



PRESTATYN
TOWN COUNCIL

7 Nant Hall Road
Prestatyn
LL19 9LR

9th October 2019

Dear Councillor

You are invited to attend a meeting of **FULL COUNCIL** to be held in **KING'S HALL COMMUNITY CENTRE**, Kings Avenue Prestatyn on **Wednesday 16th October 2019** at 6.15pm

Yours sincerely

Town Clerk

PRAYERS will be held prior to commencement.

Agenda

- 1 APOLOGIES
- 2 DECLARATIONS OF INTEREST
To receive notice of Councillors personal and or prejudicial interests in tonight's proceedings as required by Code of Conduct legislation
- 3 MAYORAL COMMUNICATIONS
- 4 MINUTES 04.09.19
Copy attached
- 5 MINUTES OF OTHER COMMITTEES
Community Development and Regeneration Committee 04.09.19
Town Planning Committee 04.09.19
Town Planning Committee 25.09.19
Finance and Management Committee 25.09.19



CYNGOR
TREF PRESTATYN

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

9fed Hydref 2019

Annwyl Gynghorydd

Fe'ch gwahoddir i gyfarfod y **CYNGOR LLAWN** yng **NGHANOLFAN GYMUNEDOL NEUADD Y BRENIN**, Rhodfa'r Brenin, Prestatyn ar **Ddydd Mercher 16fed Hydref 2019** am 6.15pm

Yn gywir

Clerc y Dref

Bydd GWEDDIAU cyn cychwyn

Agenda

- 1 YMDDIHEURIADAU
- 2 DATGANIADAU O DDIDDORDEB
Derbyn hysbysiad am ddiddordebau personol a/neu ragfarnus y Cynghorwyr yn nhrefodion y cyfarfod heno fel sy'n ofynnol dan ddeddfwriaeth y Cod Ymddygiad
- 3 CYFATHREBIADAU'R MAER
- 4 COFNODION 04.09.19
Mae copi wedi'i atodi
- 5 COFNODION PWYLLGORAU ERAILL
Pwyllgor Datblygu ac Adfywio Cymuned 04.09.19
Y Pwyllgor Cynllunio Tref 04.09.19
Y Pwyllgor Cynllunio Tref 25.09.19
Y Pwyllgor Cyllid a Rheolaeth 25.09.19

6 EXCLUSION OF PUBLIC AND PRESS
To consider exclusion of Public and Press
in accordance with Local Government Act
1972 Schedule 12A Parts 8,9 former Council
Chambers/Office Extension

6 EITHRIO'R CYHOEDD A'R WASG
Ystyried eithrio'r Cyhoedd a'r Wasg yn unol â
Deddf Llywodraeth Leol 1972 Atodlen 12A
Rhannau 8,9 — Estyniad i Swyddfa/cyn-
Siambrau'r Cyngor

To: All Town Councillors
Mayor's Chaplain
Prestatyn & Meliden County Councillors
Officers and Press Representatives
Prestatyn Library
Mr T. Brown - Internal Auditor
www.AtPrestatyn.co.uk

I'r: Cynghorwyr Tref i Gyd
Caplan y Maer
Cynghorwyr Sir Prestatyn a Gallt Melyd
Swyddogion a Chynrychiolwyr y Wasg
Llyfrgell Prestatyn
Mr T. Brown - Archwiliwr Mewnol
www.AtPrestatyn.co.uk



**CYNGOR TREF PRESTATYN
PRESTATYN TOWN COUNCIL 2019/20**

COFNODION

trafodion y

**CYNGOR A'R
PWYLLGORAU**

i'w hystyried mewn

CYFARFOD O'R CYNGOR

16fed Hydref 2019

i'w gynnal yn

**NGHANOLFAN
GYMUNEDOL NEUADD Y
BRENIN
PRESTATYN**

MINUTES

of the proceedings of the

**COUNCIL AND
COMMITTEES**

to be considered at a

MEETING OF THE COUNCIL

16th October 2019

to be held at

**KING'S HALL COMMUNITY
CENTRE
PRESTATYN**

FULL COUNCIL

Minutes of Special Full Council held in King's Hall, Kings Avenue Prestatyn on Wednesday 4th September 2019 at 6.15pm - 6.30pm

PRESENT

Councillors: T. Flynn (Mayor), S. Frobisher, P. Penlington, R. Flynn, K. Jones, A. Frobisher, G. Davies, M. German, A. Tomlin, B. Murray, G. Frobisher, A. Sampson, L. Muraca, T. Jones.

IN ATTENDANCE

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

APOLOGIES

Councillors: M. Poller, J. Thompson-Hill, G. Sandilands.
Mayor's Chaplain Rev. John Marsden

59 DECLARATIONS OF INTEREST

Councillors were reminded of the need to declare personal and/or prejudicial interests in tonight's proceedings.

Cllrs T. Jones/Cllr K. Jones declared personal and prejudicial interests in Local Development Plan Site Reference CD-43E-091. This item would be considered by Town Planning Committee later tonight.

60 MAYORAL COMMUNICATIONS

a) Mayoral Diary 27.06.19 to 03.09.19 – copy circulated at meeting. Cllr T. Flynn, Mayor had been overwhelmed by the dedication and enthusiasm of numerous groups and individuals who work tirelessly for the community and good causes. He expressed deepest thanks and appreciation to everyone involved in such work.

b) Letter of thanks had been received from Community First Responders, Prestatyn and Rhyl team following council's recent financial support.

61 MINUTES

RESOLVED That Minutes of Full Council held on 26th June 2019 be accepted.

62 MINUTES OF COMMITTEES

RESOLVED That Minutes of Committees be accepted as follows:-

Town Planning Committee 26.06.19.

Community Development and Regeneration Committee 24.07.19.

PM 44 Cllr T Flynn, Mayor reported he had been to visit Mrs Bone, who was a personal friend of the family, to offer Council's deepest condolences on passing of her husband.

PM 48 Climate Change. Council was reassured that lack of finances and resources would not stop Town Council becoming involved in this area of work.

PM 52 Tree Work at Jubilee Community Centre – In response to Member's question it was confirmed that Town Council Officers would be responsible for arranging replacement tree planting in conjunction with Denbighshire Countryside Services and Centre Management Association.

63 CODE OF CONDUCT – Cllr Peter Duffy

Town Clerk/Financial Officer reported that County Monitoring Officer, Denbighshire County Council had confirmed that Cllr Peter Duffy had been found guilty of breaching National Code of Conduct for Councillors. Cllr P. Duffy had been suspended from office for period of four months from 24th August 2019.

Denbighshire County Council will be issuing a formal public notice in due course.

Mayor_____

COMMUNITY DEVELOPMENT AND REGENERATION COMMITTEE

Minutes of Community Development and Regeneration Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn Wednesday 4th September 2019 at 6.30pm – 8.10pm.

PRESENT

Councillors: A Sampson (Chair) G. Frobisher, M. German, S. Frobisher, P. Penlington, R. Flynn, G. Davies, L. Muraca, A. Tomlin, B. Murray, K Jones, T Jones.

IN ATTENDANCE

Mr N Acott – Town Clerk/Financial Officer, Mrs C. Evans – Deputy Town Clerk, Mr T. Brown – Internal Auditor, Mrs L. Hewitt – Committee Support Assistant, Tara Dumas – DCC Waste Recycling Manager

APOLOGIES

Councillors: M. Poller, J. Thompson-Hill, G. Sandilands

64 DECLARATIONS OF INTEREST

Councillors were reminded of the need to declare personal and/or prejudicial interests in tonight's proceedings.

65 WASTE RECYCLING PM48

Deputy Town Clerk welcomed Ms Tara Dumas, Denbighshire County Council's (DCC) Waste Recycling Manager to the meeting and invited her to address Committee.

Ms Dumas has been employed by DCC for 12 months but she has 20 years experience of waste management with other local authorities. Climate Change is a big driver for change and DCC will be introducing a new regime of waste management in approx 2 years time. The model will be circular which will drive the current markets in the UK to deal with waste which in turn will be more sustainable and create jobs.

Following are the main bullet points of the new model to be rolled out

- Recycling targets set by WG for 2019/20 is 64%. DCC has been achieving this for the past 4 years
- In 2024/25 this target will increase to 70%
- Welsh Government have provided funding to DCC of £7.9m which will be used to obtain the infrastructure required to support the new collection scheme. An additional £1.2m has been applied for
- Currently all waste which is not recycled is sent to a new energy recovery plant in Deeside which is incinerated and the energy produced is fed to the National Grid.
- A visitor centre is set to open in 2020. None of Denbighshire's waste now goes to landfill

- Food waste is turned into bio-fertiliser at a plant in St Asaph
- Proposals are being considered to produce heat from bio methane at this plant
- In 2017/18 28,000 tons of waste was recycled through DCC and a website (www.myrecyclingwales.org.uk) provides information of each County's destination of waste produced
- The new household waste collection regime will look at ways to firstly educate then penalise those who consistently fail to deal with their waste responsibly
- TD brought a prototype to demonstrate how the new regime would work, however at this time this is not the final design

Tara Dumas then took questions:-

Cllr PP – Where is the methane currently produced going

TD – To generate power via bio methane at Deeside

Cllr GD – It may be possible to achieve 70% recycling targets under the current system. Conwy and Llandudno struggle with their current system with waste littering the streets

Cllr MG – Businesses should also be encouraged to recycle better, however that is outside DCC's remit

TD – Public engagement will be key and there will be areas in the County which are and will continue to be problematic. DCC may have to collect from these areas more frequently. Flats with communal bins are a big problem and I am keen to develop a better communal system

Cllr MG – Your expertise is required when faced with the current climate change issues

TD – I am very keen on education in schools

Cllr RF – Has the current workforce been consulted on the new model and are they happy with it

TD – Time and motion study has been undertaken with other authorities and the current workforce have been engaged at every point in this journey. We have suggestion boxes and the team have all seen the new vehicles which will be needed and they have visited other areas such as Las (Anglesey).

There will be no redundancies made through the adoption of this scheme, in fact there will be job creation (18 jobs) as we are moving away from employing agency staff to have a core team of workers. We can provide Councillors with training to become their champion. We are investigating the possibility of microchipping sacks in order to identify residents who consistently do not comply

Cllr LM – I hope the containers will be substantial to avoid them blowing away on windy days

Deputy TC – Is there a possibility of on street recycling bins being installed

TD – Whilst deposit return schemes are being considered this will not be happening at the moment. The Whales Tails scheme needs to be promoted as a structure to help the planet and not as a receptacle for waste. I would like to see educational information on them

RESOLVED That Tara Dumas be thanked for her attendance and excellent presentation

(Cllr T Flynn left the meeting at 7.30pm)

66 CLIMATE CHANGE ACTION PLAN PM 48

Deputy Town Clerk presented the Climate Change Action Plan (copy circulated with agenda) which sets out a number of objectives to help achieve a reduction in greenhouse gases. Cllr GF proposed adoption of the Action Plan seconded by Cllr TJ.

RESOLVED That the Climate Action Plan is adopted by Prestatyn Town Council and updates on progress are submitted to future CDRC meetings. A notice in the press is to be implemented to highlight the decision.

(Cllrs P Penlington/S Frobisher/ A Frobisher requested electronic copies of agenda and minutes as a first step. All Councillors who wished to have electronic copies only to advise the Town Clerk/Financial Officer)

67 FINANCIAL ASSISTANCE APPLICATIONS

Details of financial assistance applications had been circulated with agenda:-

RESOLVED That following grants be awarded subject to provision of receipts:

Festival of Trees £325

Prestatyn Carnival £1,650

(Cllrs G Frobisher and A Sampson declared a personal and prejudicial interest in the Prestatyn Carnival and left the Chamber)

Financial/ Legal Implications: 2019/20 Costs within budget provision for Existing Organisations and Prestatyn Carnival. Local Government Act 1972 Section 144/5
(Cllr A Frobisher left meeting at 8.00pm)

68 FINANCIAL ESTIMATES 2020/21

Deputy Town Clerk (DTC) advised Committee that in order to prepare budgets for 2020/21 any projects identified as requiring expenditure or change of service provision will need consideration by Committee in preparation of financial estimates. DTC requested that any ideas Councillors wanted to put forward for consideration were sent to her by 30th September 2019

One such proposal was to purchase a BT telephone box to be planted as a floral display received consideration (example circulated) at an estimated cost of £2,500 plus installation and would also require a licence to install from DCC.

Cllr BM – I would like the “Welcome to Prestatyn” sign on the approach from the coast road re-instated

Cllr RF – tree planting and tree preservation orders.

Cllr PP – If there was a secondary use of former telephone box, as a defibrillator for example I would be more inclined to support the proposal. Committee proceeded to vote on the proposal:-

RESOLVED

- 1) That Committee accept proposal of former BT Telephone Box for floral display and/or other suitable use recognising that it should form a High Street attraction. Financial provision to be included in budget proposals 2020/21.
- 2) That all Councillors be invited to send ideas for consideration during preparation of financial estimates 2020/21 by 30th September 2019.

Chairman_____

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn on Wednesday 4th September 2019 at 8.10pm – 9.10pm

PRESENT

Councillors - G. Frobisher (Chairman), M. German, S. Frobisher, P. Penlington, R. Flynn, G. Davies, L. Muraca, A. Tomlin, B. Murray, A. Sampson, K Jones, T Jones.

IN ATTENDANCE

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

APOLOGIES

Councillors: A. Frobisher, M. Poller, J. Thompson-Hill, G. Sandilands, T. Flynn.

69 DECLARATIONS OF INTEREST

Councillors were reminded of the need to declare any personal and/or prejudicial interests in tonight's proceedings.

Cllr T Jones and K Jones had previously declared personal and prejudicial interests in Denbighshire Local Development Plan - site CS-43E-095 Land off Meliden Road.

70 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning application consultations to 4th September 2019 and submitted following observations:-

APPPLICATION

43/2019/0645 (North)
Demolition of existing conservatory and
erection of replacement extension
176 Grosvenor Road, Prestatyn

43/2019/0644 (Central)
Erection of extension, alterations and
construction of new roof to provide
additional accommodation within the roof
structure and associated works
(Resubmission)
73 Fforddisa, Prestatyn

COMMENT

No Objection

No Objection
Roofline to be compatible height
with surrounding residential
property.

43/2019/0656 (Meliden)
Erection of rear wrap around extension
(Resubmission)
7 Llwyn Mesen, Meliden, Prestatyn

No Objection

43/2019/0652 (East)
Erection of single garage and construction
of new driveway with drop kerb
24 Linden Walk, Prestatyn

No Objection
Residents comments on
Denbighshire County Council
(DCC) Planning Portal. DCC has
confirmed comments received via
planning portal are collated by
officers and are part of DCC
planning process.

43/2019/0664 (East)
Demolition of existing rear extension and
garage and erection of new rear extension
and front roof dormer to existing dwelling
10 Marine Road East, Prestatyn

No Objection

43/2019/0697 (East)
Erection of extension and alterations to
dwelling
27 Plas Avenue, Prestatyn

Objection
Loss of neighbour's privacy.
Overintensification of building on
site. Potential building nuisance to
neighbours. Overlooking of other
properties and excessive use of
glazing. Proposed build out of
character with neighbourhood.
Change to living accommodation
with bedrooms on ground floor will
exacerbate overlooking of
neighbour's property.

43/2018/1187 (North West)
Erection of 1 commercial/retail unit (ground
floor) and 2 self contained flats (first floor)
and associated works.
Ffrith Corner, Victoria Road West, Prestatyn

Objection
Overintensification of buildings and
usage of site. Lack of car parking
for residents, customers and
deliveries. Poor highway
access/egress and busy road
junction. Local infrastructure poor
and insufficient for increase.
Proposed build is beyond existing
building line. Poor aesthetic and
materials detract from streetscene.
Some existing retail units on site
have remained empty for some time
so business case needed to justify
need for additional units.

(Cllr R Flynn left meeting 8.25pm)

BT/2019/0708
BT Kiosk Consultation
Removal of Telephone boxes at various sites around Denbighshire – x4 in Prestatyn
Removal of x2 at Ffordd Penrhwyfya, Marine Road x1 and Victoria Road x1

Information received.
Ward Councillors to comment directly

43/2019/0632 (South West)
Erection of extension to dwelling
45 Alexandra Drive, Prestatyn

No Objection

43/2019/0717
Crown reduction of beech tree within Prestatyn Conservation Area
Prestatyn Railway Station, High Street, Prestatyn

No Objection
It was reported that DCC no longer undertake routine maintenance of trees.

43/2019/0730 (Meliden)
Erection of 41 affordable dwellings and associated works
Former Plas Deva Caravan Park, Ffordd Talargoch, Meliden, Prestatyn

Defer until next meeting due to large application and paperwork.
Committee informed that plans were available on DCC Planning portal, Prestatyn Library, and also Town Council Offices.

43/2019/0578 (Central)
Change of use of dwelling to a guest house
3 Meliden Road

No Objection
Welcome additional guest house in town.
(Cllr M. German declared personal interest in 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.

71 FORMER TA CENTRE, MARINE ROAD, PRESTATYN

Town Clerk/Financial Officer reported that he had been approached by local resident and several Councillors enquiring about this historic town building and extent of conservation area status. He had therefore contacted Denbighshire County Council, Planning Authority and obtained details of existing Denbighshire Conservation Area's in town (copy circulated with agenda).

The former Prestatyn TA Centre did not form part of any designated conservation status area and building was not listed on CADW heritage buildings register. Subsequently the old building did not have any form of legally protected status other than general planning rules.

Following discussion Committee felt that parts of the historic town building merited some form of protection from potentially adverse future development/demolition e.g. corner spire.

RESOLVED That Denbighshire County Council Planning Authority be requested to consider inclusion of former TA Centre, Marine Road, Prestatyn into conservation area status.

(Cllrs K. Jones, T. Jones, P. Penlington left meeting 8.40pm)

72 STANDING ORDER

Committee was reminded that in view of length of item it was likely that Standing Orders would need to be waived if meeting extended beyond 9pm

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

73 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN (LDP) 2018/2033.. CONSULTATION ON DRAFT PREFERRED STRATEGY

Details of proposed candidate sites register had been circulated with agenda. Committee was informed that anyone could put forward sites for consideration irrespective of land ownership at this stage of public consultation process.

A total of twenty-four town sites were subject of present public consultation from Denbighshire County Council (DCC). The Town Clerk/Financial Officer advised that Local Development Team would likely be visiting Town and Community Councils later in this process. Cllr A. Tomlin and Cllr G. Sandilands had both provided written comments about proposed sites and details circulated at meeting.

Committee then reviewed LDP Candidate Sites Register and offered following observations:-

PRESTATYN AND MELIDEN

General concerns over pressure on public services and highways, and excessive development in recent decades.

CS-43E-074 Land at Gronant Road (Site A) – field next to Mid Nant Farm, Upper Gronant Road

2.3ha (max 69 properties)

OBJECT – Rejected in last LDP; Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; main gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-075 Land at Gronant Road (Site B) – field immediately to east of Site A

2.8ha (max 84 properties)

OBJECT – Rejected in last LDP; Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important

views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-076 Land at Gronant Road (Sites A and B combined)

5.2ha (max 156 properties)

OBJECT – Rejected in last LDP; Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-086 Land at Plas Newydd Farm – Option 1 – land between Alexandra Drive and farm

3.4ha (max 102 properties)

OBJECT - Agricultural land forms green barrier; flood risk at northern boundary. Loss of wetland will increase flood risk. Poor access and traffic issues.

CS-43E-087 Land at Plas Newydd Farm – Option 2 – as per Option 1 but with additional field to West

10.2 ha (max 306 properties)

OBJECT – Agricultural land forms green barrier; Part of westerly field within flood risk zone. Loss of wetland will increase flood risk. Poor access and traffic issues.

CS-43E-088 Land at Plas Newydd Farm – Option 3 – as per Option 2 but with further field to North

18.36ha (max 551 properties)

OBJECT - Agricultural land forms green barrier; Land within a flood risk zone. Loss of wetland will increase flood risk. Poor access and traffic issues.

CS-43E-089 Land at Plas Newydd Farm – Option 4 – as per Option 3 but with further land to North

28.24ha (max 847 properties)

OBJECT – Agricultural land forms green barrier; Land within flood risk zone; Loss of wetland increases flood risk. Poor access and traffic issues.

(Cllr B. Murray left meeting after this item)

CS-43E-146 Parcel of land lying north of A548, Prestatyn Road

9.78ha (max 293 properties)

OBJECT – Site of Scheduled Ancient Monument (Prestatyn Castle); Agricultural land. Most falls within flood risk zone; Designated green barrier land; western half falls within Conservation Area; Drainage channels on site; includes wooded area; formerly Local Landscape Area in UDP

CS-43E-147 Parcel of land lying between Nant Hall Road and Bodnant Avenue/Ffordd Parc Bodnant

2.57ha (max 77 properties)

OBJECT – Important gateway site to town; within Conservation Area; Adjacent to busy school and associated traffic; Many large trees with Preservation Orders on southern boundary; Public Right of Way crosses site; was designated "Local Landscape Area" in UDP

CAS-43-E148 Nant Mill Touring Park

3,23ha (max 97 properties)

OBJECT- Popular tourist resource important to town's economy; Features duck pond (wildlife) and former mill with historical context; most falls within Conservation Area

CS-43E-174 Land at Barkby Avenue – on corner with Marine Road East

0.74ha (max 22 properties)

OBJECT – Within flood zone; designated green barrier; wildlife area; formerly Local Landscape Area in UDP. Potentially of historical and archaeological importance due to maritime coastal history.

CS -43E-175 Land to rear of Central Avenue

0.71ha (max 21 properties)

OBJECT – currently designated Recreation and Open Space; Important open walkway site traverses land; part of Y Morfa open space site.

CS-43E-176 Land at Marine Road – former Bodnant Infants Playing Field

0.66ha for EMPLOYMENT PURPOSES

OBJECT – currently designated Recreation and Open Space; Prestatyn is short of open play space; ongoing discussions about community allotments on part of site. Flood risk.

CS-43E 193 Site at Midnant Farm (Parcel A) – homestead and farmyard

1.7ha (Max 51 properties)

OBJECT – Allocated in existing adopted LDP following "Additional Sites" process instigated by Inspector. Would necessitate rebuilding of farmhouse and yard and slurry pit further east, within green barrier; Adjacent to SSSI and SAC (Special Area of Conservation); Rhodfa Celyn access would be inappropriate.

CS-43E -194 Site at Midnant Farm (Parcel B)

OBJECT – Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); Could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-195 Site at Midnant Farm (Parcel C)

OBJECT – Designated green barrier land; Adjacent to SSSI and SAC (Special Area of Conservation); Could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-196 Site at Midnant Farm (Parcels A,B and C)

OBJECT – Allocated in existing adopted LDP following “Additional Sites” process instigated by Inspector. Would necessitate rebuilding of farmhouse and yard and slurry pit further east, within green barrier; Adjacent to SSSI and SAC (Special Area of Conservation); Rhodfa Celyn access would be inappropriate.

Designated green barrier land; could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

MELIDEN**CS 43E-052 Ffordd Penrhwyfya – between Ffordd Ffynnon (Prestatyn) and Roundwood Avenue (Meliden)**

8.6ha (max 258 properties)

OBJECT – Green barrier land; agricultural land. Site needs to remain undeveloped to protect both culture and integrity of Meliden Village.

CS-43E-090 Land off Ffordd Tanrallt – Option 1

3.3ha (max 99 properties)

OBJECT – Land forms green barrier; agricultural land; mineral safeguarded area; borders SSSI and AONB and separates built up area of Meliden from this protected area; poor highway access; wildlife on site

CS-43E-091 Land off Ffordd Tanrallt – Option 2

6.6ha (max 198 properties)

OBJECT – Land forms green barrier; agricultural land; mineral safeguarded area; borders SSSI and AONB and Prestatyn-Dyserth Way and separates built up area of Meliden from these protected sites; poor highway access; wildlife on site

CS-43E-095 Land off Meliden Road

1.6ha (max 48 properties)

OBJECT – Site within Meliden Ward but would also form extension of the Prestatyn development boundary; green barrier land between Prestatyn and Meliden; concerns over safe access onto Meliden Road; agricultural land; some flood risk at northern edge; gateway site to town and village; high density estate would not be in keeping with vicinity.

CE-43E 120 Meliden Glebe

0.62ha (max 19 properties)

OBJECT – Flood risk; poor access; agricultural land

(Cllr M. German left meeting after item CS-43E-120)

CS-43E 126 Land at rear of Maes Meurig

0.86ha (max 25 properties)

OBJECT – “Additional Site” in existing LDP; flood risk at northern edge; poor access; adjacent wildlife site

CS-43E-029 Mindale Farm, Ffordd Hendre

8.5ha (max 252 properties)

OBJECT – “Additional Site” in existing LDP; poor access to A547; adjacent wildlife site; extensive community objections and large site needs to remain undeveloped to protect both culture and integrity of Meliden Village.

Chairman _____

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn on Wednesday 25th September 2019 at 6.15pm – 6.55pm

PRESENT

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

IN ATTENDANCE

Mr N Acott – Town Clerk/Financial Officer, Mrs C. Evans – Deputy Town Clerk, Mr T. Brown – Internal Auditor.

APOLOGIES

Councillors: A. Frobisher, M. Poller, T. Flynn, S. Frobisher, L. Muraca.
Mrs L. Hewitt – Committee Support Assistant.

74 DECLARATIONS OF INTEREST

Councillors were reminded of the need to declare any personal and/or prejudicial interests in tonight's proceedings.

75 MINUTES

RESOLVED That Minutes of Town Planning Committee held on 4th September 2019 be accepted as a correct record.

76 PLANNING APPLICATIONS 43/2019/0750 and 43/2019/0751 LAND AT MINDALE FARM AND NEW ACCESS ROAD PM 180

Cllr G. Frobisher, Chair and Cllr A. Tomlin reported that Denbighshire County Council (DCC) Planning Committee recently refused the above planning application and news had been welcomed by many local residents. However, Denbighshire County had now referred this item back to its own planning committee in accordance with their Scheme of Delegation to protect Denbighshire County Council interests in respect of planning decisions.

In further correspondence with Development Manager, Planning and Public Protection Services, DCC the relevant parts of the Scheme of Delegation had been provided and summarised as follows:-

2.1.9 application determined contrary to officer recommendations

- a) Significant departure from Local Development Plan
- b) Significant risk of costs being awarded against Council at any subsequent planning appeal, legal challenge, Welsh Government call in, or Ombudsman investigation.

Accordingly the decisions made by Denbighshire County Planning Committee on the Mindale Schemes had triggered 2.1.9(b) and a report will be considered at DCC Planning Committee in October 2019.

Committee referred to two previous planning applications and also planning appeals against refusal relating to this site that had been dismissed by DCC and Welsh Office Planning Appeals Inspectorate. Members expressed concern that funding and costs relating to planning decisions were not classed as 'material planning considerations' and therefore these considerations should form part of the planning process.

RESOLVED

- 1) That a letter be sent to Denbighshire County Council advising that Committee reaffirms its previous objections dated 8th May 2019 to 43/2019/0750, Land at Mindale Farm, Meliden and 43/2019/0751, Land South West of Ffordd Ty Newydd, Meliden for new road.
- 2) That Committee reaffirms objections dated 4th September 2019 in relation to CS-43-E 029 Mindale Farm additional site that is shown in Local Development Candidate Sites Register 2018-2033.
- 3) That open space agricultural land should be protected in face of current uncertain UK economic and global climate change environment.
- 4) That proposed developments on this size and scale will destroy the character of Meliden Village and its historical culture.

77 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning application consultations to 25th September 2019 and submitted following observations:-

APPLICATION

COMMENT

Deferred last meeting

43/2019/0730 (Meliden)
Erection of 41 affordable dwellings and associated works
Former Plas Deva Caravan Park, Ffordd Talargoch, Meliden, Prestatyn

No Objection subject to planning conditions:-
Traffic impact on A547 is a concern as road already considered to be at capacity. Historic boundary wall should be preserved, surveyed and any defects remedied.
Mature trees on site should be protected. Affordable housing should be given priority to local people.

43/2019/0758 (East)
Alterations to existing access to allow for additional off road parking spaces
1 Mount Ida Road, Prestatyn

No Objection

43/2019/0759 (East) Erection of 1 dwelling including construction of a new vehicular access (resubmission) 14 Marine Road east, Prestatyn	No Objection
43/2019/0694 (Meliden) Erection of new first floor extension above existing bungalow Newlands, Ffordd Pennant, Meliden, Prestatyn	No Objection
43/2019/0753 (East) Construction of replacement swimming pool building with ancillary first floor games room 6 The Circle, Prestatyn	No Objection
43/2019/0692 (South West) Erection of 114 no. dwellings, together with associated roads, open space and related works Land adjacent to Alexandra Drive, Prestatyn	OBJECTION

Site is not in present Local Development plan. Loss of good quality agricultural open space land that also forms a green barrier. Flood risk site - the land forms soakaway which helps protect properties lower downhill towards coast. Over intensification of area with insufficient public service infrastructure e.g. lack of general practitioners, health services, drainage, highways and local schools.

Proposed narrow road access is totally inadequate for scale of development. Adjoining main roads unable to cope at present due to high volume of traffic. The proposed road junction is very close to well used children's play area and this poses a significant risk to young children.

Reference is made to affordable housing but this aspect is unclear and demand should be further researched with private sector housing, and rental accommodation being included.

Insufficient public consultation with neighbours.

Public footpaths in vicinity need protection.

Developer would seem to be pre-empting the new Local Development Plan currently being prepared by Denbighshire County Council.

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.

**78 FLINTSHIRE COUNTY COUNCIL – DEPOSIT LOCAL DEVELOPMENT PLAN
CONSULTATION 2015-2030**

A letter had been received from Flintshire County Council advising that the above plan was currently subject of public consultation- details at www.flintshire.gov.uk/ldp

RESOLVED That Public Notice be received.

Chairman_____

FINANCE AND MANAGEMENT COMMITTEE

Minutes of Finance and Management Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn on Wednesday 25th September 2019 at 6.55pm – 8.40pm.

PRESENT

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

IN ATTENDANCE

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

APOLOGIES

Councillors: A. Frobisher, T. Flynn, K. Jones, M. Poller, S. Frobisher, T. Flynn, L. Muraca.
Mrs L. Hewitt – Committee Support Assistant

79 DECLARATION OF INTERESTS

Councillors were reminded of need to declare personal and/or prejudicial interests in tonight's proceedings.

80 PAID ACCOUNTS

Details of paid accounts and quarterly statements had been circulated to Councillors with agenda papers and no items or queries had been raised with Town Clerk/Financial Officer, Chairman or Internal Auditor prior to tonight's meeting. Both Town Clerk/Financial Officer and Internal Auditor also arrive early to all Finance and Management Committees to assist with any questions regarding accounts.

Cllr J. Thompson-Hill explained that Schedule of Payments were prepared retrospectively and payments subject of budget setting process and Committee approval of new items. In response to Member's question it was explained that Council's Standing Orders and Financial Regulations also governed arrangement for payments, quotations and tender procedures.

May 2019

Councillors raised questions on a number of payments:-

BACS 280 King's Hall – query about use of King's Hall for meetings when other community centres may be available. Town Clerk/Financial Officer explained Committee had agreed to meet at Kings Hall for temporary period whilst new meeting room was being built at Council offices. Cllr J. Thompson-Hill also advised several options had previously been considered by Committee for temporary accommodation including use of community centres, however most were fully booked and less convenient for all parties.

BACS 306 Survey – query about cost of double replacement doors fitted at Jubilee Community Centre plus apex following survey and building control regulations. Management Association had kindly donated funds towards recent refurbishment works.

Barclays Bank Commission Charges – query about bank charges that had appeared following recent introduction of BACS payment system. Discussions ongoing with bank about charges and report to be prepared about future banking arrangements.

BACS 276 Ty Pendre – query about DCC rates and other bills that were paid by Town Council. Phase Radio were current temporary occupiers and paid a rental fee that covers costs as agreed by Committee. Review of all Community Centres underway and report to be considered later in tonight's meeting.

June 2019

BACS 332 My Tidy Garden – query about monthly charge and why it changes. Monthly payment is made but cost can vary according to works undertaken in that period e.g planting out beds, watering regime.

BACS 394 Routemaster Bus – query about how many people use this bus and Council spend on events. The Big Red Bus is part of towns attractions as agreed by Committee. The planning of future town event activities is part of both budget preparation work, and also service planning undertaken by Community Development and Regeneration Committee (CDRC). Details of all PTC events and participation is regularly reported back to CDRC.

BACS 350 Pottles Premier Plants – query why/how floral beds provided. Deputy Town Clerk reported that following recent changes in service provision as approved by CDRC, a number of contractors were now engaged in this area of work e.g. supply of plants only (Pottles), planting out, maintenance and watering (My Tidy Garden); planting troughs and hanging baskets (Plantscape), Ty Pendre Gardens/Broadway maintenance and grass cutting (Greengrass). A progress report on the new arrangements will be reported to next CDRC meeting.

RESOLVED That Schedule of Payments for May, June, July and Quarterly Budget Statement be approved.

81 NOTICE OF CONCLUSION OF AUDIT 2018/19

Cllr J. Thompson-Hill, Chairman reported that Notice of Conclusion had been received and there were no issues or concerns raised by Welsh Government appointed BDO External Auditors.

RESOLVED That Committee record its thanks to Town Clerk/Financial Officer, all Staff and Mr T. Brown, Internal Auditor for their excellent work.

82 FINANCIAL ACCOUNTABILITY

The Town Clerk/Financial Officer reported that new Governance and Accountability for Local Councils in Wales – A Practitioner's Guide had been jointly published by Society of Local Council Clerks and One Voice Wales 2019. In addition new Model Financial Regulations for Wales 2019 had also been published. Both papers are currently being reviewed and will lead to changes in Council's Financial Regulations and practices.

Notice had also been received from Welsh Assembly Government that Wales Audit Office (WAO) will be taking the External Audit Services back "in house" from 2019/20.

83 FINANCIAL ESTIMATES 2019/20

Committee was invited to identify any significant items of expenditure or change of service provision that will need consideration during preparations of financial estimates. A suggestion for CCTV/webcam for broadcasting of council meetings was raised, but Committee felt this would not be cost effective and perhaps better use could be made of social media immediately following Council meetings.

84 EXCLUSION OF PUBLIC AND PRESS

RESOLVED That Public and Press be excluded in accordance with Local Government Act 1972 Schedule 12A Parts 1,9,12 during the following items: Community Centres; Staff Report.

85 COMMUNITY CENTRES

Cllr G. Davies, Vice Chairman introduced item and invited Deputy Town Clerk to present her report (copy circulated with agenda). Historically Council had provided long term lease and subsidised rental fees at Jubilee Community centre, Ty Caradoc Community Centre and Meliden Community Centre. In return voluntary Management Associations have been responsible for day to day management of centres and payment of service costs.

The service had worked well for many years, but unfortunately age of buildings had resulted in a significant refurbishment programme raising the issue of landlord/tenant responsibilities. All three centres were currently in good order, but it was felt appropriate time to review existing arrangements.

Committee discussed its approach e.g. continue present arrangements, adopt cost neutral approach, seek commercial return. Following discussion it was considered that community centres provided a valuable community service; landlord and tenant responsibilities need review and updating; any changes in service/rental needs agreement and goodwill of both parties; that present rental agreement continue pending outcome of review.

In respect of Ty Pendre Community Centre this building was owned by Denbighshire County Council and leased to Town Council. The lease is due for renewal soon and both Prestatyn Town Council and Denbighshire County Council will need to determine their future plans for this small community building.

RESOLVED

- 1) That respective Community Centre Management Associations be invited to send representatives to a service users management forum to discuss future landlord/tenant proposals. Town Clerk/Deputy Town Clerk to lead review and report back to Committee.
- 2) That Deputy Town Clerk be thanked for her comprehensive report.

(Cllr J. Thompson-Hill and Cllr Sampson declared personal and prejudicial interest as officers of Ty Caradoc Community Centre and retired from Committee during this item. Cllr G. Davies, Vice Chairman for this item)

86 STAFF REPORT

Cllr T. Jones, Chair of Staffing Sub Committee submitted her report on evening (copy circulated). Committee asked that future written reports be circulated with agenda if possible. It was explained that monthly staff meetings are being held with Chair/Vice Chair of Sub Committee attending on quarterly basis.

Unfortunately several staff members had experienced illness this year and additional resources had been necessary at times, but all staff had coped admirably in difficult and unforeseen circumstances.

A new I.T. and telephone system had also been installed and several new service contractors had commenced 1st April 2019. Work on the new community room extension at Council offices had also started earlier this month.

Town events continue to form part of town's services/community/business activity and future plans include Urdd Proclamation Ceremony, Halloween and Traditional Christmas events.

Staff 1:1s and appraisals have all been undertaken and are being regularly reviewed. Training plans include Kate Thew Certificate in Local Council Administration (CiLCA); Nigel Acott – Society of Local Council Clerks Conference (cpd requirements); Sue Edwards – refresher course on Dementia Friends; Debbie Hughes – British Lung Foundation Study Day. All training costs are contained within Council's training budget.

RESOLVED That all Staff be thanked for their sterling efforts and commitment during a difficult transition period.

Chairman_____