

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee meeting held in Council Chambers, 7 Nant Hall Road, Prestatyn, on Wednesday 30th July 2025 at 6.15pm – 6.30pm.

PRESENT

Councillors: A. West (Chairman), C. Holliday (Mayor), T. Jones MBE, A. Sampson, A. Tomlin, J. McLellan, G. Sandilands, C. Evans, J. Mathews, G. Frobisher MBE, E. Heaton, S. Frobisher, P. Duffy, B. Williams, J. Thompson-Hill.

IN ATTENDANCE

Mr N. Acott – Locum Town Clerk / Responsible Financial Officer. Ms. D. Butters – Administration Support Officer (agency) Ms. A. Frend – Administration Support Officer (agency) Miss. S. Clarke -Assistant Town Clerk

APOLOGIES

Councillors: I. Lifford, R. Flynn.

34 PUBLIC PARTICIPATION

Cllr. A. West, Chairman welcomed five members of public and invited them to address committee. He explained that this session was included so public/ residents could raise issues, put across their views/ opinions and/or provide information relevant to Town council business. In terms of planning consultations, the decision-making body is Denbighshire County Council, Planning Authority.

Some of the public present then commented upon planning application 43/2025/309/PC. Change of use of class 3 dwelling to create managed hostel accommodation for homeless persons, 28 Nant Hall Road, Prestatyn. Several residents felt this application was underhand as it has been in operation since 2024 so was considered to be a retrospective application. Some of those present referred to anti-social behaviour including alleged drug use. Residents had reported incidents to North Wales Police but claimed lack of action or feedback on outcomes.

One resident had compiled a dossier of concerns, legal aspects etc. relating to current situation. The document had been sent to Denbighshire County Council, Planning Authority. It was understood Denbighshire County Council already used the premises for homeless county residents. However, it was claimed that both county and non-county homeless people were being housed and safeguarding issues ignored. These aspects would need to be further clarified by Denbighshire County Council.

CNAH

Other local residents present detailed 'antics taking place' outside their property and felt this development would increase incidents of anti-social behaviour in the town centre. The location opposite a school, and close to town centre was not thought to be suitable.

Some members of public confirmed that they would be putting all their concerns onto Denbighshire County Council, planning consultation portal and will also be engaging with County Planning Authority/County Councillor representatives.

35 DECLARATIONS OF ACCEPTANCE

Committee welcomed Cllr. G Frobisher following his recent Town Council election success.

Locum Town Clerk confirmed that Cllr G. Frobisher MBE had signed his Declaration of Acceptance, and had also signed agreement to abide by Councillors Code of Conduct.

36 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.

Planning Consultation 43/2025/0309/PC – 28 Nant Hall Road, Prestatyn

Cllr. G. Frobisher declared personal and prejudicial interest in this planning consultation.

37 MINUTES

RESOLVED

That Town Planning Committee minutes 16.07.2025 be approved.

Pursuant to previous planning consultation 43/2025/0295/PS, committee was informed that Denbighshire County Council were still awaiting ecology reports from applicant. The report would be forwarded to Prestatyn Town Council when received for further consultation purposes.

CPA

38 DENBIGHSHIRE COUNTY COUNCIL PLANNING CONSULTATIONS 16/07/2025

APPLICATION	COMMENT
43/2025/0318/AD Display of 2 no. Fascia signs. Childline, Trigg House Warren Drive, Prestatyn, Denbighshire, LL19 7HT (E)	No Objection.
43/2025/0309/PC Change of use of class C3 dwelling to create managed hostel accommodation for homeless persons. 28 Nant Hall Road, Prestatyn, Denbighshire, LL19 9LN (E)	DEFER Further consultation with Ysgol Bodnant Community School, Board of Governors required. Committee referred to earlier representations made during the public participation session and queried criteria used for tenants e.g county/non county resident status used for occupancy. The historic use of the building was queried e.g.residential dwelling home of multiple occupancy/hostel. Reference was made to property owner management statement. A copy had recently been circulated by Denbighshire County Council and a copy is publicly available on Denbighshire County Council planning portal. Potential conflict of interest arising as Denbighshire County Council being both Social Services and Planning Authority. Cllr. A Tomlin declared personal but non- prejudicial interest in this item. Cllr. G Frobisher had earlier declared personal/prejudicial interest in this item.
43/2025/0313/HH Erection of a single storey extension to side of dwelling.	No Objection.

OKH.

50 Marine Road East, Prestatyn, Denbighshire, LL19 7HS (E)	
43/2025/0321/HH Erection of side extensions at ground floor level and rear infill extension at lower ground floor level and associated works. 13 Clayton Drive, Prestatyn, Denbighshire, LL19 9RW (C)	No Objection.
43/2025/0314/HH Removal of conservatory and erection of a single storey extension to rear of dwelling. The House, 35 Meliden Road, Prestatyn, Denbighshire, LL19 9SD (C)	No Objection. Cllr. A Tomlin declared personal but non prejudicial interest in this planning consultation. Cllr. C. Evans declared personal but non prejudicial interest in this planning consultation.

Mayor/Chair C. A. Houlden
10/09/25