



PRESTATYN
TOWN COUNCIL

7 Nant Hall Road
Prestatyn
LL19 9LR

17th September 2014

Dear Councillor

You are invited to attend a meeting of **TOWN PLANNING COMMITTEE** to be held in Council Chamber, Municipal Offices, Nant Hall Road, Prestatyn on **Wednesday 24th September 2014** upon rise of Finance and Management Committee

Yours sincerely

Town Clerk

- 1 APOLOGIES
- 2 MINUTES
(Copy attached)
- 3 DENBIGHSHIRE COUNTY COUNCIL
PLANNING CONSULTATIONS
(Copy attached)

To: All Town Councillors
Mr T. Brown – Internal Auditor
Press Representatives
Prestatyn Library
www.visitprestatyn.com

CYNGOR
TREF PRESTATYN



7 Ffordd Llys Nant
Prestatyn
LL19 9LR

17fed medi 2014

Annwyl Gyngorydd

Fe'ch gwahoddir i gyfarfod y **PWYLLGOR CYNLLUNIO TREF** yn Siambr y Cyngor, Swyddfeydd y Cyngor, Ffordd Llys Nant, Prestatyn ar **Ddydd Mercher 24ain Medi 2014** pan ddaw cyfarfod y Pwyllgor Cyllid a Rheolaeth i ben.

Yn gywir iawn

Clerc y Dref

- 1 YMDDIHEURIADAU
- 2 COFNODION
(Mae copi wedi'i atodi)
- 3 YMGYNGHORIADAU CYNLLUNIO
CYNGOR SIR DDINBYCH
(Mae copi wedi'i atodi)

I: Holl Gynghorwyr y Dref
Mr T Brown – Archwiliwr Mewnol
Cynrychiolwyr y Wasg
Llyfrgell Prestatyn
www.visitprestatyn.com

TOWN PLANNING COMMITTEE

Minutes of Town Planning Committee held in Council Chamber, Municipal Offices, Prestatyn on Wednesday 3rd September 2014 at 8.15pm – 9.00pm

PRESENT

Councillors: P. Penlington (Chairman), J. Szabo, B. Paterson, C. Guy, G. Sandilands, R. Cooper, P. Duffy, T. Lawler, T. Jones, L. Muraca, A. Sampson, D. Turner, B. Murray, J. McLellan, J. Davies, J. Thompson-Hill.

IN ATTENDANCE

Mr N. Acott – Town Clerk/Financial Officer, Mrs L. Hewitt – Committee Support Assistant.
Mr T. Brown – Internal Auditor.

APOLOGIES

Cllrs: G. Percival, G Frobisher.

55 MINUTES

RESOLVED That Minutes of meeting held on 23rd July 2014 be accepted.

56 DENBIGHSHIRE COUNTY COUNCIL – PLANNING CONSULTATIONS

Committee considered planning consultations schedule to 3rd September 2014 and submitted following observations:

APPLICATION

COMMENT

43/2014/0844 (South West)
Removal of existing porch and erection of
new porch
46 Ffordd Penrhwyfya, Prestatyn
Contact: Denise Shaw

No Objection

43/2014/0851 (South West)
Construction of a new vehicular access,
alterations to boundary wall fronting Hardwyn
Drive to 1.8m high and retention of storage
building (partly retrospective)
18 Ffordd Ffynnon, Prestatyn
Contact: Sarah Stubbs

No Objection

43/2014/0860 (East)

Erection of first floor extension with balcony
(Amendment to previously approved scheme)

6 Mount Ida Road, Prestatyn

Contact: David Roberts

No Objection

43/2014/0205 (East)

Conversion of upper floors over existing retail unit to form 3 no. flats, demolition of two storey rear outrigger building and erection of extension to rear to form 5 no. 1 bed flats and associated works

105-107 High Street, Prestatyn

Contact: Emer O'Connor

OBJECTION

Lack of on site parking. Demolition of stone wall and replacement with brick not in keeping with conservation area status.

Multiple occupancy and increased residential development will lead to loss of High Street retail opportunity. Overintensification of site. The site is within curtilage of listed building.

Proposed flats considered too small.

43/2014/0664 (East)

Erection of extensions and remodelling of school, construction of new vehicular access, parking, hard play areas, landscaping and associated works

Bodnant Junior School, Nant Hall Road, Prestatyn

No Objection

Concerns about increased traffic and child pedestrian safety, especially when crossing at nearby entrance to retail park.

(Cllrs J. McLellan, L. Muraca, J. Davies declared interest and retired from Council Chambers during this item)

43/2014/0900 (East)

Erection of pitched roof porch to side of church

Presbyterian Church, Nant Hall Road, Prestatyn

Contact: David Roberts

No Objection

Building materials should match existing

(Cllr G. Sandilands declared interest in this item)

43/2014/0905 (East)

Demolition of existing retail units, construction of a terrace of 4 no. new retail units, reconfiguration of existing customer car park, extension to existing staff car parking to north east of site and associated landscaping and pedestrian/cycle/vehicle access works (Phase 2 Prestatyn Shopping Park)

Iceland Foods and Bevans Homewares, Nant Hall Road, Prestatyn

Contact: Paul Mead

OBJECTION

Concerns about increased visitor traffic movements. Lack of turning space for delivery lorries. Height of development above existing roofline. Loss of retail parking space. Poor pedestrian safety at Glyn Avenue and Nant Hall Road roundabout which is heavily used by school children.

Poor visual aesthetics from Nant Hall Road, and Nant Hall Road businesses maybe adversely affected. Pedestrian links with High Street need improving.

Town Council seeking best development for town and current proposals appear to isolate retail park from Town Centre. Further dialogue and revised designs would be welcome.

(Cllr T. Lawler declared interest and took no part in discussion or voting on this item. Cllrs A Sampson, J Davies, P Duffy, J Thompson Hill abstained from voting)

43/2014/0906 (East)

Installation of 2 externally illuminated fascia signs and 1 no. externally illuminated projecting sign
79 High Street, Prestatyn
Contact: David Roberts

Observation

The projecting sign should be refused due to adverse impact on conservation area.

43/2014/0859 (Central)

Crown reduction of 3 No trees (Beech, Horse Chestnut and Lime) annexed to the Borough of Rhuddlan (Woodland Park Prestatyn) Tree Preservation Order No. 3, 1985 (A4)
33 Bryntirion Drive, Prestatyn
Contact: Paul Griffin

No Objection

43/2014/0914 (North)

Internal and external refurbishment of Leisure Centre
Nova Centre, Beach Road West, Prestatyn
Contact: Sarah Stubbs

No Objection

43/2014/0940 (North West)

Erection of a single storey flat roof extension to rear of dwelling
13 Ceri Avenue, Prestatyn
Contact: David Roberts

No Objection

43/2014/0939 (Central)

Alterations to roof including installation of dormer windows to provide living accommodation in roof space and erection of attached garage.
4 Clayton Drive, Prestatyn
Contact: David Roberts

No Objection

43/2014/0884 (Central)

Erection of a flat roof extension to rear Williams Estates, 11 Meliden Road, Prestatyn
Contact: David Roberts

No Objection

43/2014/0920 (Central)
Erection of a single storey extension to side
of dwelling
1A Cambrian Drive, Prestatyn
Contact: David Roberts

No Objection

43/2014/0932 (North)
Erection of rear extension to dwelling
4 Third Avenue, Prestatyn
Contact: David Roberts

OBJECTION

Large scale and size of extension.
Overlooking of adjoining property.

43/2014/0958 (Central)
Insertion of 1 No. window to front and 1 No.
window to rear in connection with the
creation of additional accommodation at first
floor level.
24 Plas Uchaf Avenue, Prestatyn
Contact: Denise Shaw

No Objection

43/2014/0854 (East)
Removal of existing Colinear antennas and
installation of 3 no. panel antennas fixed to
1.5 metre extended tower, equipment
cabinet within existing compound and new
gantry for cables and associated works.
Mast Site adjoining Coed Bell, Gronant
Road, Prestatyn
Contact: David Roberts

No Objection

43/2014/0874 (Central)
Erection of a two storey pitched roof
extension to front of dwelling
17 A Plas Uchaf Avenue, Prestatyn
Contact: David Roberts

No Objection

43/2014/0945 (East)
Erection of replacement dwelling and
construction of a new vehicular access
25 West Avenue, Prestatyn
Contact: David Roberts

No Objection

43/2014/0971 (Meliden)
Erection of 1st floor pitched roof extension to
rear and construction of dormer window in
connection with loft conversion
36 Pen y Maes, Meliden, Prestatyn
Contact: David Roberts

No Objection

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.

Chairman _____

DENBIGHSHIRE COUNTY COUNCIL

PLANNING APPLICATIONS

APPLICATION

COMMENT

43/2014/0963 (North)
Erection of a single storey flat roof garage
and storage building to rear of premises
101 Victoria Road, Prestatyn
Contact: David Roberts