



PRESTATYN
TOWN COUNCIL

7 Nant Hall Road
Prestatyn
LL19 9LR

5th September 2023

Dear Councillor

You are SUMMONED to attend a meeting of TOWN PLANNING COMMITTEE to be held in The Chambers, Wednesday 13th September 2023, Prestatyn Town Council, 7 Nant Hall Road, Prestatyn on upon rise of FULL COUNCIL.

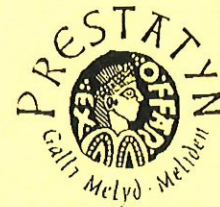
Yours sincerely


Town Clerk

- 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**
Appendix i Meeting of Town Planning 26.07.23
- 5 URGENT MATTERS ARISING**
- 6 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS**
Appendix ii
- 7 SUPPLEMENTARY PLANNING**
To follow

To: All Town Councillors
County Councillor
Public Notices

CYNGOR
TREF PRESTATYN



7 Ffordd Llys Nant
Prestatyn
LL19 9LR

5^{ed} Medi 2023

Annwyl Gyngorydd

Fe'ch GELWIR i gyfarfod y PWYLLGOR CYNLLUNIO TREF yn Y Siambrau, Cyngor Tref Prestatyn, 7 Ffordd Llys Nant, Prestatyn ar Dydd Mercher 13 Medi pan ddaw CYFARFOD Y CYNGOR LLAWN i ben.

Yn gywir iawn


Clerc y Dref

- 1 YMDDIHEURIADAU**
- 2 DATGANIADAU O DDIDDORDEB**
Derbyn hysbysiad am ddiddordebau personol a/neu ragfarnus y Cyngorwyr yn nhafodion y cyfarfod heno fel sy'n ofynnol dan y ddeddfwriaeth Cod Ymddygiad
- 3 CYFRANOGAETH GYHOEDDUS**
- 4 COFNODION**
Atodiad i Gyfarfod Cynllunio Tref 26.07.23
- 5 MATERION BRYN YN CODI**
- 6 YMGYNGHORIADAU CYNLLUNIO CYNGOR SIR DDINBYCH**
Atodiad ii
- 7 CYNLLUNIO ATODOL**
I ddilyn

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

TOWN PLANNING COMMITTEE

**Minutes of Town Planning Meeting held on 26th July 2023 at 18:15/6:15pm -
18:50/6:50pm**

PRESENT

Councillors: Cllr A. West (Deputy Mayor/Chair), Cllr K. Clewett (Deputy Chair), Cllr B. Murray (Mayor), Cllr C. Holliday, Cllr G. Sandilands, Cllr E. Heaton, Cllr I. Lifford, Cllr A. Tomlin, Cllr C. Evans, and Cllr T. Jones MBE

Remote Councillors: Cllr H. Irving, Cllr J. Thompson-Hill, Cllr J. McLellan, Cllr J. Matthews, and Cllr S. Frobisher

IN ATTENDANCE

Mrs L. Fearn – Town Clerk & RFO, Miss J. Owens – Administration Officer,
and Resident Ms L. Ward-Hughes

APOLOGIES

Cllr G. German, Cllr A. Sampson, and Cllr B. Williams

Town Clerk to email 'Best Wishes for a speedy recovery' to Cllr. A Sampson

69 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.

Cllr T. Jones MBE declared a declaration of 'Personal' interest in Item 6 Appendix ii Minute Number - 74 Planning Application Number 43/2021/0990.

70 PUBLIC PARTICIPATION

Public present, no participation.
NONE RECEIVED

71 MINUTES OF TOWN PLANNING 28TH JUNE 2023

Minutes recorded as a true record of the meeting.

PROPOSED: Cllr A. Tomlin

SECONDED: Mayor Cllr B. Murray

**ALL (15) AGREED UNANIMOUSLY
APPROVED**

72 URGENT MATTERS ARISING

NONE RECEIVED

73 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS

APPLICATION	COMMENT
43/2023/0411 Conversion of part of detached garage to form holiday let accommodation and associated works. Fourways tan Yr Allt, Meliden, Prestatyn (M)	NO OBSERVATIONS
43/2023/0420 Formation of additional parking and associated works. Prestatyn High School, 2 Princes Avenue, Prestatyn (C)	NO OBSERVATIONS
43/2023/0444 Crown reduction of 1 elm tree subject to Former Prestatyn Urban District Council Tree Preservation Order 2/17/1972. Highfield Bishopswood Road, Prestatyn (C)	NO OBSERVATIONS (CROWN REDUCTION ONLY)

74 SUPPLEMENTRY PLANNING APPLICATIONS

<u>APPLICATION</u>	<u>COMMENT</u>
43/2023/0443 Change of use of land by the siting of 3 no. holiday pods, installation of a package treatment plant, formation of internal track and associated works. Land at Fourways Tan Yr Allt, Meliden, Prestatyn (M)	NO OBSERVATIONS
43/2021/0990 Erection of 2 no. detached dwellings with associated works and landscaping. 93 Meliden Road, Prestatyn (M)	NO OBSERVATIONS
43/2023/0477 Lawful development certificate for a proposed single storey extension to rear of dwelling. 12, Brynlllys East, Meliden, Prestatyn (M)	NO OBSERVATIONS
43/2023/0503 Crown reduction of 2 copper beech trees No. G3 on plan annexed to the Borough of Rhuddlan Tree Preservation Order No. 3, 1985. 79 Meliden Road, Prestatyn (C)	NO OBSERVATIONS (CROWN REDUCTION ONLY)

43/2023/0409 Details of scheme for biodiversity enhancement submitted in <i>accordance with condition no. 3. of planning permission</i> code no. 43/2023/0149. 2, Exeter Close, Prestatyn (SW)	NO OBSERVATIONS
43/2023/0509 Change of use from Class A1 (shop) to Class A1/A3 (shop and/or food and drink). Unit 16 Prestatyn Shopping Park Nant Hall Road, Prestatyn (E)	MEMBERS REQUESTED A DEFERRAL UNTIL 15 TH SEPTEMBER DUE TO LATE RECEIPT (TODAY) OF PLANNING APPLICATION
43/2023/0071 Erection of 45 dwellings, construction of a new vehicular access, landscaping, and associated works. Land at Midnant Farm Gronant Road, Prestatyn (E)	OBSERVATIONS: AS SENT IN MARCH23 <i>'consideration to retain the original farmhouse and include in the development to provide additional housing.'</i>
43/2023/0259 Erection of extension to rear and side of dwelling and associated works. 32 Salisbury Drive, Prestatyn (SW)	NO OBSERVATIONS
43/2023/0461 Erection of extensions and alterations to dwelling. 62 Marion Road, Prestatyn (N)	NO OBSERVATIONS
43/2023/0508 Erection of extensions and alterations to dwelling. Terfyn Lodge Gronant Road, Prestatyn (E)	MEMBERS REQUESTED A DEFERRAL UNTIL 15 TH SEPTEMBER DUE TO LATE RECEIPT (TODAY) OF PLANNING APPLICATION

Members discussed Planning application 43/2023/0071 Land at Midnant Farm. Cllr J. Thompson-Hill stated that the erection of 45 dwellings will cause problem with egress access, increased flooding, draining problems, and be a significant impact on farming accommodation. Cllr H. Irving stated that Midnant Farmhouse is an important piece of architecture in Prestatyn and Meliden Towns' history. Cllr J. Matthews said there is a need for more housing in Prestatyn and Meliden and needs to be a priority. Cllr J. McLellan also agreed that more housing is needed for Prestatyn and Meliden. Cllr J. Thompson-Hill proposed the application be refused and not supported.

PROPOSED: Cllr J. Thompson-Hill

SECONDED: Cllr H. Irving

2 FOR

12 AGAINST

Mayor/Chair_____

DENBIGHSHIRE COUNTY COUNCIL**PLANNING APPLICATIONS**

APPLICATION	COMMENT
43/2023/0509 Change of use from Class A1 (shop) to Class A1/A3 (shop and/or food and drink). Unit 16 Prestatyn Shopping Park, Nant Hall Road, Prestatyn (E)	MEMBERS REQUESTED A DEFERRAL UNTIL 15TH SEPTEMBER DUE TO LATE RECEIPT OF PLANNING APPLICATION. DEFERRAL NOT GRANTED. <i>Town Clerk emailed all Councillors on 1st August 2023 requesting observations by 1st September 2023.</i> <i>Town Clerk emailed comments to Denbighshire County Council on 2nd September 2023: - Concerns over intensification of cafe / restaurants class.</i>
43/2023/0508 Erection of extensions and alterations to dwelling. Terfyn Lodge Gronant Road, Prestatyn (E)	MEMBERS REQUESTED A DEFERRAL UNTIL 15TH SEPTEMBER DUE TO LATE RECEIPT OF PLANNING APPLICATION.
43/2023/0380 Display of Banking Hub signage. 35 High Street, Prestatyn (E)	<i>Town Clerk emailed all Councillors on 8th August 2023 requesting observations by 11th August 2023.</i> <i>Town Clerk emailed comments to Denbighshire County Council on 14th August 2023: - Keep within conservation policies. Supportive of bilingual signage.</i>
43/2023/0538 Erection of single storey extension to rear and associated works. 29 Green Lanes, Prestatyn (N)	
43/2023/0554 Lawful development certificate for a proposed single storey extension to rear of dwelling. 40 Fforddisa, Prestatyn (C)	<i>For your information: Only as Lawful development certificate for a proposed single storey extension to rear of dwelling - 40 Fforddisa Prestatyn Central.</i>
43/2023/0345 Development of 0.09 ha of land by the erection of 3 no. dwellings (outline application including access and layout). Land to the rear of 20-22 Meliden Road, Prestatyn (C)	
43/2022/0590 Erection of spectator stand, 2no. dugouts and laying of associated hardstanding (partly retrospective). Prestatyn Football Pitch/Ground The Meadows Ffordd Penrhwyf, Meliden, Prestatyn (M)	

Denbighshire County Council
Supplementary Planning Applications
Town Planning Meeting 13th September 2023

<u>APPLICATION</u>	<u>COMMENT</u>
43/2023/0592 Demolition of existing conservatory and erection of extension to rear of dwelling. 8 Fern Avenue, Prestatyn (C)	
43/2023/0570 Retrospective application for the formation of vehicular access to Terfyn Hall West, Llys Terfyn and adjacent land. Terfyn Hall West, Llys Terfyn and Adjacent Land Gronant Road, Prestatyn (E)	