



CYNGOR TREF PRESTATYN
PRESTATYN TOWN COUNCIL



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

1st December 2021

1af Rhagfyr 2021

Dear Councillor

Annwyl Gynghorydd

You are invited to attend a meeting of **TOWN PLANNING COMMITTEE** on **Wednesday 8th December 2021** upon rise of Full Council

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** ar **Ddydd Mercher 8fed Rhagfyr 2021** pan ddaw cyfarfod y Cyngor Llawn 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 CHYNHELIR 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 nhrefodion y cyfarfod heno fel sy'n ofynnol dan ddeddfwriaeth y Cod Ymddygiad

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

3 YMGYNGHORIADAU CYNLLUNIO CYNGOR SIR DDINBYCH
Mae copi wedi'i atodi
Gwelwch y Porth Cynllunio ar wefan Cyngor Sir Ddinbych

4 LAND ADJACENT TO ALEXANDRA DRIVE, PRESTATYN
Chairman to report

4 Y TIR GERLLAW ALEXANDRA DRIVE, PRESTATYN
Y Cadeirydd i roi adroddiad

To: All Town Councillors
Officers and Press
Prestatyn Library
AtPrestatyn Website

I: Holl Gynghorwyr y Dref
Swyddogion a'r Wasg
Llyfrgell Prestatyn
Gwefan AtPrestatyn

Denbighshire County Council

Planning Applications 08.12.21

APPLICATION

COMMENT

43/2021/1085 (Central)
Details of Construction Method Statement
submitted in accordance with condition
no.17 of planning permission code no.
43/2020/0023
Market Site, Gas Works Lane, Prestatyn

43/2021/1148 (East)
Erection of extension to rear and
associated works
8 East Avenue, Prestatyn

43/2021/1167 (South West)
Erection of a 2 storey extension to side of
dwelling
60 Llandaff Drive, Prestatyn

43/2021/1168 (North)
Erection of a single storey flat roof
extension to rear and associated works
47 Trevor Road, Prestatyn

43/2021/1155 (Central)
Work to 4 trees included within the Borough
of Rhuddlan (91 Meliden Road, Prestatyn)
Tree Preservation Order number 2, 1982
91A Meliden Road, Prestatyn

43/2021/1180 (Central)
Erection of extensions and alterations to
dwelling and installation of an air source
heat pump
25 Cambrian Drive, Prestatyn

43/2021/1178 (North West)
Erection of extension and alterations to
dwelling
10 East Close, Prestatyn

43/2021/1184 (North)
Lawful development certificate for the
erection of dormer extension to rear roof
slope
28 Millmor Way, Prestatyn

43/2021/1108 (North)

Lawful development certificate for the proposed use of garages as a gym for personal use, provision of internal connecting doorway and replacement of shutters for doors

17 Awelon Mor, Prestatyn

43/2021/0795 (East)

Erection of extensions and alterations to dwelling and construction of a new vehicular access

3 East Avenue, Prestatyn

Tp Meeting
Dec 2021**FW: Land Adjacent to Alexandra Drive, Prestatyn**

Nigel Highfield <Nigel.highfield@prestatyntc.co.uk>

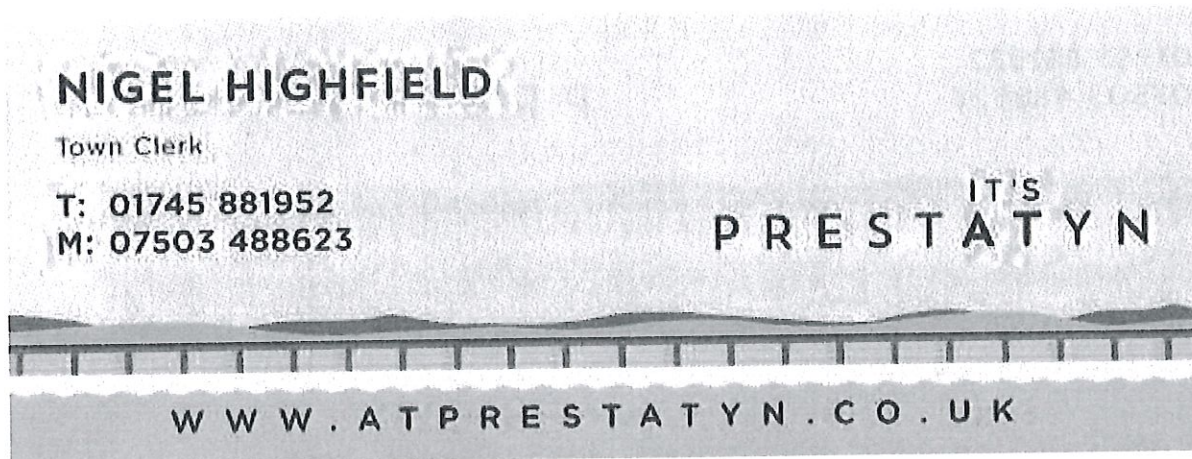
Mon 08/11/2021 13:31

To: Janice Taylor <Janice.Taylor@prestatyntc.co.uk>

Jan, sorry didn't copy you in... 😊!

Doh

Nige



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Prestatyn Town Council.
7 Nant Hall Road, Prestatyn. LL19 9LR.
Tel:- 01745 857185
www.atprestatyn.co.uk

From: Nigel Highfield
Sent: 08 November 2021 12:55
To: angelina linda muraca <angieuk160@hotmail.com>
Subject: RE: Land Adjacent to Alexandra Drive, Prestatyn

Hi Linda,

OK will do/noted, I'll have a conversation with Paul Mead in DCC Planning in the interim.....yes exactly...!

Jan – Fyi/agenda item for 8 Dec TP meeting please...

Thanks

Nigel

NIGEL HIGHFIELD

Town Clerk

T: 01745 881952

M: 07503 488623

IT'S
P R E S T A T Y N

W W W . A T P R E S T A T Y N . C O . U K

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From: angelina linda muraca <angieuk160@hotmail.com>
Sent: 08 November 2021 12:01
To: Nigel Highfield <Nigel.highfield@prestatyntc.co.uk>
Subject: Re: Land Adjacent to Alexandra Drive, Prestatyn

Nigel,

This is rather bad news! If we are proposing going down the Judicial Review route, then we need to establish how much it would cost. Yes can be left until the next meeting, as long as it is worked upon in the interim.

Also, we could report to the Ombudsman. (maladministration)

Who would want to Chair Planning?!!!!!!

Linda

From: Nigel Highfield <Nigel.highfield@prestatyntc.co.uk>
Sent: 08 November 2021 11:52
To: angelina linda muraca <angieuk160@hotmail.com>
Cc: Janice Taylor <Janice.Taylor@prestatyntc.co.uk>
Subject: FW: Land Adjacent to Alexandra Drive, Prestatyn

Hi Linda,

I hope you are OK. Please see below email trail from James Davies MP regarding Alexandra Drive, I haven't copied to the SW Ward Members yet, happy of course if you want to with your own comments added to below? Perhaps an item for the 8th December TP planning meeting, when we may know some more detail/decisions from DCC etc?

Jan – For the file please also.

Thanks

Nigel

NIGEL HIGHFIELD

Town Clerk

T: 01745 881952
M: 07503 488623

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derbyniwr wirio'r ebost yma ac unrhyw atodiadau I weld a oes firsau'n bresennol. Nid yw'r cwmni'n derbyn atebolwydd am unrhyw niwed a achosir gan unrhyw firws a drosglwyddir.

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From: DAVIES, James (MP) <james.davies.mp@parliament.uk>
Sent: 08 November 2021 10:07
To: Nigel Highfield <Nigel.highfield@prestatyntc.co.uk>
Subject: RE: Land Adjacent to Alexandra Drive, Prestatyn

Nigel,

Re Alexandra Dr, Graham Boase has replied saying he has asked Emlyn and Gary to come back to me with a "considered" response. Suspect the issue will be whether they feel the comments in the WG's letter give them enough reason to hold a further vote (taking into account the potential for legal action from the landowner/developer). I am assuming they will try to play it safe and issue a planning permission certificate, but it is worth trying. Other parties may wish to request similar.

Failing that approach, the options as I see it are pursuing maladministration (but I don't know if that would affect the planning decision) or a Judicial Review. Realistically, PTC would have to lead and fund any JR which is obviously a big thing to do, but opinions are strong on this.

James

--

Dr James Davies MP
Vale of Clwyd/Dyffryn Clwyd
PPS to the Department of Health & Social Care

House of Commons, Westminster, LONDON, SW1A 0AA
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From: Nigel Highfield <Nigel.highfield@prestatyntc.co.uk>
Sent: 08 November 2021 08:21
To: DAVIES, James (MP) <james.davies.mp@parliament.uk>
Subject: RE: Land Adjacent to Alexandra Drive, Prestatyn

Thanks James much appreciated, and no problem regarding the Retail Car Park charges/Mr Jones etc...

Kind regards

Nigel

NIGEL HIGHFIELD

Town Clerk

T: 01745 881952**M: 07503 488623****IT'S
PRESTATYN**

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From: DAVIES, James (MP) <james.davies.mp@parliament.uk>

Sent: 07 November 2021 00:25

To: j.thompsonhill@btinternet.com; Andrea Tomlin <info@andreaslettings.co.uk>; angelina linda muraca <angieuk160@hotmail.com>; rachelflynn52@gmail.com; Nigel Highfield <Nigel.highfield@prestatyntc.co.uk>; Davies, Gareth L (Swyddfa Gareth Davies Office of Gareth Davies) <GarethL.Davies@Senedd.Wales>

Subject: Fwd: Land Adjacent to Alexandra Drive, Prestatyn

All,

For info, as key players on this issue.

James

--

Dr James Davies MP

Vale of Clwyd/Dyffryn Clwyd

PPS to the Department of Health & Social Care

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From: DAVIES, James (MP)
Sent: Sunday, November 7, 2021 12:21:30 AM
To: Graham Boase <graham.boase@denbighshire.gov.uk>
Cc: Emlyn Jones <emlyn.jones@denbighshire.gov.uk>; Gary Williams <gary.williams@denbighshire.gov.uk>
Subject: Land Adjacent to Alexandra Drive, Prestatyn

Dear Graham,

I am writing with regard to planning application 43/2020/0521 – Land Adjacent to Alexandra Drive, Prestatyn. As you are aware, I feel the implementation of this planning application would be particularly detrimental to the area and that the plans run contrary to common understanding about how to create healthy and sustainable communities.

Yesterday, I was sent the attached letter by a local resident. While I am disappointed by the Welsh Government's decision not to "call in" the application, I accept their argument that this decision is not a reflection of the suitability of the application but rather down to the fact that it is not considered to satisfy one of a narrow range of criteria (eg. national impact).

The letter does however make it clear that the application is a departure from the Local Development Plan, both in terms of allocated land use and in relation to adopted policies on mixed tenure housing and developments of 100% affordable dwellings.

My particular unhappiness relates to the fact that 2.4 under "Summary and Conclusions" in the Officer's report to Planning Committee stated: "Officers would consider the opportunity to deliver a significant amount of affordable housing in a sustainable location on land which abuts the Prestatyn development boundary would outweigh the adopted Local Development Plan in this instance."

In other words, one departure from the LDP is "outweighed" by two further departures from it (100% affordable housing, of which the tenure would be 100% rental in perpetuity). This is clearly nonsensical and I personally don't think the letter from the Welsh Government has sufficiently acknowledged that fact. Incidentally, I also think the letter assumes that police concerns regarding alleyways had been addressed, which I do not understand to be the case.

Unfortunately, the recorded discussion in committee did not provide any reassurances that members were made aware that the carrot being dangled (affordable housing) was of a nature which was contrary to adopted policy.

The Welsh Government letter advises that "...it is now for your LPA to determine the application as it sees fit." I would be grateful if you could indicate whether this involves a report to Planning Committee or Full Council and whether any provisions exist to bring about a vote among council members on the appropriate way forward.

I would appreciate your early response as I know there are strong wishes to pursue the matter further through legal routes.

Kind regards,
James

--

Dr James Davies MP

Vale of Clwyd/Dyffryn Clwyd

PPS to the Department of Health & Social Care

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