



CYNGOR TREF PRESTATYN  
PRESTATYN TOWN COUNCIL



7 Nant Hall Road  
Prestatyn  
LL19 9LR

7 Ffordd Llys Nant  
Prestatyn  
LL19 9LR

1<sup>st</sup> February 2023

1<sup>af</sup> Chwefror 2023

Dear Councillor

Annwyl Gynghorydd

**You are SUMMONED to attend a meeting of TOWN PLANNING COMMITTEE to be held in The Chambers, Prestatyn Town Council, 7 Nant Hall Road, Prestatyn on Wednesday 8<sup>th</sup> February 2023 upon rise of FULL COUNCIL**

**Fe'ch GELWIR i gyfarfod y PWYLLGOR CYNLLUNIO TREF yn Y Siambrau, Cyngor Tref Prestatyn, 7 Ffordd Llys Nant, Prestatyn ar Ddydd Mercher 8<sup>fed</sup> Chwefror 2023 pan ddaw'r cyfarfod CYNGOR LLAWN i ben.**

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 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 PUBLIC PARTICIPATION**
- 4 MINUTES**  
Town Planning 11.01.23 Copy attached
- 5 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS**  
Denbighshire County Council's Planning Portal.  
Appendix i
- 6 UPDATE ON THE FLINTSHIRE LOCAL DEVELOPMENT PLAN (LDP)**  
Appendix ii

- 1 YMDDIHEURIADAU**
- 2 DATGANIADAU O DDIDDORDEB**  
Derbyn hysbysiad am ddiddordebau personol a/neu ragfarnus y Cynghorwyr yn nhrafodion y cyfarfod heno fel sy'n ofynnol gan y ddeddfwriaeth Cod Ymddygiad
- 3 CYFRANOGAETH Y CYHOEDD**
- 4 COFNODION**  
Cynllunio Tref 11.01.2023 Mae copi wedi'i atodi
- 5 YMGYNGHORIADAU CYNLLUNIO CYNGOR SIR DDINBYCH**  
Porth Cynllunio Cyngor Sir Ddinbych  
Atodiad i
- 6 Y DIWEDDARAF AM GYNLLUN DATBLYGU LLEOL (LDP) SIR Y FFLINT**  
Atodiad ii

To: All Town Councillors  
County Councillors  
Public Notices

I'r: Cynghorwyr Tref i Gyd  
Cynghorwyr Sir  
Hysbysiadau Cyhoeddus



## **TOWN PLANNING COMMITTEE**

Minutes of Council's Town Planning Meeting held on 11<sup>th</sup> January 2023 7.01pm- 7.33pm

### **PRESENT**

Councillors: A. West (Chair), C. Holliday (Deputy Chair), T. Jones MBE, B. Williams, E. Heaton, A. Tomlin, A. Sampson, J. Thompson-Hill, C. Evans, I. Lifford, K. Clewett, G. German, J. Mclellan.

Remote: H. Irving, G. Sandilands, J. Matthews

### **IN ATTENDANCE**

Mrs. L. Fearn - Town Clerk/ Responsible Financial Officer, Mrs S. Hembrough-Office Manager, Mrs. C. Ashworth and Miss C. Jones - Administration Officer and County Cllr J. Harland (Observer attended remotely)

### **APOLOGIES**

Councillors : B. Murray and S. Frobisher

### **239    DECLARATIONS OF INTEREST**

Councillors were reminded of the need to declare personal and/or prejudicial interest in tonight's proceedings in accordance with the code of legislation.

**NONE RECEIVED**

### **240    PUBLIC PARTICIPATION**

No member of the public attended

**RECEIVED**

### **241    MINUTES FOR TOWN PLANNING 30<sup>th</sup> November 2022**

The minutes from the Town planning meeting held on 30<sup>th</sup> November 2022 were accepted and signed.

**APPROVED**

*Cllr J. Mclellan left the room 7:10pm*

### **242    DENBIGHSHIRE COUNTY COUNCIL- PLANNING CONSULTATIONS.**

Committee considered planning consultations and submitted the following observations:

| APPLICATION                                                                                                                                                                                                                | COMMENT                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>43/2022/1007</b><br>Erection of two storey rear extension providing stairwell to existing flats, insertion of a first-floor window to side elevation and associated works.<br><b>105-107 High Street, Prestatyn (E)</b> | Observation- Conservation officer's recommendations to be supported. |



|                                                                                                                                                                      |                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| <b>43/2022/0952</b><br>Erection of single storey garage/storage building to rear of existing shop.<br><b>101 Victoria Road, Prestatyn (N)</b>                        | No Observations                            |
| <b>43/2022/1053</b><br>Erection of extensions and alterations to existing retail unit and residential dwelling<br><b>2 The Dell, Prestatyn (C)</b>                   | No Observations                            |
| <b>43/2022/1050</b><br>Erection of EV Chargers, canopy, sub-station enclosure and associated forecourt works.<br><b>Service Station 2 Marine Road, Prestatyn (E)</b> | No Observations                            |
| <b>43/2022/1069</b><br>Installation of refrigeration plant and equipment.<br><b>Aldi Foodstore Ltd Meliden Road, Prestatyn (C)</b>                                   | Observation-Noise levels to be considered. |

#### **243 SUPPLEMENTARY PLANNING APPLICATION**

| APPLICATION                                                                                                                                                                                          | COMMENT         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>43/2022/1032</b><br>Display of signage in relation to "Timpson's"<br><b>Prestatyn Shopping Park, Nant Hall Road, Prestatyn (E)</b>                                                                | No Observations |
| <b>43/2022/1093</b><br>Alterations and extension of existing detached garage to provide additional living to be used in association with the main dwelling.<br><b>11 Third Avenue, Prestatyn (N)</b> | No Observations |
| <b>43/2022/1062</b><br>Erection of single storey side and rear extensions to replace existing extensions.<br><b>45 Princes Avenue, Prestatyn (C)</b>                                                 | No Observations |
| <b>43/2022/1060</b><br>Demolition of existing attached garage and erection of single storey side extension and associated works.<br><b>9 Seabank Drive, Prestatyn (N)</b>                            | No Observations |

#### **244 CASTLE GREEN HOMES PLANNING APPLICATION CONSULTATION**

A discussion was held regarding the Castle Green Homes housing development, where they plan to build 45 new dwellings on the Land at Midnant Farm, Gronant Road, Prestatyn.

Cllr G. German proposed that the Town Clerk writes to Castle Green Homes to request the percentage of affordable and social housing to be more than 10%. Cllr E. Heaton seconded the proposal.

*Cllr J. Mclellan enters the room 7:18pm*

A vote was held following the proposal.

| FOR                | ABSTAINED             |
|--------------------|-----------------------|
| Cllr C. Evans      | Cllr J. Thompson-Hill |
| Cllr J. Matthews   | Cllr A. Sampson       |
| Cllr K. Clewett    | Cllr T. Jones MBE     |
| Cllr C. Holliday   | Cllr A. Tomlin        |
| Cllr I. Lifford    | Cllr H. Irving        |
| Cllr E. Heaton     |                       |
| Cllr B. Williams   |                       |
| Cllr G. Sandilands |                       |
| Cllr A. West       |                       |
| Cllr G. German     |                       |
| Cllr J. Mclellan   |                       |

Members were not against a development, and agree more houses are needed. However, they would need more information on the category of housing being proposed, to ensure this supports the needs of the people.

The Town Clerk is to invite a representative from Castle Green Homes to deliver a presentation before the planning application is submitted to Denbighshire County council.

**RESOLVED**

#### **245    PUBLIC INQUIRY FOOTPATH MELIDEN**

Cllr J. Matthews informed members of the virtual inquiry regarding the path between Ffordd Talargorch to public footpath 19 Meliden in the community of Prestatyn Town definitive map modification order 2021. The virtual hearing will be held at the Prestatyn Town Council Chambers on the 23<sup>rd</sup> and 24<sup>th</sup> January, which was organised by Cllr C. Evans.

**RECEIVED**

Chairman \_\_\_\_\_



**DENBIGHSHIRE COUNTY COUNCIL****PLANNING APPLICATIONS**

| APPLICATION                                                                                                                                                              | COMMENT |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| <b>43/2023/0013</b><br>Erection of extension and alterations to dwelling.<br><b>25 Cambrian Drive, Prestatyn (C)</b>                                                     |         |
| <b>43/2023/0023</b><br>Crown reduction of 2 no. and felling of 1 no. Atlantic Cedar trees subject to a tree preservation order.<br><b>73 Meliden Road, Prestatyn (C)</b> |         |
|                                                                                                                                                                          |         |
|                                                                                                                                                                          |         |
|                                                                                                                                                                          |         |

**All applications must be viewed on the Planning Portal prior to the meeting and comments brought to the meeting for recording**

Andrew Farrow  
Chief Officer (Planning, Environment & Economy)  
Prif Swyddog (Cynllunio, Amgylchedd ac Economi)



Prestatyn Town Council  
7/9 Nant Hall Road  
Prestatyn  
Denbighshire  
LL19 9LN

Your Ref/Eich Cyl  
Our Ref/Ein Cyf  
Date/Dyddiad  
Ask for/Gofynner ar  
Direct Dial/Rhif Union  
E-mail/e-bost

LDP/Update/Jan 2023  
13/01/2023  
Andy Roberts  
01352 703213  
developmentplans@flintshire.gov.uk

Dear Sir/Madam,

## Update on the Flintshire Local Development Plan (LDP)

### Flintshire LDP – Publication of Inspectors' Report and Adoption of the Plan

I am writing to advise that the binding Inspectors' Report was received from Planning and Environment Decisions Wales (PEDW) on 15/12/22. This represents the end of the Examination of the Flintshire LDP.

The Inspectors' Report is available to view online at <https://www.flintshire.gov.uk/en/Resident/Planning/Flintshire-Local-Development-Plan.aspx> and also from 13/01/23 in hard copy at County Hall Mold, Ty Dewi Sant Ewloe, Connects Offices and libraries, during normal opening hours.

The Council has 8 weeks from the date of receipt of the report within which to adopt the Plan. A report will be taken to Cabinet on 17th January 2023 <https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=391&MId=5315&Ver=4&LLL=0> and Council on 24th January 2023 <https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=143&MId=5334&Ver=4&LLL=0> seeking adoption of the LDP. Reports can be viewed by following these links once the agendas have been published. Cabinet and Council meetings are screened live as a webcast and can be viewed by following this link <https://flintshire.public-i.tv/core/portal/home>.

Yours faithfully

Andrew Farrow  
Chief Officer (Planning, Environment and Economy)



County Hall, Mold. CH7 6NB  
[www.flintshire.gov.uk](http://www.flintshire.gov.uk)  
Neuadd y Sir, Yr Wyddgrug. CH7 6NB  
[www.siryfflint.gov.uk](http://www.siryfflint.gov.uk)

We welcome correspondence in Welsh. We will respond to correspondence received in Welsh without delay.

Rydym yn croesawu gohebiaeth Gymraeg. Ymatebwn yn ddi-oes i ohebiaeth a ddarhymir drwy gyftwng y Gymraeg.