

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn on Wednesday 4th September 2019 at 8.10pm – 9.10pm

PRESENT

Councillors - G. Frobisher (Chairman), M. German, S. Frobisher, P. Penlington, R. Flynn, G. Davies, L. Muraca, A. Tomlin, B. Murray, A. Sampson, K Jones, T Jones.

IN ATTENDANCE

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

APOLOGIES

Councillors: A. Frobisher, M. Poller, J. Thompson-Hill, G. Sandilands, T. Flynn.

69 DECLARATIONS OF INTEREST

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

Cllr T Jones and K Jones had previously declared personal and prejudicial interests in Denbighshire Local Development Plan - site CS-43E-095 Land off Meliden Road.

70 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning application consultations to 4th September 2019 and submitted following observations:-

APPLICATION

43/2019/0645 (North)
Demolition of existing conservatory and
erection of replacement extension
176 Grosvenor Road, Prestatyn

43/2019/0644 (Central)
Erection of extension, alterations and
construction of new roof to provide
additional accommodation within the roof
structure and associated works
(Resubmission)
73 Fforddisa, Prestatyn

COMMENT

No Objection

No Objection
Roofline to be compatible height
with surrounding residential
property.

43/2019/0656 (Meliden)
Erection of rear wrap around extension
(Resubmission)
7 Llwyn Mesen, Meliden, Prestatyn

No Objection

43/2019/0652 (East)
Erection of single garage and construction
of new driveway with drop kerb
24 Linden Walk, Prestatyn

No Objection
Residents comments on
Denbighshire County Council
(DCC) Planning Portal. DCC has
confirmed comments received via
planning portal are collated by
officers and are part of DCC
planning process.

43/2019/0664 (East)
Demolition of existing rear extension and
garage and erection of new rear extension
and front roof dormer to existing dwelling
10 Marine Road East, Prestatyn

No Objection

43/2019/0697 (East)
Erection of extension and alterations to
dwelling
27 Plas Avenue, Prestatyn

Objection
Loss of neighbour's privacy.
Overintensification of building on
site. Potential building nuisance to
neighbours. Overlooking of other
properties and excessive use of
glazing. Proposed build out of
character with neighbourhood.
Change to living accommodation
with bedrooms on ground floor will
exacerbate overlooking of
neighbour's property.

43/2018/1187 (North West)
Erection of 1 commercial/retail unit (ground
floor) and 2 self contained flats (first floor)
and associated works.
Ffrith Corner, Victoria Road West, Prestatyn

Objection
Overintensification of buildings and
usage of site. Lack of car parking
for residents, customers and
deliveries. Poor highway
access/egress and busy road
junction. Local infrastructure poor
and insufficient for increase.
Proposed build is beyond existing
building line. Poor aesthetic and
materials detract from streetscene.
Some existing retail units on site
have remained empty for some time
so business case needed to justify
need for additional units.

(Cllr R Flynn left meeting 8.25pm)

BT/2019/0708
 BT Kiosk Consultation
 Removal of Telephone boxes at various
 sites around Denbighshire – x4 in Prestatyn
 Removal of x2 at Ffordd Penrhwylyfa, Marine
 Road x1 and Victoria Road x1

Information received.
 Ward Councillors to comment
 directly

43/2019/0632 (South West)
 Erection of extension to dwelling
 45 Alexandra Drive, Prestatyn

No Objection

43/2019/0717
 Crown reduction of beech tree within
 Prestatyn Conservation Area
 Prestatyn Railway Station, High Street,
 Prestatyn

No Objection
 It was reported that DCC no longer
 undertake routine
 maintenance of trees.

43/2019/0730 (Meliden)
 Erection of 41 affordable dwellings and
 associated works
 Former Plas Deva Caravan Park, Ffordd
 Talargoch, Meliden, Prestatyn

Defer until next meeting due to large
 application and paperwork.
 Committee informed that plans were
 available on DCC Planning portal,
 Prestatyn Library, and also Town
 Council Offices.

43/2019/0578 (Central)
 Change of use of dwelling to a guest house
 3 Meliden Road

No Objection
 Welcome additional guest house in
 town.
 (Cllr M. German declared personal
 interest in this item)

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.

71 FORMER TA CENTRE, MARINE ROAD, PRESTATYN

Town Clerk/Financial Officer reported that he had been approached by local resident and several Councillors enquiring about this historic town building and extent of conservation area status. He had therefore contacted Denbighshire County Council, Planning Authority and obtained details of existing Denbighshire Conservation Area's in town (copy circulated with agenda).

The former Prestatyn TA Centre did not form part of any designated conservation status area and building was not listed on CADW heritage buildings register. Subsequently the old building did not have any form of legally protected status other than general planning rules.

Following discussion Committee felt that parts of the historic town building merited some form of protection from potentially adverse future development/demolition e.g. corner spire.

RESOLVED That Denbighshire County Council Planning Authority be requested to consider inclusion of former TA Centre, Marine Road, Prestatyn into conservation area status.

(Cllrs K. Jones, T. Jones, P. Penlington left meeting 8.40pm)

72 STANDING ORDER

Committee was reminded that in view of length of item it was likely that Standing Orders would need to be waived if meeting extended beyond 9pm

RESOLVED That Standing Order No 1 be waived and meeting extended by fifteen minutes.

73 DENBIGHSHIRE LOCAL DEVELOPMENT PLAN (LDP) 2018/2033.. CONSULTATION ON DRAFT PREFERRED STRATEGY

Details of proposed candidate sites register had been circulated with agenda. Committee was informed that anyone could put forward sites for consideration irrespective of land ownership at this stage of public consultation process.

A total of twenty-four town sites were subject of present public consultation from Denbighshire County Council (DCC). The Town Clerk/Financial Officer advised that Local Development Team would likely be visiting Town and Community Councils later in this process. Cllr A. Tomlin and Cllr G. Sandilands had both provided written comments about proposed sites and details circulated at meeting.

Committee then reviewed LDP Candidate Sites Register and offered following observations:-

PRESTATYN AND MELIDEN

General concerns over pressure on public services and highways, and excessive development in recent decades.

CS-43E-074 Land at Gronant Road (Site A) – field next to Mid Nant Farm, Upper Gronant Road

2.3ha (max 69 properties)

OBJECT – Rejected in last LDP; Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; main gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-075 Land at Gronant Road (Site B) – field immediately to east of Site A

2.8ha (max 84 properties)

OBJECT – Rejected in last LDP; Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important

views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-076 Land at Gronant Road (Sites A and B combined)

5.2ha (max 156 properties)

OBJECT – Rejected in last LDP; Designated green barrier land; Adjacent to SSS1 and SAC (Special Area of Conservation); could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-086 Land at Plas Newydd Farm – Option 1 – land between Alexandra Drive and farm

3.4ha (max 102 properties)

OBJECT - Agricultural land forms green barrier; flood risk at northern boundary. Loss of wetland will increase flood risk. Poor access and traffic issues.

CS-43E-087 Land at Plas Newydd Farm – Option 2 – as per Option 1 but with additional field to West

10.2 ha (max 306 properties)

OBJECT – Agricultural land forms green barrier; Part of westerly field within flood risk zone. Loss of wetland will increase flood risk. Poor access and traffic issues.

CS-43E-088 Land at Plas Newydd Farm – Option 3 – as per Option 2 but with further field to North

18.36ha (max 551 properties)

OBJECT - Agricultural land forms green barrier; Land within a flood risk zone. Loss of wetland will increase flood risk. Poor access and traffic issues.

CS-43E-089 Land at Plas Newydd Farm – Option 4 – as per Option 3 but with further land to North

28.24ha (max 847 properties)

OBJECT – Agricultural land forms green barrier; Land within flood risk zone; Loss of wetland increases flood risk. Poor access and traffic issues.

(Cllr B. Murray left meeting after this item)

CS-43E-146 Parcel of land lying north of A548, Prestatyn Road

9.78ha (max 293 properties)

OBJECT – Site of Scheduled Ancient Monument (Prestatyn Castle); Agricultural land. Most falls within flood risk zone; Designated green barrier land; western half falls within Conservation Area; Drainage channels on site; includes wooded area; formerly Local Landscape Area in UDP

CS-43E-147 Parcel of land lying between Nant Hall Road and Bodnant Avenue/Ffordd Parc Bodnant
2.57ha (max 77 properties)

OBJECT – Important gateway site to town; within Conservation Area; Adjacent to busy school and associated traffic; Many large trees with Preservation Orders on southern boundary; Public Right of Way crosses site; was designated "Local Landscape Area" in UDP

CAS-43-E148 Nant Mill Touring Park
3.23ha (max 97 properties)

OBJECT- Popular tourist resource important to town's economy; Features duck pond (wildlife) and former mill with historical context; most falls within Conservation Area

CS-43E-174 Land at Barkby Avenue – on corner with Marine Road East
0.74ha (max 22 properties)

OBJECT – Within flood zone; designated green barrier; wildlife area; formerly Local Landscape Area in UDP. Potentially of historical and archaeological importance due to maritime coastal history.

CS -43E-175 Land to rear of Central Avenue
0.71ha (max 21 properties)

OBJECT – currently designated Recreation and Open Space; Important open walkway site traverses land; part of Y Morfa open space site.

CS-43E-176 Land at Marine Road – former Bodnant Infants Playing Field
0.66ha for EMPLOYMENT PURPOSES

OBJECT – currently designated Recreation and Open Space; Prestatyn is short of open play space; ongoing discussions about community allotments on part of site. Flood risk.

CS-43E 193 Site at Midnant Farm (Parcel A) – homestead and farmyard
1.7ha (Max 51 properties)

OBJECT – Allocated in existing adopted LDP following "Additional Sites" process instigated by Inspector. Would necessitate rebuilding of farmhouse and yard and slurry pit further east, within green barrier; Adjacent to SSSI and SAC (Special Area of Conservation); Rhodfa Celyn access would be inappropriate.

CS-43E -194 Site at Midnant Farm (Parcel B)

OBJECT – Designated green barrier land; Adjacent to SSSI and SAC (Special Area of Conservation); Could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-195 Site at Midnant Farm (Parcel C)

OBJECT – Designated green barrier land; Adjacent to SSSI and SAC (Special Area of Conservation); Could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

CS-43E-196 Site at Midnant Farm (Parcels A,B and C)

OBJECT – Allocated in existing adopted LDP following "Additional Sites" process instigated by Inspector. Would necessitate rebuilding of farmhouse and yard and slurry pit further east, within green barrier; Adjacent to SSSI and SAC (Special Area of Conservation); Rhodfa Celyn access would be inappropriate.

Designated green barrier land; could leave homestead land locked and prevent agricultural access to land north of A548 (one third of the farm) and to the A548 itself for livestock transport; loss of agricultural land; threatens viability of a working farm; water runs down hill (culvert/stone drain) through land; gateway to town – would urbanise a pleasant semi-rural boundary; unacceptable linear extension into open countryside which would harm important views of AONB – very prominent open fields when viewed from A548, railway line, National Cycle Route and coastal area in general; Tree Preservation Orders on the site.

MELIDEN**CS 43E-052 Ffordd Penrhwyflla – between Ffordd Ffynnon (Prestatyn) and Roundwood Avenue (Meliden)**

8.6ha (max 258 properties)

OBJECT – Green barrier land; agricultural land. Site needs to remain undeveloped to protect both culture and integrity of Meliden Village.

CS-43E-090 Land off Ffordd Tanrallt – Option 1

3.3ha (max 99 properties)

OBJECT – Land forms green barrier; agricultural land; mineral safeguarded area; borders SSSI and AONB and separates built up area of Meliden from this protected area; poor highway access; wildlife on site

CS-43E-091 Land off Ffordd Tanrallt – Option 2

6.6ha (max 198 properties)

OBJECT – Land forms green barrier; agricultural land; mineral safeguarded area; borders SSSI and AONB and Prestatyn-Dyserth Way and separates built up area of Meliden from these protected sites; poor highway access; wildlife on site

CS-43E-095 Land off Meliden Road

1.6ha (max 48 properties)

OBJECT – Site within Meliden Ward but would also form extension of the Prestatyn development boundary; green barrier land between Prestatyn and Meliden; concerns over safe access onto Meliden Road; agricultural land; some flood risk at northern edge; gateway site to town and village; high density estate would not be in keeping with vicinity.

CE-43E 120 Meliden Glebe

0.62ha (max 19 properties)

OBJECT – Flood risk; poor access; agricultural land

(Cllr M. German left meeting after item CS-43E-120)

CS-43E 126 Land at rear of Maes Meurig

0.86ha (max 25 properties)

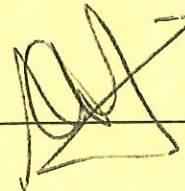
OBJECT – "Additional Site" in existing LDP; flood risk at northern edge; poor access; adjacent wildlife site

CS-43E-029 Mindale Farm, Ffordd Hendre

8.5ha (max 252 properties)

OBJECT – "Additional Site" in existing LDP; poor access to A547; adjacent wildlife site; extensive community objections and large site needs to remain undeveloped to protect both culture and integrity of Meliden Village.

Chairman



TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in King's Hall Community Centre, Kings Avenue, Prestatyn on Wednesday 25th September 2019 at 6.15pm – 6.55pm

PRESENT

Councillors - G. Frobisher (Chairman), R. Flynn, K. Jones, G. Sandilands, G. Davies, M. German, T. Jones, J. Thompson-Hill, A. Tomlin, B. Murray, A. Sampson.

IN ATTENDANCE

Mr N Acott – Town Clerk/Financial Officer, Mrs C. Evans – Deputy Town Clerk, Mr T. Brown – Internal Auditor.

APOLOGIES

Councillors: A. Frobisher, M. Poller, T. Flynn, S. Frobisher, L. Muraca.
Mrs L. Hewitt – Committee Support Assistant.

74 DECLARATIONS OF INTEREST

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

75 MINUTES

RESOLVED That Minutes of Town Planning Committee held on 4th September 2019 be accepted as a correct record.

76 PLANNING APPLICATIONS 43/2019/0750 and 43/2019/0751 LAND AT MINDALE FARM AND NEW ACCESS ROAD PM 180

Cllr G. Frobisher, Chair and Cllr A. Tomlin reported that Denbighshire County Council (DCC) Planning Committee recently refused the above planning application and news had been welcomed by many local residents. However, Denbighshire County had now referred this item back to its own planning committee in accordance with their Scheme of Delegation to protect Denbighshire County Council interests in respect of planning decisions.

In further correspondence with Development Manager, Planning and Public Protection Services, DCC the relevant parts of the Scheme of Delegation had been provided and summarised as follows:-

2.1.9 application determined contrary to officer recommendations

- a) Significant departure from Local Development Plan
- b) Significant risk of costs being awarded against Council at any subsequent planning appeal, legal challenge, Welsh Government call in, or Ombudsman investigation.

Accordingly the decisions made by Denbighshire County Planning Committee on the Mindale Schemes had triggered 2.1.9(b) and a report will be considered at DCC Planning Committee in October 2019.

Committee referred to two previous planning applications and also planning appeals against refusal relating to this site that had been dismissed by DCC and Welsh Office Planning Appeals Inspectorate. Members expressed concern that funding and costs relating to planning decisions were not classed as 'material planning considerations' and therefore these considerations should form part of the planning process.

RESOLVED

- 1) That a letter be sent to Denbighshire County Council advising that Committee reaffirms its previous objections dated 8th May 2019 to 43/2019/0750, Land at Mindale Farm, Meliden and 43/2019/0751, Land South West of Ffordd Ty Newydd, Meliden for new road.
- 2) That Committee reaffirms objections dated 4th September 2019 in relation to CS-43-E 029 Mindale Farm additional site that is shown in Local Development Candidate Sites Register 2018-2033.
- 3) That open space agricultural land should be protected in face of current uncertain UK economic and global climate change environment.
- 4) That proposed developments on this size and scale will destroy the character of Meliden Village and its historical culture.

77 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning application consultations to 25th September 2019 and submitted following observations:-

APPLICATION

COMMENT

Deferred last meeting

43/2019/0730 (Meliden)
Erection of 41 affordable dwellings and associated works
Former Plas Deva Caravan Park, Ffordd Talargoch, Meliden, Prestatyn

No Objection subject to planning conditions:-
Traffic impact on A547 is a concern as road already considered to be at capacity. Historic boundary wall should be preserved, surveyed and any defects remedied. Mature trees on site should be protected. Affordable housing should be given priority to local people.

43/2019/0758 (East)
Alterations to existing access to allow for additional off road parking spaces
1 Mount Ida Road, Prestatyn

No Objection

43/2019/0759 (East) Erection of 1 dwelling including construction of a new vehicular access (resubmission) 14 Marine Road east, Prestatyn	No Objection
43/2019/0694 (Meliden) Erection of new first floor extension above existing bungalow Newlands, Ffordd Pennant, Meliden, Prestatyn	No Objection
43/2019/0753 (East) Construction of replacement swimming pool building with ancillary first floor games room 6 The Circle, Prestatyn	No Objection
43/2019/0692 (South West) Erection of 114 no. dwellings, together with associated roads, open space and related works Land adjacent to Alexandra Drive, Prestatyn	OBJECTION

Site is not in present Local Development plan. Loss of good quality agricultural open space land that also forms a green barrier. Flood risk site - the land forms soakaway which helps protect properties lower downhill towards coast. Over intensification of area with insufficient public service infrastructure e.g. lack of general practitioners, health services, drainage, highways and local schools.

Proposed narrow road access is totally inadequate for scale of development. Adjoining main roads unable to cope at present due to high volume of traffic. The proposed road junction is very close to well used children's play area and this poses a significant risk to young children.

Reference is made to affordable housing but this aspect is unclear and demand should be further researched with private sector housing, and rental accommodation being included.

Insufficient public consultation with neighbours.

Public footpaths in vicinity need protection.

Developer would seem to be pre-empting the new Local Development Plan currently being prepared by Denbighshire County Council.

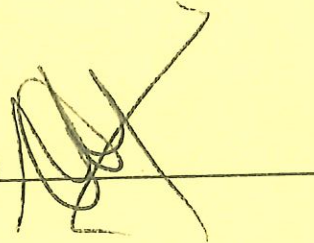
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78 FLINTSHIRE COUNTY COUNCIL – DEPOSIT LOCAL DEVELOPMENT PLAN
CONSULTATION 2015-2030

A letter had been received from Flintshire County Council advising that the above plan was currently subject of public consultation- details at www.flintshire.gov.uk/ldp

RESOLVED That Public Notice be received.

Chairman

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