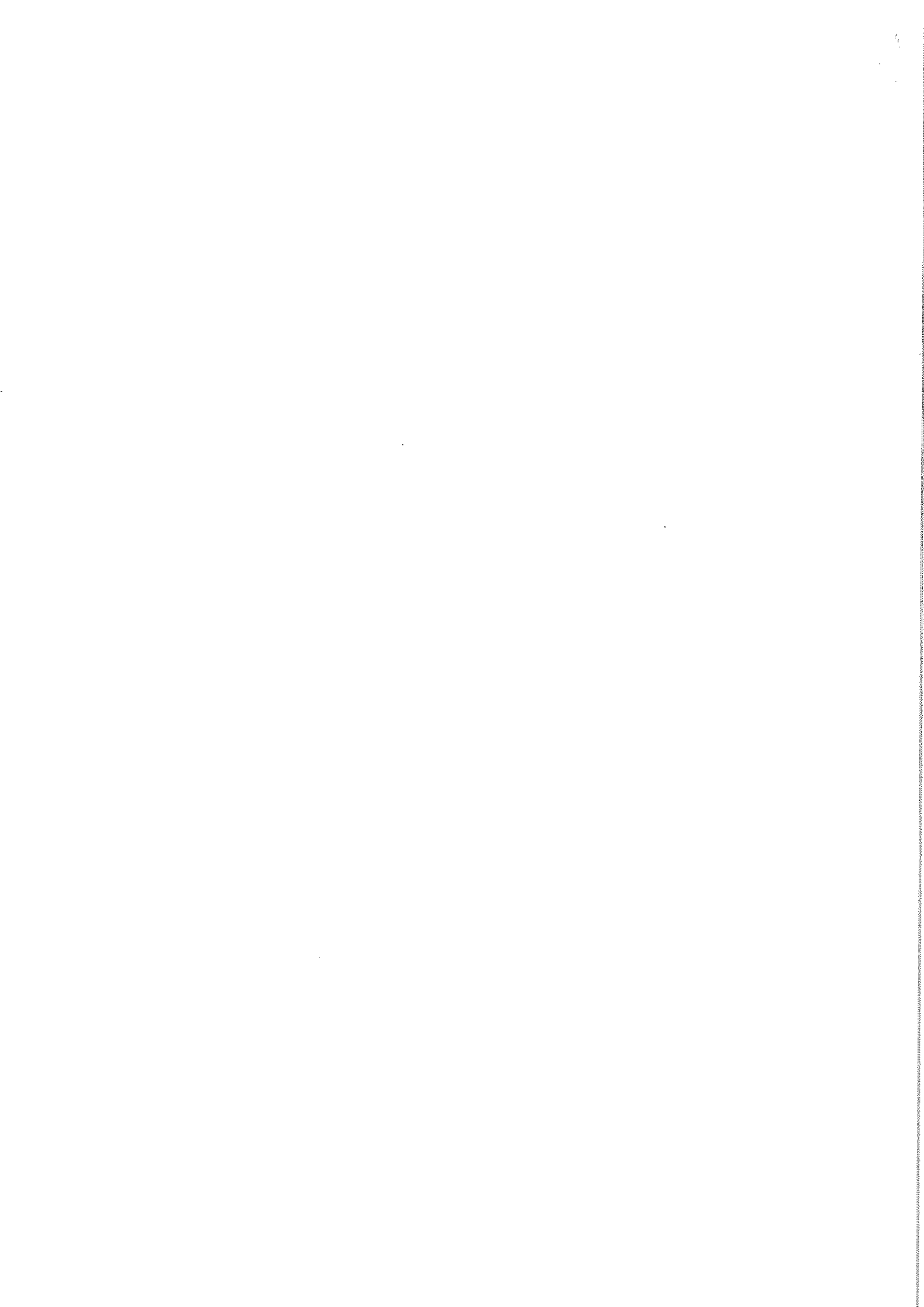
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Strong planning enforcement action should
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Chairman _____



DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

APPLICATION

COMMENT

43/2015/0985 (Central)
Change of use of ground floor to use class
A3 restaurant and conversion of upper floors
to 3 self contained flats
96 High Street, Prestatyn

43/2015/1008 (Central)
Extension to roof with rear dormer and
erection of single storey extension to rear of
dwelling
19 Ffordd Pendyffryn, Prestatyn

43/2015/1006 (Central)
Variation of condition no. 9 of planning
permission code no. 43/896/98/PF to allow
opening hours 8:00 to 22:00 Monday to
Saturday and 10:00 to 16:00 on Sundays
Aldi Foodstore Ltd, Meliden Road, Prestatyn

Proposed re-routing of part of Public
Footpath 49 in the Community of Prestatyn

43/2015/1003 (Meliden)
Re-rendering and improvement works
Pen y Gadlas, Ffordd Bryniau, Prestatyn

43/2015/0921 (Central)
Proposed works to 4 trees subject to Tree
Preservation Order
Brynarian, Bishopswood Road, Prestatyn

43/2015/0785 (South West)
Erection of lean-to roof to rear access door,
mechanical plant and fencing in connection
with convenience store
The Jolly Sailor, Ffordd Penrhwyfla,
Prestatyn

