

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.

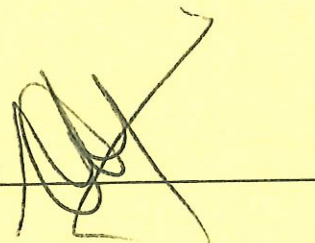
Joint County/Town Councillors may partake in decision making process at Town Council but consider matters afresh at Denbighshire County Council when additional information and advice will be available to them. They are not bound by the views or opinions of Town Council.

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.