

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn on Wednesday 5th February at 7.20pm-7.40pm

PRESENT

Councillors - G. Frobisher (Chairman), T. Flynn, S. Frobisher, R. Flynn, G. Sandilands, G. Davies, M. German, T. Jones, A. Tomlin, P. Duffy, B. Murray.

IN ATTENDANCE

Mr N Acott – Town Clerk / Financial Officer, Mrs L. Hewitt – Committee Support Assistant, Mr T. Brown – Internal Auditor.

APOLOGIES

Councillors: L. Muraca, A. Frobisher, P. Penlington, K. Jones, J. Thompson-Hill, A. Sampson. Mrs C. Evans – Deputy Town Clerk.

146 DECLARATIONS OF INTEREST

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

147 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning application consultations to 5th February 2020 and submitted following observations:-

APPLICATION

COMMENT

43/2020/0016 (North West)
Change of use from an A1 Retail use to an
A3 food and drink use class
Ffrith Corner, Victoria Road West, Prestatyn

No Objection

433/2020/0009 (East)
Variation of condition no 2 of planning
permission code no 43/2018/0998 to
relocate the shop entrance from Nant Hall
Road to Lon Alwen
1 Nant Hall Road, Prestatyn

Observation
There is a requirement to preserve
Nant Hall Road frontage that forms
part of town centre conservation
area status.
The original doorway should be
retained and kept in good order
albeit in closed position with
appropriate signage to new
entrance.

Other work to help retain Nant Hall Road visual amenity should be considered e.g. historical site plaque

43/2020/0023

Erection of retail store with garden centre, servicing and car parking areas and associated works
Market Site, Gas Works Lane, Prestatyn

See below

OBSERVATIONS

Cllr BM Serious concerns about traffic access and egress. The existing highway is gridlocked during the summer months due to high volume of traffic.

Cllr GS Environmental Prestatyn voluntary group have expressed concerns about development's impact upon wetland wildlife to rear of proposed building. Bats are known to be in vicinity. Litter accumulates on railway bridge and measures are needed to prevent build-up of litter.
Access to former signal box currently being considered for community use should be protected and retained. Similarly, public access for Prestatyn Dyserth Way path needs to be maintained. Trees and shrubs help form wildlife corridor to adjoining wetland site.

Cllr TF major If this is to be first phase of future development then there could be traffic problems for town centre. Highways infrastructure will not cope with extra traffic.

Cllr RF Sandy Lane is also of concern as traffic builds up on railway bridge. Has Town Council received information about Denbighshire County Council latest traffic survey, review and proposals? Town Clerk/Financial Officer advised this had not been made available but may have been discussed by County Member Area Group.

Cllr AT Development seems generally welcomed by local residents, but radical changes to highway will be needed to cope with traffic.

Cllr BM I will ask DCC planning for a site meeting.

Cllr MG Large delivery vehicles regularly back up on adjoining highway. Ffordd Pendyffryn is already too busy with traffic.

Cllr GS If development proceeds with named company then biggest commercial property in High Street will be vacated.

Cllr TF If this is a phased or shared development then another named company may also relocate from High Street.

RESOLVED

- 1) That Denbighshire County Council be requested to hold a site meeting with Town Council.

- 2) That Mr Mike Jones, Traffic, Parking and Road Safety Manager, Denbighshire County Council be invited to attend a future meeting to discuss Prestatyn Highways review and progress to date.

43/2020/0024 (East)
Crown reduction of 2 Sycamore trees
subject to Former Prestatyn Urban District
Council Tree Preservation Order 1950
No.G5
19 Rhodfa Derwen, Prestatyn

No Objection

43/2019/1047 (Meliden)
Erection of extensions and installation of
dormer windows to loft
134 Meliden Road, Prestatyn

No Objection

43/2020/0025 (East)
Crown reduction of oak tree in area A1 on
plan annexed to the Borough of Rhuddlan
Tree Preservation Order No 5 1989
11B Fforddlas, Prestatyn

No Objection
Work to be undertaken by
professional arboreal culturalist

43/2020/0026 (East)
Demolition of existing extensions/attached
garage and erection of two storey extension
to side and rear of existing dwelling
6 The Circle, Prestatyn

No Objection

43/2019/1036 (North)
Alterations and extensions to existing
bungalow to form 3 no. dwellings
2 Berwyn Crescent, Prestatyn

No Objection

43/2020/0055 (Central)
Erection of a detached residential amenity
building ancillary to existing dwelling
36 Calthorpe Drive, Prestatyn

No Objection

43/2020/0011 (Central)
Erection of porch and first floor extension to
dwelling
10 Fforddisa, Prestatyn

No Objection

43/2020/0051 (Central)
Erection of extension to dwelling
15 Oakhill Drive, Prestatyn

No Objection

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

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right, positioned over a horizontal line.