

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee meeting held in Council Chambers, 7 Nant Hall Road, Prestatyn, on Wednesday 14th January 2026 at 18.15pm – 18.35pm.

PRESENT

Councillors: A. West (Chairman), C. Holliday, I. Lifford, T. Jones MBE, G. Sandilands, C. Evans, J. Matthews, A. Tomlin, G. Frobisher MBE(r), E. Heaton, B. Williams, R. Flynn, P. Duffy.

(Cllr G. Frobisher MBE joined remotely but experienced technical difficulties).

IN ATTENDANCE

Mr N. Acott – Locum Town Clerk / Responsible Financial Officer,
Ms K. Tabingo – Administration and Support - Events Officer.

APOLOGIES

Councillors: J. Thompson-Hill, A. Sampson, K. Clewett, S. Frobisher.

109 PUBLIC PARTICIPATION

Public present but no issues raised.

110 DECLARATIONS OF INTEREST

Councillors and Staff were reminded of the need to declare personal and/or prejudicial interest in tonight's proceedings in accordance with the Code of Conduct legislation.

None received.

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111 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS

APPLICATION	COMMENT
43/2025/0553/PS Variation of condition no. 2 of planning permission code no. 43/2019/1047 to allow revisions to the approved plan 134 Meliden Road, Prestatyn, Denbighshire, LL19 8LT (M)	No Objection
43/2025/0549/PF Formation of additional parking for visitors to the Morfas playing field and associated works Playing Fields Dawson Drive, Prestatyn, Denbighshire (C)	No Objection
43/2025/0552/TC Works to 1 no. beech and 1 no. oak tree within Prestatyn Conservation Area 17 Fforddilas, Prestatyn, Denbighshire, LL19 9SG (C)	No Objection
43/2025/0501/PF Change of use from storage and distribution use (B8) to padel tennis centre (D2) and associated alterations to elevations Units 1-5, Prestatyn Business Park Warren Drive, Prestatyn, Denbighshire, LL19 7HT (E)	No Objection
43/2025/0550/PF Erection of a first-floor extension above previously approved single storey extension (ref: 43/2022/0278) and associated works Beach Court Care Home, 35 Beach Road West, Prestatyn, Denbighshire, LL19 7LL (N)	No Objection
Pre-planning consultation Construction of 154 homes, new vehicle access from Ffordd Talargoch(A547) with associated public open space, landscaping and foul and surface water infrastructure Land at Mindale Farm, Meliden (M)	Committee were informed that several previous attempts to develop this site had been refused for numerous reasons. Welsh Government Planning Inspector had previously considered a planning application appeal against refusal and had determined that development would have a negative impact upon Meliden village etc. The Pre-Planning consultation had been submitted by Castle Green Homes and Committee expressed concerns about development concerned about the danger

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	of being accused of pre-determination if they responded to the Developer at this stage. Locum Town Clerk advised that County Planning Officer had been approached and had recently issued guidance about pre-planning consultation process (copy circulated to Councillors). He had also offered to attend a future meeting to clarify process for both local County and Town Councillors in pre-planning consultations. Pre- planning consultations are permitted by law and are undertaken independently of statutory County Planning process. For clarity committee was reminded that Town Council was a statutory consultee in the County Planning process, however the decision-making body is Denbighshire County Council Planning Department.
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112 SUPPLEMENTARY PLANNING ISSUES

43/2025/0438/HH – 101 Meliden Road, Prestatyn, Denbighshire

Cllr T. Jones referred to previous planning applications that had been refused by Denbighshire County Council. It was reported that amendments were being made to the proposal and a further planning consultation would be forthcoming.

43/2025/0428/MD – Territorial Army Centre, Drill Hall, 1 Marine Road, Prestatyn, Denbighshire LL19 7HA

Locum Town Clerk reported upon initial and subsequent response to committee's request to meet with developer. He also reported upon discussions with Denbighshire County Council, Planning Officer who had advised that County Council was seeking further information about the application including reasons for proposed demolition.

Mayor Carol Hoddinay