



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

21st February 2018

21ain Chwefror 2018

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 28th February 2018** 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 28ain Chwefror 2018** pan ddaw'r Pwyllgor Datblygu ac Adfywio Cymuned i ben.

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 1 APOLOGIES
- 2 DECLARATIONS OF INTEREST
- 3 MINUTES 07.02.18
(Copy attached)
- 4 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
(Copy attached)

- 1 YMDDIHEURIADAU
- 2 DATGANIADAU O DDIDDORDEB
- 3 COFNODION 07.02.18
(Mae copi wedi'i atodi)
- 4 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.com

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

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on Wednesday 7th February 2018 at 7.45pm – 8.45pm

PRESENT

Councillors: L. Muraca (Chairman), G. Frobisher, A. Sampson, T. Flynn, R. Flynn, K. Jones, G. Sandilands, G. Davies, M. German, T. Jones, J. Thompson-Hill, A. Tomlin, P. Duffy, B. Murray.

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

Councillors: A. Frobisher, M. Poller, S. Frobisher.

136 DECLARATIONS OF INTEREST

Town Clerk/Financial Officer read a prepared statement issued by Denbighshire County Council regarding declarations, code of conduct, and requirements to declare personal and prejudicial interests that may arise during meeting.

137 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

APPLICATION

43/2018/0022 (Meliden)
Variation of condition no. 3 of planning permission code no. 43.2015/0534 to allow the insertion of 1 no. additional window and 1 no. roof light to the roof void storage area 9 Graham Avenue, Meliden, Prestatyn

43/2017/1100
Details of access, appearance, landscaping layout and scale of 20 no. residential units submitted in accordance with Condition no. 1 on outline planning permission ref 43/2015/1241/PO (Phase 1 reserved matters application): Details of the range of house sizes and types submitted in accordance with condition 10 and Details of finished floor levels of 20 no. dwellings submitted partly in accordance with condition 11

COMMENT

No Objection

OBJECTION

Committee referred to its previous objections but recognised the associated retail development was no longer part of current application. Some residents feel apartments are out of keeping with surrounding residential property. Lack of open space or children's play provision. Overintensification of buildings.

Land adjacent to Magistrates Court, Victoria Road, Prestatyn

Insufficient car parking and Local Development Plan zone 1 refers to minimum parking requirements per bedroom space.
Service provision for refuse and recycling needs clarifying and improvement to ensure adequacy.

43/2018/0030

Alterations to existing touring caravan park area for the siting of 12 touring caravan pitches in lieu of existing provision for 5 pitches
Four Winds Farm Caravan Site, Ffordd Ffynnon, Prestatyn

OBJECTION

Poor highway access and egress.
Lack of infrastructure to support any further development.

(Cllr B. Murray declared personal and prejudicial interest and retired from Council Chamber during this item)

43/2017/1121 (North West)

Use of land for the siting of an additional 65 touring caravan pitches and 39 timber camping pods and associated works
Ffrith Beach, Victoria Road West, Prestatyn

OBJECTION (See below)

The Chairman gave a brief history of this site that was purchased by Prestatyn Urban District Council in 1933 and opened to public in 1935. It had been purchased for public recreation and leisure and was made available to town's residents and visitors to enjoy open space, fresh air and exercise, together with unrestricted access to the beach.

Since 1933 local government has changed and Denbighshire County Council (DCC) are the successor public body in title which means they are the current property owners. In recent years Denbighshire County Council has leased much of the site to a tenant company on a semi commercial basis although exact terms are not known..

The County Council's planning portal has received many written objections and postings about the proposed development. County/Town Ward Councillors T. Flynn and R. Flynn have called a public meeting on Monday 12th February 2018 at Alive Church, Prestatyn commencing at 6pm.

Cllr PD Local Councils have put forward many ideas for developing this site involving children's play e.g. funfair and skatepark, but some residents have objected to development over last twenty years. DCC and tenant are looking to increase commercial revenue from site to help maintain and improve facilities.

Cllr MG People feel betrayed and robbed of their own facility and amenity area. No longer free car parking or unhindered access to site and beach.

Cllr TF Brief for developing Ffrith remains the same to create tourism attraction. In 2010 tenant was granted permission for limited number of touring caravans to help generate income. Would accept mistakes made in past by many parties, but need to look to future. We owe it to residents to do our best. Previous approval for touring caravans given, now another application and who knows if more to come. There should be a long term transparent plan for the development of Ffrith.

- Cllr RF** We need to listen to residents and engage public. People don't know who owns what or who is responsible. We need to ensure good access to beach for everyone, remove eyesores, and hear from DCC/tenant on long term future plans for site. There needs to be a balance and harmony between all parties.
- Cllr PD** Are DCC officers attending public meeting next week? Ward Councillors confirmed County Officers invited, but no response to date.
- Cllr BM** Denbighshire County Planning officers can not attend public meeting as live planning application process ongoing although position disputed by some members present.
- Cllr AS** Part of me wants to support local residents, but we do need to look at the bigger picture for site. County must be stricter with any planning conditions and timescales for work. Rights of way and access to beach need protection.
- Cllr PD** Reminded Committee that one public footpath had already been diverted to accommodate present touring caravan site. The new path has been gravelled which is very poor and difficult for less able and use of children in buggies. It should be tarmac.
- Cllr AS** Perhaps overintensification of caravans on site?
- Cllr LM** Proposed development may not be overintensification but more of over concentration of caravan parks in area.
- Cllr TF** What measures in place to safeguard dunes if increased footfall?
- Cllr LM** Dune protection is referred to in the development proposal and should include fencing/board walks. The ecological survey states that dunes and species habitat need protection.
- Cllr MG** North facing dunes are unique in Wales due to orientation.
- Cllr AT** Last meeting we asked if tenancy had adhered to tenancy agreement. **Town Clerk** reported that he had spoken verbally to Senior Surveyor, DCC who had confirmed compliance, but had not yet received written confirmation. The County had also been requested for a copy of tenancy agreement. DCC officers had confirmed they would be visiting the site again shortly to assess tenancy compliance.
- Cllr RF** Site requires regular inspection by County. Emergency access to beach must be made available 24/7. **Town Clerk** reported that DCC Surveyors do undertake regular inspections, but likely they will only deal with legal aspects of tenancy agreement and not aesthetics related to operations. Any Health and Safety aspects should be reported and dealt with by DCC and/or Health and Safety Executive.
- Cllr AT** Main thrust of concerns is that tenant has kept some of property onsite in poor condition over many years. **Town Clerk** Public danger from dilapidated buildings e.g. bridges must be addressed by DCC/Tenant.

Cllr LM Denbighshire County Highways need to complete their survey work to assess traffic implications. Local Development Plan states new caravan sites should be unobtrusive/discreet. There should also be a landscape value impact assessment.

Cllr RF Is Committee happy with number of caravans (65) and pods (39) being proposed?

RESOLVED OBJECTION

Loss of open public space and adverse impact upon local environment/ecology.

Insufficient highway infrastructure for large number of touring caravans. Development within flood risk zone.

Dune system and public access to beach requires protection and improvement.

Size and scale of proposed development would lead to over concentration of caravans both on site and in locality.

Landscape value impact assessment of caravan development required.

Development not considered to be in spirit of original purchase for people of Prestatyn and visitors for fresh air, exercise and unhindered access to beach.

(Cllr B Murray had previously declared personal interest in this item and did not vote)

43/2018/0029 (South West)
Alterations and extension to dwellings.
Four Winds Farm Caravan Site, Ffordd
Ffynnon, Prestatyn

No Objection
(Cllr B. Murray declared personal and
prejudicial interest and retired from
Council Chamber during 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.

138 OPEN SPACES COMMUTED SUM

Correspondence had been received from Community Projects Officer, Denbighshire County Council regarding open spaces commuted sum payment application in respect of Y Morfa Gateway project (details circulated with agenda).

The proposal involved creation of a community wildlife garden, raised planters, bird boxes and nature paths. The project would be overseen by Denbighshire County Council Countryside Services and will involve Prestatyn Youth Club, Healthy Prestatyn Iach Mental Health Team, TAPE – filming and Young People, North Wales Police and Prestatyn Artisans Collective CIL.

RESOLVED UNANIMOUSLY That Committee support project and open spaces commuted sums funding application.

Chairman _____

DENBIGHSHIRE COUNTY COUNCIL

PLANNING CONSULTATIONS

APPLICATION

COMMENT

43/2018/0084 (Meliden)
Erection of single storey extensions to side and rear of dwelling
Gwelfryn, Ffordd Penrhwyfa, Meldien, Prestatyn

43/2018/0105 (East)
Installation of wi-fi equipment on station platform areas (Listed Building application)
Prestatyn Railway Station, High Street, Prestatyn

43/2018/0024 (Meliden)
Erection of a conservatory to side of dwelling
5 Graham Avenue, Meliden, Prestatyn

43/2018/0116 (Central)
Erection of single storey swimming pool enclosure with link extension to side of dwelling
Homeland, 2A Bryntirion Drive, Prestatyn

43/2018/0136 (Central)
Single storey extension to rear of existing dwelling in lieu of existing garden room.
22Palmeira Gardens , Prestatyn

43/2018/0126 (East) Replacement of external staircase and alterations to existing widow and door configuration.
79 High Street, Prestatyn

Denbighshire County Council –Traffic Order
Roads surrounding Bodnant School, Prestatyn
(Prohibition of Waiting) Order 201
Road Traffic Regulation Act 1984