

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee (remote meeting) held on Wednesday 23rd June 2021 at 6.40pm – 7.50pm.

PRESENT

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

IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs C. Evans – Deputy Town Clerk, Ms L. Fearn – Deputy Town Clerk / Responsible Financial Officer, Mrs L. Hewitt – Committee Support Assistant.

APOLOGIES

Councillors: G. Davies, J. Thompson-Hill, K. Jones. Mr N Highfield

44 DECLARATIONS OF INTEREST

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

45 DENBIGHSHIRE COUNTY COUNCIL - PLANNING CONSULTATIONS

APPLICATION

COMMENT

43/2021/0537 (South West)
Erection of a flat roofed single storey extension at rear of dwelling and flat roofed dormer to rear of dwelling (Proposed Lawful Development Certificate)
5 Durham Drive, Prestatyn

No Objection

43/2021/0497 (East)
Demolition of existing conservatory and erection of a two storey extension with balcony and veranda
3 The Circle, Prestatyn

No Objection

43/2021/0578 (East)
Erection of a single storey extension and detached garage
9 Fforddlas, Prestatyn

No Objection
Neighbour requested garage be sited further away from boundary wall.

SF

The decision was highly unusual as development site was not contained within the current Local Development Plan. It also went against several local planning policies, posed serious risks of flooding, and lacked adequate highways, infrastructure etc. All material planning considerations had been submitted by various parties and were well documented and shown on Denbighshire County Council's planning portal.

Committee was invited to comment upon situation and to try and focus on any questions that Members may want to ask of Mr Graham Boase, Corporate Director, Economy and Public Realm, Denbighshire County Council whose portfolio included the County Planning Authority.

Cllr LM 102 affordable homes was passed last week. You should all try and watch the DCC planning meeting on the portal. Councillors were agreed in objections. A lot of people have been involved in trying to stop this development so we need to question DCC about why this was agreed.

Cllr PP If we're on DCC planning should we step away from this?

Cllr AS I think you can discuss, but not vote.

Cllr PP If item goes to vote then I will abstain.

Cllr LM PTC objected. PTC Denbighshire County Councillors objected. Our MP and WAG representative objected. Over forty residents objected.

The meeting was a shambles. No site meeting seems to have taken place. The Lead Member said "It was skipping a process". Two Members spoke against the development, but voted for.

Housing Officers seemed to be box ticking rather than thinking what's best for Prestatyn. Land is outside the Local Development Plan – so why have it at all? They said Prestatyn has the greatest housing need. These figures were not substantiated.

Cllr PP Council list is at 900. Was at 500 before Covid. How many are long term residents of Prestatyn. I can't say!

Cllr LM Housing to be 100% rental which is outside of DCCs own planning policy. There are already a lot of developments on the go. This place is already a flood risk so extra concrete will exacerbate this.

Traffic will be awful with an extra x102 houses worth of vehicles.

Infrastructures – GPs and dentists already full to capacity.

It is good quality agricultural land.

Police concerns have not been considered or impact on nearby listed buildings.

This needs to be reconsidered. I'm asking Ward Members if they'd like to add any comments to this.

Cllr GS Our objections were ignored. This was like blackmail and it is 100% rental. If this goes through it will affect planning decisions in the future. A judicial review could be in order. Residents will be up in arms.

we'd like building to occur and what type of building would work for us -as at the TA Centre etc. Every action has a consequence.

- Cllr RF** We do this at County Member Area Group Meetings (MAGS)
- Cllr GP** But PTC has no power over DCC and cannot attend MAGS.
- Cllr RF** DCC has members who don't care about Prestatyn
- Cllr GS** NA – do we have any power at all?
- NA** I've felt for a long time that Town Councils are last in the queue. Could we go for maladministration? When you comment on Local Development Plan you need to go through carefully and make your comments heard by County Planning Authority. A lot of builders will look speculatively at the LDP and be planning up to twenty years ahead. If you can disprove housing need you could try to get Welsh Assembly Member on board and to raise matter with Welsh Planning Inspectorate. There is also Planning Aid Wales which can provide advice.
- Cllr BM** If other two sites were pulled by County Planning Officers this one needs to be pulled too.
- Cllr LM** We will approach DCC and wait for Graham Boase's response.
- Cllr BM** Include Paul Mead too – he ran that planning meeting.
- Cllr GS** We need to be hard hitting
- Cllr LM** Mr G Boase was invited to tonight's meeting but declined pending his further enquiries about County Planning Committee decision. NA suggested members may wish to prepare some written questions for him. NA and LF will be writing questions?
- LF** Yes Nigel and I will compare notes.
- NA** Councillors could you also send bullet point questions you want answered by Mr Boase about County Planning Committee decision to us tomorrow so we capture all questions?

RESOLVED That Councillors be invited to submit bullet point questions to be raised with Denbighshire County Council, Planning Authority. All questions to be sent to Town Clerk's Office for compilation by Deputy Town Clerk prior to submission

Chairman

