



CYNGOR TREF PRESTATYN
PRESTATYN TOWN COUNCIL



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

10th March 2022

10fed Mawrth 2022

Dear Councillor

Annwyl Gynghorydd

You are invited to attend a meeting of **TOWN PLANNING COMMITTEE** on **Wednesday 16th March 2022** upon rise of Community Development and Regeneration Committee.

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** ar **Ddydd Mercher 16eg Mawrth 2022** pan ddaw cyfarfod Pwyllgor Datblygu ac Adfywio Cymuned i ben.

Yours sincerely

Yn gywir iawn

Deputy Town Clerk

Dirprwy Glerc y Dref

PLEASE NOTE DUE TO THE CURRENT RESTRICTIONS ON TRAVEL AND THE REQUIREMENT FOR SOCIAL DISTANCING THIS MEETING WILL NOT BE HELD IN ITS USUAL LOCATION. THIS WILL BE A REMOTE MEETING BY VIDEO CONFERENCE AND NOT OPEN TO THE PUBLIC.

SYLWCH, YN SGIL Y CYFYNGIADAU AR DEITHIO A'R ANGEN I GADW PELLTER CYMDEITHASOL, NI GYNHELIR Y CYFARFOD HWN YN EI LEOLIAD ARFEROL, BYDD YN GYFARFOD O BELL DRWY FIDEO- GYNADLEDDA AC NI FYDD AR AGOR I'R CYHOEDD

1 APOLOGIES

1 YMDDIHEURIADAU

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

2 DATGANIADAU O DDIDDORDEB
Derbyn hysbysiad am ddiddordebau personol a/neu ragfarnus y Cynghorwyr yn nhrafodion y cyfarfod heno fel sy'n ofynnol dan ddeddfwriaeth y Cod Ymddygiad

3 MINUTES 23.02.2022
Copy attached

3 COFNODION 23.02.22
Mae copi wedi'i atodi

4 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS
Copy attached
See Denbighshire County Council's Planning Portal

4 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
Mae copi wedi'i atodi
Gwelwch Borth Cynllunio Cyngor Sir Ddinbych

5 Lon Pen y Graig Proposed Street Name
Case Reference: SNN-2021000000767

5 Cynnig am Enw Stryd Lon Pen y Graig
Cyfeirnod yr Achos: SNN-2021000000767

To: All Town Councillors

I: Holl Gynghorwyr y Dref

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee (remote meeting) held on Wednesday 23rd February 2022 at 8.00pm-8.34pm

PRESENT

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

IN ATTENDANCE

Mrs L. Fearn – Deputy Town Clerk / Responsible Financial Officer, Mrs L Hewitt – Committee Support Assistant, Mr S. Fenner - resident

APOLOGIES

Councillors: - G. Percival, A. Frobisher, R. Flynn, G. Davies, P. Penlington, M. German.

DECLARATIONS OF INTEREST

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

MINUTES

RESOLVED That Minutes from meeting held 2nd February 2022 be accepted.

DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning application consultations to 23rd February 2022 and submitted following observations:-

APPLICATION

43/2018/0751 (Meliden)
Demolition of existing dwelling and outbuildings, erection of 133 dwellings, construction of internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard/soft landscaping and ancillary works, in association with application 43/2018/0751 for new link road to Ffordd Talargoch (A547)
SEE ATTACHMENT

Condition No.3 of planning permission
43/2021/0736/PF

COMMENT

Notice received of a Public Meeting hearing on 01.03.22
Cllr G. Frobisher reported that Meliden Community Centre will be Zoom linked to the meeting
Cllr A. Tomlin disappointed that residents aren't able to attend in person and only virtually as this precludes them from participating.

There is a need to respect neighbours privacy.

Notwithstanding the approved plans, the north and southern ends of the balcony shall have a 1.8m minimum height screen in lieu of the 1.2m screens shown. The screen shall be obscure glazing panels, a wall, fence or an alternative material to be submitted to and approved in writing by the Local Planning Authority prior to its installation
26 Orme View Drive, Prestatyn
SEE ATTACHMENT

43/2022/0073

Alterations to garage / store room and erection of two storey extension to rear of dwelling and alterations to existing vehicular access
34 Calthorpe Drive, Prestatyn

No Objection.

Request that the development adheres to Highways and licenced contractor is engaged.

43/2022/0111 (East)

Erection of single storey flat roof extension to rear, erection of roof dormer extension to front and associated works
37 Aberconwy Road, Prestatyn

No Objection

43/2021/1242 (East)

Erection of a raised platform to serve stairwell/access from bifold doors to rear of dwelling
40 Marine Road, Prestatyn

No Objection

43/2022/0124 (South West)

Demolition of conservatory and erection of single storey extension
151 Llandaff Drive, Prestatyn

No Objection

43/2022/0051 (South West)

Details of Construction Method Statement and Highway Works submitted in accordance with condition 4 and 5 of Planning Permission
43/2020/0521/PF
Land adjacent to Alexandra Drive, Prestatyn

Previously discussed

Negotiations needed over tenure
(See below)

Chair, Cllr L. Muraca had received a letter from MP James Davies. Mrs L. Fearn read it out. Correspondence is seeking PTC would consider offering 'in principle' a letter of support for a variation of tenure.

Cllr T. Flynn Thanked the MP for his continued work on this application.

Cllr J. Thompson-Hill Moved Motion to be put to the vote to provide a response to the letter to 'in 'principle' support a variation of tenure.

Cllr G. Sandilands proposed to defer, seconded by Cllr B. Murray.

Cllr S. Frobisher noted that the amended application would need to be resubmitted for planning. Therefore would be brought back to PTC planning committee at a later date.

A vote was taken with outcome of proposal from Cllr J. Thompson-Hill being favoured.

(9 FOR 2 AGAINST 1 ABSTAIN)

43/2022/0126 (Central)

Details of the mechanism for the provision of open space via a commuted sum submitted in accordance with Condition 19 of planning permission Code No. 43/2018/0900
1 The Dell, Prestatyn

Observation

Commuted Sum acknowledged
Will it be possible to reapply for play areas that need attention?

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.

Chairman _____

Denbighshire County Council

Town Planning Applications

16th March 2022

APPLICATION	COMMENT
43/2022/0043 Erection of extension to rear together with a raised decking area (retrospective application) 60 Pendre Avenue, Prestatyn	
43/2022/0143 Erection of front entrance porch 14 Warren Drive, Prestatyn	
43/2022/0139 Change of use of vacant bank and offices to flexible A1, A2, or A3 use (comprising 1 or 2 units) and 4 apartments (use class C3) 155-157 High Street, Prestatyn	
45/2021/1248 Development of 5 Ha of land to form Coastal Defence Scheme comprising of the formation of flood embankments, ramps, outfall structures and rock armour including landscaping, habitat enhancements, works to existing culverts and associated works (Central Prestatyn Coastal Defence Scheme) The Coastal Frontage at Rhyl Golf Club, Rhyl Coast Road, Rhyl	
43/2022/0187 Erection of a single storey extension to rear of dwelling 64 Ffordd Pennant, Meliden, Prestatyn	
43/2022/0150 Erection of extensions and alterations to dwelling 89 Fforddisa, Prestatyn	
CAIS / APPLICATION: 43/2022/0194 CYNNIG / PROPOSAL: Isrannu siop bwci i ffurfio uned fanwerthu a gwaith cysylltiedig / Sub-division of bookmakers to form a retail unit and associated works LLEOLIAD /	

LOCATION: Corbett Bookmakers 20-22 High Street, , Prestatyn	
CAIS / APPLICATION: 43/2022/0201 CYNNIG / PROPOSAL: Adeiladu balconi ar y llawr cyntaf y tu ôl i'r annedd / Construction of balcony at first floor to rear of dwelling LLEOLIAD / LOCATION: Cornerfield Hillside, , Prestatyn	
CAIS / APPLICATION: 43/2022/0216 CYNNIG / PROPOSAL: Gwaith i 2 goeden Sycamorwydden sy'n destun Gorchymyn Cadw Coed Rhif 2/24/1985 o Hen Gyngor Bwrdeistref Rhuddlan / Works to 2 Sycamore trees subject to Tree Preservation Order No. 2/24/1985 of the Former Rhuddlan Borough Council LLEOLIAD / LOCATION: The Croft Oak Hill Lane, , Prestatyn	

Denbighshire County Council
Supplementary Planning Applications

16th March 2022

APPLICATION

COMMENT

Additional 14/3/22

CAIS / APPLICATION: 43/2022/0216
CYNNIG / PROPOSAL: Gwaith i 2 goeden
Sycamorwydden sy'n destun Gorchymyn
Cadw Coed Rhif 2/24/1985 o Hen Gyngor
Bwrdeistref Rhuddlan / Works to 2
Sycamore trees subject to Tree
Preservation Order No. 2/24/1985 of the
Former Rhuddlan Borough Council
LLEOLIAD / LOCATION: The Croft Oak Hill
Lane, , Prestatyn

Eich cyf/Your ref:
Ein cyf/Our ref:
Dyddiad/Date:
Rhif Uniongyrchol/Direct dial: 01824706000

Clerk of Prestatyn Town Council
Councillor P. Evans

Date 09.03.2022

Dear Town Council and Councillor

Case Reference: SNN_2021000000767

Land At Prestatyn Car Sales And Plas Deva Caravan, Ffordd Talargoch, Gallt Melyd

The developer of the above site has submitted a street naming and numbering application.

The proposed street name and reasoning provided:

Lôn Pen y Graig Pen y Graig means end of the rock or head of the rock, which reflects the location of the development.

If you consider this name unacceptable under Denbighshire's Street Naming and Numbering Policy, please contact me within the next 28 days with details. If I do not hear from you, I will presume you find the name acceptable. A copy of our Street Naming and Numbering Policy can be found on the Denbighshire website, details of our street naming protocols can be found within Section B on page 7.

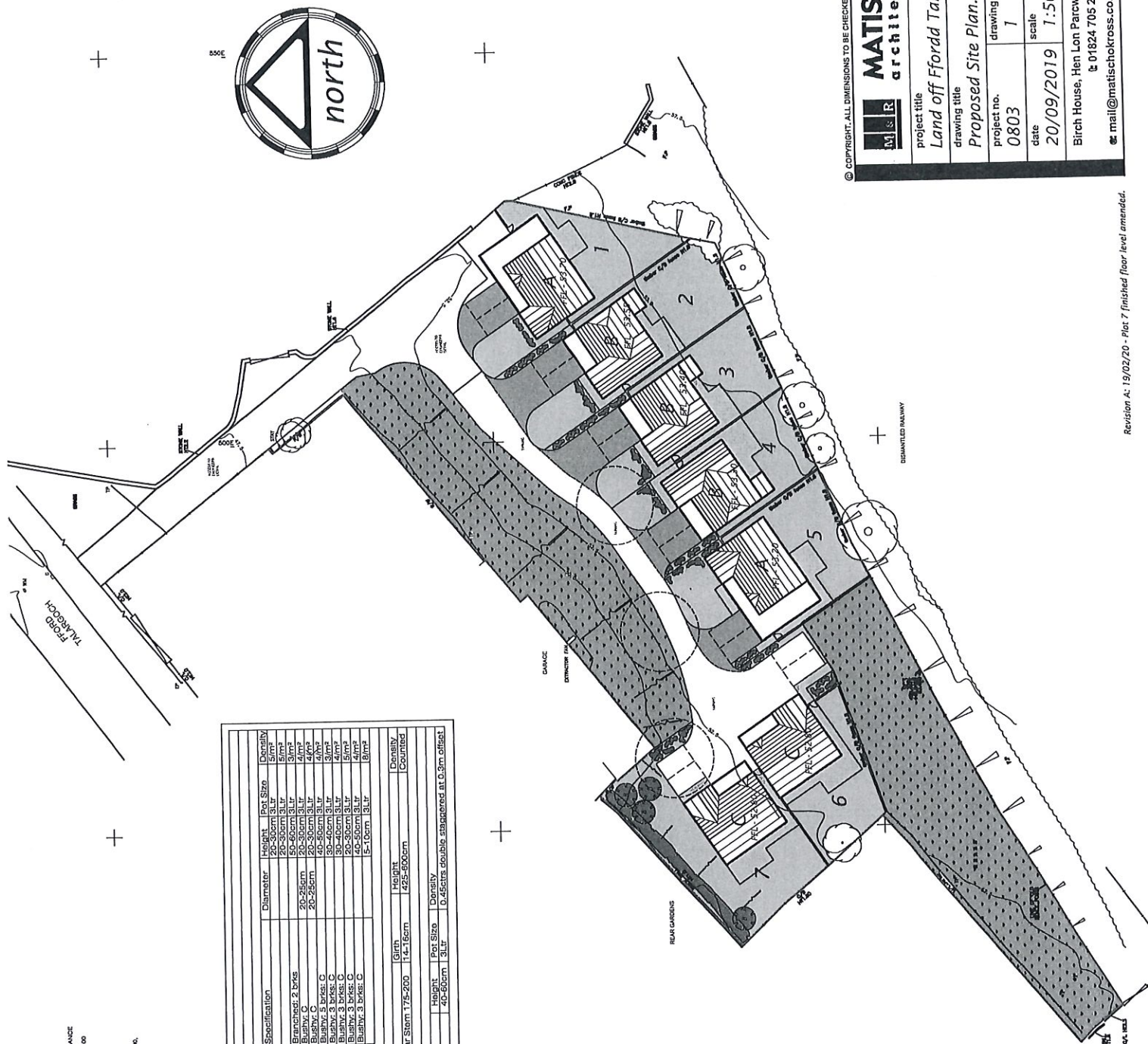
If you have any questions please do not hesitate to contact me.

Yours sincerely

Fran Rhodes
SNN Officer

	SEGREGATED AREAS TO BE FENCED AND MAINTAINED IN ACCORDANCE WITH NATURE CONSERVATION MANAGEMENT PLAN FOLLOWING SHURFURY AND BEECH HOLLOW AREAS TO BE ENCLOSED WITH 1000 HORN TRINITE POST AND RAIL FENCE
	PRIVATE DRIVES PAVED IN MARSHALLE DRIVELINE 50 BLOOD PLAIN (0.5A) LAD IN HERRINGBONE PATTERN
	AREAS PAVED IN MARSHALLE CHERRYWOOD SLABS (0.5A) 600 x 600, COLOUR FRENCH GRAY, TEXTURED.
	TURPED OR RECYCLED GRANULED AREAS

PLANT SCHEDULE						
GENERAL PLANTS						
KEY	Species name	Specification	Diameter	Height	Pot Size	Density
ac	<i>Alcaimania Conjurata</i>		20-30cm	31tr	50-60cm	5/m ²
cg	<i>Campanula Glomerata "Superba"</i>	Branches: 2 brks	20-25cm	31tr	50-60cm	3/m ²
ch	<i>Chelidonia ternata</i>	Branches: 3 brks: C	20-25cm	31tr	50-60cm	4/m ²
fm	<i>Fuchsia Magnifica</i>	Bushy: C	20-25cm	31tr	50-60cm	4/m ²
hm	<i>Hypericum x nodosum "Elatead"</i>	Bushy: 5 brks: C	30-40cm	31tr	50-60cm	3/m ²
hm	<i>Hydrangea Macrophylla "Gentiane Viontesse de Vitange"</i>	Bushy: 3 brks: C	30-40cm	31tr	50-60cm	4/m ²
ha	<i>Hebe Autumn Glory</i>	Bushy: 5 brks: C	20-30cm	31tr	50-60cm	5/m ²
hd	<i>Hebe Autumn Glory</i>	Bushy: 3 brks: C	20-30cm	31tr	50-60cm	4/m ²
mb	<i>Monarda Aquilifolia "Spartan"</i>	Bushy: 3 brks: C	30-40cm	31tr	50-60cm	4/m ²
gr	<i>Salix Replicata</i>		5-10cm	31tr	18m ²	
TREES						
KEY	Species name	Specification	Height	Density		
bs	<i>Betula Pendula</i>	Extra Heavy Standard: 5 brks:3x: RB	14.1-16m	Counted		
HEDGE PLANTING						
KEY	Species name	Specification	Height	Pot Size	Density	
h	<i>Laurus Nobilis</i>	Branches: 6b brks: C	40-60cm	31tr	0.45ctts double staggered at 0.3m offset	



Revision 4: 19/02/20 - Plot 7 finished floor level amended.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS.



MATISCHOK & ROSS
architectural services

project title

project title
Land off Efordd Talaraoch, Meliden.

drawing title
<i>Proposed Site Plan.</i>

project no.	drawing no.
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revision	drawing no.	project no.
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0803	7	A
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date	scale	drawn by
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SR	1:500 @ A3	20/09/2019

n: l. Hues: Hen / en Bareur Bruthin Denbihahshi

BIRCH HOUSE, HELL LULL FALCOWI, KATHMUNDU, NEPAL
☎ 01824 705 222 ☎ 01824 707 171

✉ mail@matischokross.co.uk www.matischokross.co.uk
☎ 01624 766 222



Land At Prestatyn Car Sales And Plas Deva Caravan, Ffordd Talargoch

N Graddfa / Scale: 1:1417

Canol / Centre: 305851, 380597

Dyddiad / Date: 2022-03-09 15:09:57

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