



PRESTATYN
TOWN COUNCIL

CYNGOR
TREF PRESTATYN



7 Nant Hall Road
Prestatyn
LL19 9LR

7 Ffordd Llys Nant
Prestatyn
LL19 9LR

25th February 2015

25ain Chwefror 2015

Dear Councillor

Annwyl Gyngorydd

You are invited to attend a meeting of **TOWN PLANNING COMMITTEE** to be held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on **Wednesday 4th March 2015** upon rise of Community Development and Regeneration Committee.

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** yn Siambr y Cyngor, Swyddfeydd y Cyngor, Ffordd Llys Nant, Prestatyn ar **Ddydd Mercher 4ydd Mawrth 2015** pan ddaw'r Pwyllgor Datblygu ac Adfywio Cymuned I ben.

Yours sincerely

Yn gywir iawn

Town Clerk

Clerc y Dref

- 1 APOLOGIES
- 2 MINUTES
(Copy attached)
- 3 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
(Copy attached)
- 4 TY NANT PLANNING BRIEF,
DENBIGHSHIRE COUNTY COUNCIL
Extract attached.
See www.denbighshire.gov.uk
DCC Planning Committee 18.02.15

- 1 YMDDIHEURIADAU
- 2 COFNODION
(Mae copi wedi'i atodi)
- 3 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
(Mae copi wedi'i atodi)

To: All Town Councillors
Officers and Press Representatives
Mr T. Brown – Internal Auditor
Prestatyn Library
www.atprestatyn.co.uk

I: Holl Gynghorwyr y Dref
Swyddogion a Chynrychiolwyr y Wasg
Mr Tom Brown – Archwilydd Mewnol
Llyfrgell Prestatyn
www.atprestatyn.co.uk

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 4th February 2015 at 7.10pm – 7.30pm

PRESENT

Councillors: P. Penlington (Chairman), J. Szabo, B. Paterson, C. Guy, J. McLellan, G. Frobisher, G. Sandilands, R. Cooper, P. Duffy, T. Jones, J. Davies, J. Thompson – Hill, L. Muraca, A. Sampson, D. Turner, B. Murray.

IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer

APOLOGIES

Cllrs: G. Percival, T. Lawler

108 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations to 4th February 2015 and submitted following observations:

APPLICATION

COMMENT

43/2015/0035 (Central)
Demolition of morning room roof and glazed wall. Erection of new morning room and utility room. Demolition of bay window and replacement with larger bay window to side. Stoneby House, 11 Stoneby Drive, Prestatyn

No Objection.

43/2015/0029 (Central)
Display of 2 internally illuminated fascia signs, 2 externally illuminated fascia signs and 1 internally illuminated free standing sign Offa's Tavern, 2 High Street, Prestatyn

No Objection
Sign should reflect Conservation Area status.

43/2015/0025 (Meliden)
Erection of extension to dwelling Bryn Melyd, Tan yr Allt, Meliden, Prestatyn

No Objection
Development should compliment Area of Outstanding Natural Beauty designation.

43/2015/0031 (East)

Change of use of ground floor Class A1 retail use to Class A3 hot food takeaway.

Installation of new shopfront and associated external alterations.

51 High Street, Prestatyn

Observations

Proposed front shop canopy and external renovations should reflect Conservation Area status of town centre location.

Change of use should comply with local development plan policy. There is concern about number of food outlets in vicinity. Planning conditions should be included to minimise environmental nuisance e.g, smells, litter, noise.

43/2015/0053 (South West)

Erection of single storey pitched roof extensions to front and rear and construction of dormer window to rear and construction with loft conversion. Alternative design to that previously approved under code 43/2015/1146 to incorporate chimney to front extension.

2 York Close, Prestatyn

No Objection.

43.2015.0060 (East)

25 per-cent crown reduction of 1 Sycamore tree (G1) within former Prestatyn Urban District Council Tree Preservation Order 1950

Land adjacent to 50 Ffordd Parc Bodnant

No Objection.

POST OFFICE – Info Bulletin

40-42 Meliden Road, Prestatyn LL19 9RT

Modernising your Post Office

Observation

Proposed timing should be rescheduled to avoid closure of both High Street and Meliden Road Post Offices at same time for redevelopment works.

POST OFFICE – Info Bulletin

Prestatyn Spar, 26 High Street, Prestatyn LL19 9BB

Modernising your Post Office

Observation

Proposed timing should be rescheduled to avoid closure of both High Street and Meliden Road Post Offices at same time for redevelopment works.

43/2015/0030 (East)

Display of 1 externally illuminated fascia sign
51 High Street, Prestatyn

Observation

Traditional style heritage signage
should be used to reflect
Conservation Area status of Town.

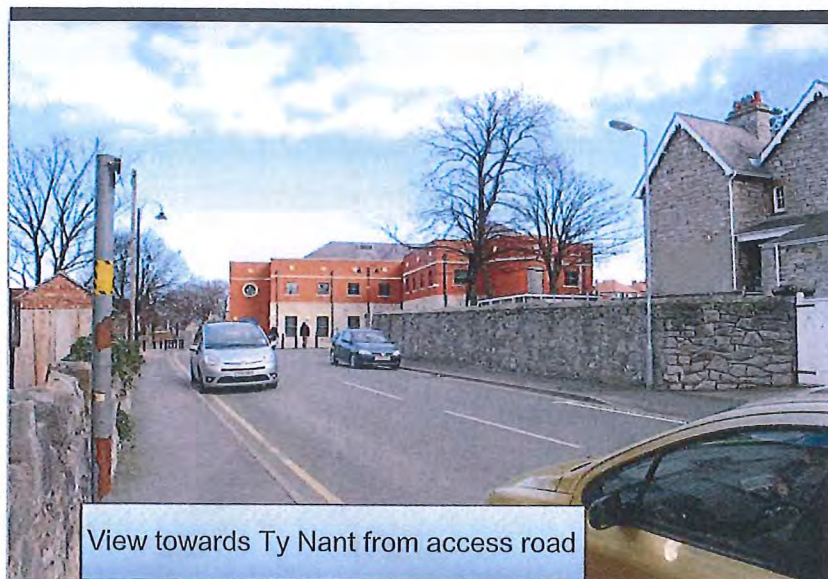
Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

Chairman _____

DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

<u>APPLICATION</u>	<u>COMMENT</u>
43/2015/0119 (North) Removal of existing conservatory and erection of single storey extension to rear 6 Rhodfa Teyrn, Prestatyn	
43/2015/0112 (East) Change of use of former Nursing/Residential Care Home into 5 self contained dwellings Highcroft Residential Care Home, 49 Highbury Avenue, Prestatyn	
43/2015/0090 (East) Erection of single storey pitched roof extension to rear of dwelling (revised scheme to that previously approved under ref number 43/2010/0436) 56 West Avenue, Prestatyn	
43/2015/0156 (East) Display of 3 no. illuminated fascia signs (retrospective application) Unit 9, Prestatyn Shopping Park, Nant Hall Road, Prestatyn	
43/2015/0158 (South West) Erection of flat roof extension to rear 159 Fforddisa, Prestatyn	
43/2015/0159 (Central) Demolition of former community hospital, erection of 24 dwellings and construction of a new vehicular access Former Prestatyn Community Hospital 49 The Avenue, Woodland Park, Prestatyn	
43/2015/0163 (Central) Installation of replacement signage NatWest 57 High Street, Prestatyn	



View towards Ty Nant from access road

3.13 Important open space

The open character of the car park is accidental and functional rather than attractive. It is of a significant size, but it has an unplanned character. Consequently existing development within the site, such as the Guide Hut and Church Hall have not created particularly relevant active frontages, or contributed to the character of the open space or to nearby streets and buildings.

An attempt to create a Civic Square between Ty Nant and the Council offices and library has not been realised. As a result Ty Nant is marooned between an access road and car parking, which has compromised the treatment of the space.

Green space is noticeably absent, apart from the area by the former Library. Back gardens are evident to the buildings on the northern perimeter of the site.

3.14 Cultural appraisal

This area has for a long time been the municipal quarter of Prestatyn. The Council's preference is for the existing Council Chamber located on the first floor of 6-8 Nant Hall to be retained, if not feasible alternative arrangements for accommodating Town Council meetings should be explored.

4. Planning Policy

- 4.1 Planning Policy Wales (Edition 7), paragraph 2.1.2, states that planning applications have to be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Denbighshire's Local Development Plan 2006 – 2021 (LDP) was adopted in June 2013, and contains local policies applicable to any development proposals for Ty Nant, Prestatyn.
- 4.2 Material considerations are issues that may be relevant to the decision such as capacity of physical infrastructure (e.g. in the public drainage or water systems), noise or disturbance resulting from use, highways capacity, nature conservation and biodiversity objectives, flood risk, or previous appeal decisions and planning inquiry reports.

Figure 2a

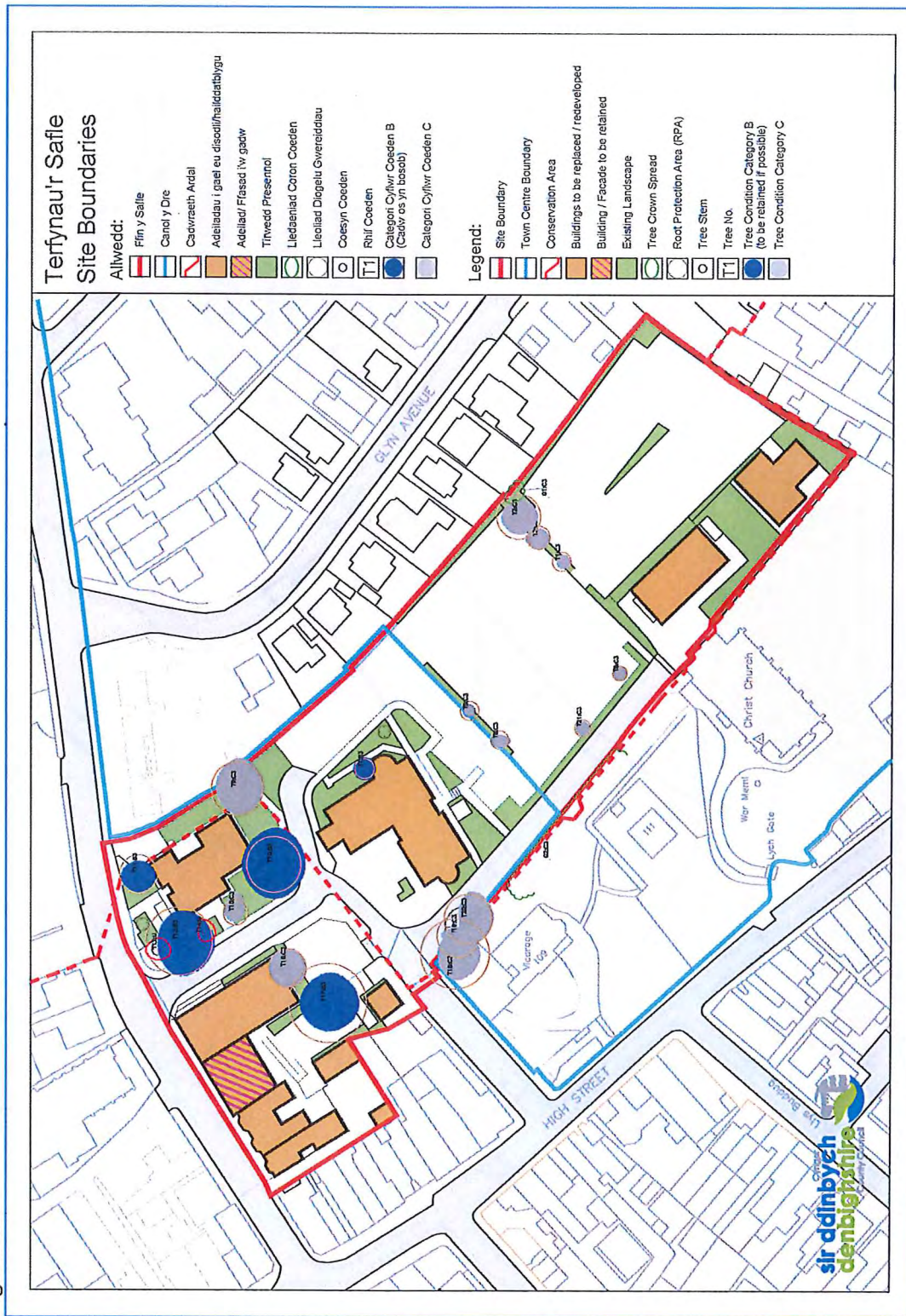
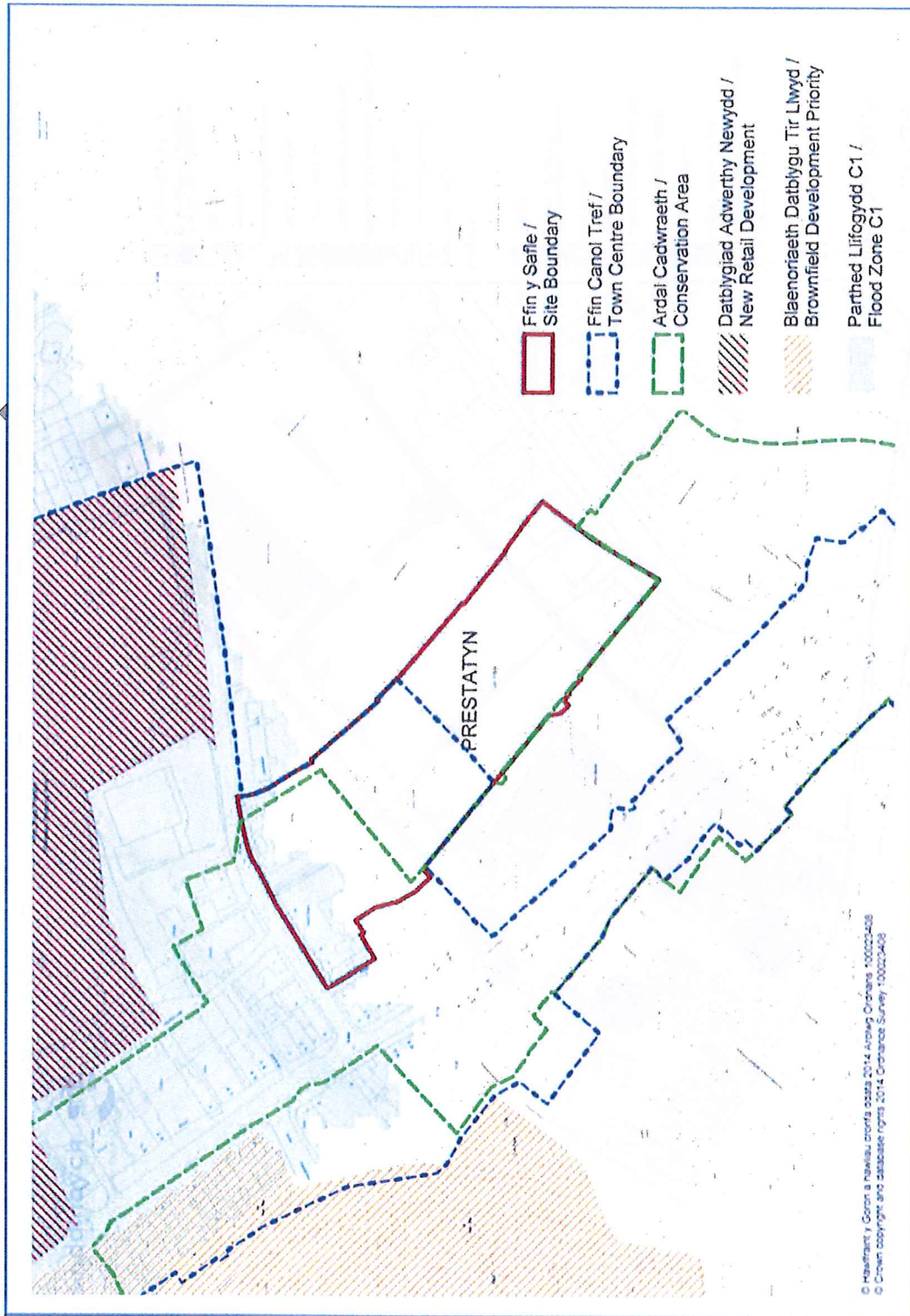


Figure 2b



- 4.3 LDP Policy RD 1 – Development Boundary: The site is located within the development boundary of Prestatyn, i.e. a wide range of land uses could be considered suitable subject to detailed policy criteria addressing sustainable development and good standard design.
- 4.4 Development proposals should aim for high standards of design in terms of built environment and in securing the best environment through landscape design. That means applicants may want to consider the following matters (that are by no means exhaustive): built height, scale and form, density of development, elevation of buildings, implementation of Sustainable Urban Drainage Systems (SUDS), provision of green landscape features and built material sympathetic to the surrounding area.
- Although the Policy generally seeks to achieve densities for residential development of a minimum of 35 dwellings per hectare, the density of residential development in the wider area is significantly less than this, consequently, proposals for lower densities may be acceptable on this site provided that a justifiable case is put forward.
- 4.5 LDP Policy BSC2 – Brownfield development priority: This policy directs development in Lower Growth Towns, such as Prestatyn, towards previously developed land, such as this site.
- 4.6 LDP Policy BSC4 – Affordable Housing: All developments of 3 or more dwellings are currently expected to provide a **minimum** of 10% affordable housing. Developments of between 3 and 10 dwellings are required to make a financial contribution, whereas developments of 10 or more are expected to make on-site provision. The minimum 10% contribution will be subject to annual monitoring of sales prices and could be increased to a minimum 30% contribution in the future. Further detail is provided in the Council's adopted Supplementary Planning Guidance on Affordable Housing. The Council would encourage proposals for higher levels of affordable housing on this site.

- 4.7 LDP Policy VOE 1 – Conservation Area: Prestatyn's Conservation Area borders to the north, and west. It is essential that any development proposals should maintain and wherever possible, enhance the character and setting of the conservation area, and listed buildings; particularly to potential adverse effects on the setting of Christ Church and Christ Church Vicarage (both Grade II Listed Buildings).
- 4.8 Appraising the local context is essential in identifying and understanding the historic development pattern and distinctive patterns of townscape. Such an exercise could include analysis of (this is by no means exhaustive): density of building blocks, development types and architectural vocabulary; building, roof and street lines; key and secondary views; important open spaces; and roof lines and chimneys. Such an appraisal should inform any design submitted as part of a planning application.
- 4.9 It is important to assess the character of the area; especially if there have been developments in the past that have not responded to the local context. This should be seen as an opportunity to enhance the area rather than maintain a poor status-quo. Applicants may wish to discuss proposals with the Council's Conservation Officers or Welsh Government body 'Cadw' prior to submitting a planning application.
- 4.10 LDP Policy BSC11 – Recreation and Open Space: Whilst no land is designated for recreation and open space on site, there is an opportunity to enhance public open space by providing a well-designed community open space within the site, with pedestrian links to the High Street and Nant Hall Road. This could provide a focus for the town, with provision of high quality seating, information and public art. The policy sets out the Council's requirements for open space in association with residential development at a rate equivalent to 2.4 hectares per thousand population, to be provided on site unless it can be demonstrated that it is impractical to do so, in which case a commuted sum will be required. The preference here would be to secure

contributions from any residential development, to provide a community open space/ public square on the northern part of the site which would allow for better design and the potential to provide a more usable public space.

- 4.11 LDP Policy BSC12 – Community facilities: This policy seeks to protect community facilities. The former library building on the north-eastern part of the site was previously a community facility, but it is accepted in this case that the services that it provided have been relocated within Prestatyn and that the continued use of the facility is unviable and unsuitable. Therefore alternative provision on site would not be required. This policy would also apply to the existing church hall and guide hut on the southern part of the site and these facilities should be retained or alternative provision made.
- 4.12 LDP Policy PSE3 – Protection of employment land and buildings: The office building of Ty Nant has provided employment for a number of years, however it has been vacated and has been marketed for over a year. Proposals for the site may include retention of this building, however the Council would not oppose the redevelopment of this part of the site for alternative uses. Any planning application for development on this site should be accompanied by information demonstrating how proposals contribute towards regeneration and economic diversification.
- 4.13 Town Centre Boundary – LDP Policy PSE 8 / PSE 9: Prestatyn's town centre comprises a mixture of town centre uses and Prestatyn Retail Park which opened in 2013. The northern part of the site falls within the town centre boundary. LDP Policy PSE 8 applies to development within town centre boundaries as shown on the LDP Proposals Maps and LDP Policy PSE 9 refers to development in an out of town centre location but within development boundaries. As part of the site is located in a designated town centre, policy criteria as defined in PSE 8 are applicable to this part of the site. Within this area, development proposals will be permitted provided they enhance the vitality and viability of the town centre and do not result in an unacceptable imbalance of retail and non-retail uses. Any proposals for

development should be accompanied by information demonstrating how they would contribute to and enhance the vitality and viability of the town centre.

Policy PSE 9 would apply to the remainder of the site. This policy states that proposals for small scale retail uses will be permitted provided that they: (1) are less than 500sqm gross area; (2) serve the local area; (3) do not form part of an industrial estate; and (4) do not jeopardise the viability and vitality of town or district centres. Should the size of any retail proposed exceed 500sqm gross area, a sequential approach to the selection of sites would be required in line with Planning Policy Wales (Edition 7) paragraph 10.2.11.

DRAFT

Development Vision

To create a vibrant, attractive development which successfully connects and integrates with Prestatyn's town centre.

To provide high quality design, which respects and enhances the adjacent important listed buildings and Prestatyn High Street Conservation Area.

It should provide a mixture of uses which enhance the vitality and viability of Prestatyn's town centre by establishing an active frontage along Nant Hall Road, which could include new cafes and restaurants to add to Prestatyn's attractiveness and complement existing facilities in the town centre.

The mixture of uses could include retail, commercial, residential, leisure, offices, health, education and public open space.

The frontage to Nant Hall Road and the existing Council Chamber should be retained and re-used if possible but there is scope for innovative design on the remainder of the site.

The aim is to provide well-designed public open spaces/ squares for visitors and residents to enjoy and to help to provide a focus for the town.

Good pedestrian links, both within the site and to the High Street and Nant Hall Road will ensure that any development here becomes part of the town centre.

5. Development Framework

Land use and density

- 5.1 Redevelopment of this site provides the opportunity for a mix of uses, which could include housing, office, hotel, leisure, education, health and retail uses, together with public open space and improved links to the High Street. Any

residential development should be close to existing residential areas. The balance between commercial uses and residential uses will need to be carefully considered and the impact on the amenity of existing and proposed housing from any commercial development proposed would have to be considered. This should include aspects such as noise, opening hours, refuse collection, and car parking.

- 5.2 The space to the south of the site could benefit from a development of larger massing and scale and an innovative design that could sit comfortably alongside the Church, providing that building heights, rooflines, skylines, massing and appropriate space around the building were taken into consideration.
- 5.3 Retail or commercial uses may be best clustered around the existing commercial area around Nant Hall Road. The scale, mass and form of this should sit comfortably with the former Council Offices fronting Nant Hall Road. The Council's preference is that the frontage to Nant Hall Road and the Council Chamber should be retained if possible.
- 5.4 There is potential to retain and re-use Ty Nant Council offices, however the Council would not be opposed to demolition, which would allow for the comprehensive redevelopment of the site to provide a high quality scheme better linked to the town centre and contributing to its vitality and viability. A large portion of the site is currently provided for car parking although this has been underutilised since the closure of the Ty Nant Council Offices. Parking occupancy surveys undertaken in August and September 2014 indicate that there is sufficient parking capacity elsewhere in the town centre to accommodate any parking displaced from the site. Any redevelopment of the site would, however, need to provide sufficient parking spaces for the new uses in line with the Council's requirements.
- 5.5 Prestatyn has a high level of housing need and a mixture of mainly 2 bedroom town houses/terraced (some 3 bedroom) would be most appropriate for the

southern part of the site. Affordable housing provided should comprise a mixture of mainly rented properties with some shared equity properties. In view of the high level of housing need in the area, the Council will require a minimum of 20% affordable housing to be provided on the site. Any residential development would be required to meet the Council's space standards set out in SPG: Residential Space Standards.

DRAFT



Design Principles: Public realm

- 5.6 Listed buildings and their settings need to be preserved and enhanced.
Generally the space within the site currently does not enhance the setting of the listed buildings to any great degree. However, the lane by the church and vicarage is very important.
- 5.7 The area of high significance, and part of the setting of the Church and Vicarage is the boundary wall between these buildings and the car park. The trees and limestone boundary walls with the narrow width of the road between the boundary wall and car park boundary create a semi-rural character, which captures the character of historic Prestatyn and this part of the conservation area. The character of this area needs to be strengthened and enhanced by appropriate highway management, and landscaping, including the introduction of limestone walls, trees and an appropriate traffic management system. It would be best protected as a pedestrian access. Any proposals to use this as a vehicular access need to take into account its special character, the setting of the listed church and Vicarage and apply the principles of Manual for Streets.
- 5.8 The post and panel fencing to the eastern residential boundary makes the public space dead. The appearance of this perimeter needs to be strengthened by either appropriate development, such as residential, or appropriate landscaping. Back gardens to the buildings on the perimeter of the site need careful treatment to enhance any abutting public open space.
- 5.9 Improving the view from the High Street into the site, and improving boundaries to either side of the road, such as appropriate tree planting is important. Views in and out of the site should identify particular vantage points, and features of interest. The critical view is of the Church spire. This should be recorded in any appraisal and site lines protected. Cluster viewpoints will also be important – for example the relationships with the Church and Vicarage.

Integrated sustainable renewable resources would be welcomed, providing they are integral architectural components of the building.

Green infrastructure / Open Space

- 5.10 The green space outside the library could be retained and the tree boundary reinforced to create a visual link to the eastern part of Nant Hall Road. There are a number of trees on the northern part of the site which should be retained and protected and these are shown on Figure 3: Site Brief Plan. The Tree Survey also identified a number of trees which contribute to the site's amenity which should be integrated into the design where possible, to provide some mature landscaping. Green space could be introduced into the site to enhance the setting of the Church and Vicarage, or could form part of a series of urban squares.
- 5.11 A series of linked formal squares from Nant Hall Road into the site should be considered, with high quality hard and soft landscaping. The Council's policy requires a contribution from any residential development towards open space provision. The Council's general preference is for on-site provision however, contributions from any residential development to an enhanced community open space/ public square on the northern part of the site would be preferable and would allow for better design and the potential to provide a more usable public space.

Built form and materials

- 5.12 Any redevelopment on the northern section of Nant Hall Road should reinforce the street's building line. There is scope to set the building line back on the former library site, provided that there is positive treatment to the gable end of the Council offices. There is a strong vertical emphasis to windows and doors, which is important and should be considered in any new development in order to retain the townscape rhythm. An active frontage with appropriate scale, massing and detail to the site onto Nant Hall Road is

essential.

Any affordable housing should be well designed in terms of materials and detailing and not segregated architecturally.

New build within the site needs to reflect the scale, height and mass of existing buildings, which are principally two storey, and generally terraced or set close together within small grounds. An imaginative approach can be considered, but within the confines of the existing scale, height and massing of buildings.

The existing buildings on Nant Hall Road are capable of re-use. A mixed tenure – such as shop units to ground floor and residential above, would be encouraged. The Council would encourage active frontages at street level along Nant Hall Road. A similar approach to new build on the site should be considered.

Residential development should be of high quality and design, and reflect good housing examples in terms of scale, massing and architectural quality in Bryneithin Avenue and Clwyd Avenue for example. There should be a clear demarcation between public and private space and frontages facing into the site.

Demolition

- 5.13 Demolition of the former library, Ty Nant and the modern extension to the Council Offices on Nant Hall Road is considered acceptable. Conservation Area consent would be required for those buildings to be demolished within the Conservation Area.

Community safety

- 5.14 Any proposals should ensure the creation of attractive and safe public spaces and movement routes particularly for the pedestrian and cyclist maximising natural surveillance over the public realm and adopting where appropriate Secure by Design measures.

6. Access and Movement

- 6.1 Vehicular access should be gained from Nant Hall Road, there may be scope to alter the current access point and flexibility with regard to internal access and circulation arrangements within the site. Design solutions should have regard to 'Manual for Streets'. Any proposals should incorporate clear, attractive and safe pedestrian links to the High Street and Nant Hall Road.
- 6.2 Pedestrian access routes from Glyn Avenue to the car park site should be permeable, protected and enhanced. Proposals should provide safe conditions for pedestrians, cyclists and those with mobility impairments both entering and exiting the site and also moving within the site. There may be the need to carry out highway improvement works, depending on the nature of individual proposals and the potential increase of traffic generated by the development which would need to be assessed. Access arrangements and road improvement works should be discussed with the Council's Highways department.
- 6.3 Further guidance on parking requirements is set out the Council's Supplementary Planning Guidance: Parking Requirements in New Development.

7. Further Considerations

Flood risk considerations

- 7.1 A small part of the northern part of the site lies within Flood Risk Zone C1 of Welsh Government's Development Advice Map referred to in Technical Advice Note 15: Development and Flood Risk. Zone C1 denotes areas of floodplain which are developed and served by significant infrastructure, including various types of flood defences. Consequently, development may take place but will be subject to application of justification tests and acceptability of consequences for particular types. Detailed information on justification tests and acceptability criteria can be found in WG TAN15: