

TOWN PLANNING

Minutes of Town Planning Committee meeting held in Council Chambers, 7 Nant Hall Road, Prestatyn, on Wednesday 13th November 2024 at 7:25pm – 7:55pm

PRESENT

Councillors: Cllr A. West (Mayor/Chairman), Cllr C. Holliday (Deputy Mayor), Cllr R. Flynn, Cllr A. Tomlin, Cllr S. Frobisher, Cllr P. Duffy, Cllr I. Lifford, Cllr G. Sandilands, Cllr B. Williams, Cllr C. Evans, Cllr C. Evans, Cllr J. Matthews, Cllr E. Heaton, Cllr J. McLellan, Cllr K. Clewett, Cllr H. Irving (Remotely)

IN ATTENDANCE

Mr N. Acott – Locum Town Clerk / Responsible Financial Officer
Miss S. Rinaldo/Miss M. Sinclair – Administration and Support Officers (Agency)

APOLOGIES

Councillors: Cllr J. Thompson-Hill, Cllr T. Jones MBE and Cllr A. Sampson

96 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. None received.

97 PUBLIC PARTICIPATION

None received.

98 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS 13/11/2024

<u>APPLICATION</u>	<u>COMMENT</u>
43/2024/1210/PF Change of use of existing garage to include tyre fitting to existing B2 use class. Omega Cars, Victoria Road, Prestatyn (N)	OBSERVATIONS Concerns about potential noise nuisance to nearby residents (cul-de-sac) arising from proposed operations, equipment and machinery.
43/2024/1356/TC Felling of 1 no. Scotts Pine Tree within Prestatyn Conservation Area 17 Fforddlas, Prestatyn (E)	OBSERVATION Defer to professional report and advice from County Tree Officer.

Adrian West

43/2024/1362/TC Pruning of one sycamore tree within Prestatyn Conservation Area 99B High Street, Prestatyn (E)	NO OBJECTION Healthy trees have previously been felled in town and pruning is a better option. Defer to professional report and advice from County Tree Officer.
43/2024/1364/TP Crown thinning and lifting to one beech tree subject to tree preservation order of former Rhuddlan Borough Council/2/24/1985 34 Fforddlas, Prestatyn (C)	NO OBJECTION Defer to professional report and advice from County Tree Officer.
43/2024/1230/HH Retrospective application for alternations and extensions to dwelling including loft conversion, rooflights and associated works. Fourways Tan Yr Allt, Meliden (M)	NO OBJECTION Construction reportedly undertaken by a previous owner but current owner has now submitted a retrospective application. Agreement in place that nesting boxes should be kept/ installed.
43/2024/1378/PF Erection of 4 EV charging points including sub-station enclosure, fencing, formation of hardstanding and associated works. Lower High Street Car Park, Prestatyn (C)	NO OBJECTION
43/2024/1379/AD Display of signage in relation to EV charging points. Lower High Street Car Park, Prestatyn (C)	NO OBJECTION
43/2024/1244/HH Raising of roof height to create first floor extension to dwelling. Erection of single storey extension to rear and side and associated works. 16 Earlswood Avenue, Prestatyn (N)	NO OBJECTION
43/2024/1339/HH Erection of single storey side extension to the front of dwelling. 4 Morgan Road, Prestatyn (N)	NO OBJECTION
43/2024/1234/PO Development of 0.75ha of land by the erection of 2no detached dwellings (Outline Application including access and layout) Land to the rear of 20-22 Meliden Road, Prestatyn	OBJECTION Neighbouring property owners are concerned about overlooking and potential backland development. Previous planning applications made with Denbighshire County Council, one of which was refused and the other withdrawn. The last application was made approximately six months ago. Vehicular access and egress to site is unsafe and unacceptable.

43/2024/1431/HH Erection of single storey rear extension including the formation of patio, landscaping and associated works 6 Rhodfa Derwen, Prestatyn (E)	NO OBJECTION
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43/2024/1473/TP Crown reduction of one lime tree subject to Former Rhuddlan Borough Council Tree Preservation Order 2/24/1985 13 Oak Hill Drive, Prestatyn, LL19 9PU (C)	NO OBJECTION Defer to professional report and advice from County Tree Officer.
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99 NETWORK RAIL/TRANSPORT FOR WALES

Cllr A. West, Mayor/Chairman reported upon recent preliminary discussions with representatives of Network Rail and Transport for Wales regarding future of two public/pedestrian crossing points at Sandy Lane and Beverley Drive, Prestatyn. It was explained that the company's long term future plans for the rail network included significantly more trains on the network travelling at much higher rail speeds to improve connectivity.

Unfortunately, the proposed development would result in closure of both pedestrian crossings on grounds of public safety. One of the crossings was rated as second most dangerous in Wales and ranked tenth most dangerous in UK. Rail companies owed a duty of care to ensure pedestrians are not at risk of being hit by trains for sake of public and train drivers.

Network Rail/Transport for Wales desired to commence a public consultation exercise although levels of funding for major infrastructure works were still unclear. A previous consultation exercise reportedly undertaken ten years ago had been heavily criticised by many local councillors, residents and users. The date of latest proposed consultation exercise was not known at this stage.

Councillors emphasised the need for meaningful consultation, and it was clear that residents and public needed opportunities to express their views and opinions. Several councillors indicated that both crossings were well used by a lot of people, including young children going to school.

It was understood that one option for consideration would be removal of both existing pedestrian crossings points and installation of bridge crossings. The need for any new crossings to be Disability Discrimination Act compliant was essential, and any proposals would need to cater for a wide range of people with disabilities and parents with pushchairs.

Chairman



