

PLANNING COMMITTEE

Minutes of a meeting of the Planning Committee held in via VIDEO CONFERENCE on Wednesday, 16 June 2021 at 9.30 am.

PRESENT

Councillors Joan Butterfield, Ellie Chard, Ann Davies, Peter Evans, Alan Hughes, Brian Jones, Tina Jones, Gwyneth Kensler, Christine Marston, Bob Murray, Merfyn Parry, Paul Penlington, Pete Prendergast, Peter Scott, Tony Thomas, Julian Thompson-Hill, Joe Welch (Chair), Emrys Wynne and Mark Young

Observers – Councillors Gareth Davies, Tony Flynn, Graham Timms, Brian Blakeley and Meirick Lloyd Davies

ALSO PRESENT

Team Leader – Places Team (TD), Development Control Manager (PM), Senior Planning Officer (LG), Planning Officer (PG), Senior Engineer – Development Control (MP), Stephanie Jones (Webcast Host) and Committee Administrator (SLW)

Public Speakers – Phil Quirk, Philip Lowndes, Stuart Andrew and Daniel Parry

1 APOLOGIES

Apologies were received from Councillor Melvyn Mile

2 DECLARATIONS OF INTEREST

None.

3 APPOINTMENT OF CHAIR

Nominations were sought for the position of Chair of the Planning Committee for 2019/20. Councillor Mark Young proposed, seconded by Councillor Peter Evans that Councillor Joe Welch be appointed Chair.

There was a unanimous show of hands in agreement to the proposal.

RESOLVED that Councillor Joe Welch be appointed Chair of the Planning Committee for the ensuing year.

4 APPOINTMENT OF VICE-CHAIR

Nominations were sought for the position of Vice-Chair of the Planning Committee for 2021/22. Councillor Ann Davies proposed, seconded by Councillor Tony Thomas that Councillor Christine Marston be appointed Vice-Chair.

There was a unanimous show of hands in agreement to the proposal.

RESOLVED that Councillor Christine Marston be appointed Vice-Chair of the Planning Committee for the ensuing year.

5 URGENT MATTERS AS AGREED BY THE CHAIR

None.

At this juncture, Paul Mead, Development Control Manager welcomed two new Members of Planning Committee, Councillors Joan Butterfield and Alan Hughes.

Both Councillor Joan Butterfield and Alan Hughes confirmed they would not take part in the voting until they had received additional training which would take place prior to the Planning Committee meeting to be held in July 2021.

6 MINUTES

The minutes of the meeting held on 12 May 2021 were submitted.

RESOLVED that the minutes of the meeting held on 12 May 2021 be approved as a correct record.

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT (ITEMS 7 - 10)

Applications received requiring determination by the committee were submitted together with associated documentation. Reference was also made to late supplementary information (blue sheets) received since publication of the agenda which related to particular applications. In order to accommodate public speaking requests it was agreed to vary the agenda order of applications accordingly.

7 APPLICATION NO. 43/2020/0521/PF - LAND ADJACENT TO ALEXANDRA DRIVE, PRESTATYN

An application was submitted for the erection of 102 affordable dwellings, associated roads, open space, landscaping and infrastructure (re-submission of planning application 44/2019/0629) at land adjacent to Alexandra Drive, Prestatyn.

Public Speaker –

Phil Quirk (**against**) – explained the ongoing issues regarding problems with the drainage system which happened on a regular basis. He stated that the pumping station could not cope with the amount of waste currently and with the addition of 102 more properties, this would cause more problems. He requested members refuse the application until satisfactory sewage disposal was in place.

Philip Lowndes (**against**) – explained the location of the proposed development was not within the LDP and was farming land. Properties to the west of the site had run off problems which would be mitigated by additional 102 properties. The infrastructure to accommodate the additional number of properties would not be

able to cope. With only one road proposed to enter and leave the development, this would cause highway problems. He requested members refuse the application.

Stuart Andrew **(for)** - Design and Planning Director of Castle Green Homes. He stated that the most significant aspect of the development was to be 102 affordable homes. There was an exceptional need for affordable housing. This development should be considered acceptable and should be granted.

Daniel Parry **(for)** – Development Director of Adra Homes. He explained Adra had been providing affordable housing across North Wales and know the area. The development would have 46 social rent homes. It would be a mixed development of 2-4 bedroom houses and bungalows. There is a need in Prestatyn for affordable housing. Due to the need, Denbighshire County Council and the Welsh Government were willing to support the scheme with grant funding. If approved, the development would commence over the summer to give housing to families who desperately need it.

General Debate - Councillors Bob Murray, Paul Penlington, Julian Thompson-Hill and Gareth Davies all expressed their concerns regarding the proposed development. The land was not within the LDP and was farming land which should be utilised as such.

Prestatyn Town Council had raised objections to the development together with the MS and MP.

Residents had raised concerns with local members regarding flooding, traffic and not good for the environment. The local infrastructure was a concern as schools, doctors etc., would not have capacity to deal with the additional numbers expected.

Local Councillors confirmed there was a need for affordable housing in Prestatyn but not on the site proposed.

Lara Griffiths, Senior Planning Officer explained that the key matter was Planning Policy Wales and the land had been added as a replacement in the new LDP. Members were required to make a decision on material planning considerations. The need for affordable housing was very high as 6/10 households in Prestatyn had no access to private rental or able to purchase. The social housing need in Prestatyn was the highest in Prestatyn. The development of affordable homes would be for local people.

During discussions, the Development Control Manager, Paul Mead, confirmed as stated previously, that there was a need in Prestatyn for affordable housing. Currently it was not an allocated sight but corporately, affordable housing delivery was a priority. The development would ensure issues regarding flooding, drainage and impact on neighbours would be dealt with. If the application were to be refused the developers would go through the appeal process. Planning officers have listened to the view of residents and members but the recommendation by officers to grant the application was evidence based.

Proposal – Councillor Bob Murray proposed the application be refused against officer recommendations, seconded by Councillor Paul Penlington.

The reasons for refusal were as follows:-

- Site outside the development boundary and contrary to LDP;
- Loss of best and most versatile agricultural land
- Impact of this development on this site on foul and surface water drainage provision.

Vote –

Grant – 9

Abstain – 0

Refuse – 7

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

At this juncture (10.55 a.m.) there was a 15 minute break.

The meeting reconvened at 11.05 a.m.

8 APPLICATION NO. 43/2021/0063/PF - 23 GROSVENOR ROAD, PRESTATYN

An application was submitted for the erection of a 3 metre high timber fence to screen caravan and erection of decking and ramp to serve caravan at 23 Grosvenor Road, Prestatyn.

At this juncture, the Development Control Manager, Paul Mead explained a public speaker had provided a written statement in favour of the application.

Written statement provided by Brian Robinson (**for**) –

I am a Chartered Building Engineer acting and speaking on behalf of the applicant Mrs Lisa Wilton.

It is our opinion that the caravan sited at the rear of 23 Grosvenor Road, Prestatyn does not require planning permission as it is an annexe to the main dwelling. The caravan is ancillary to the main dwelling as confirmed in the Planning Officers email sent to me on 7 June. The Planning Officer being Miss Emer O’Conner.

The caravan is not a separate dwelling unit.

Although there is a small kitchenette in the caravan, all family cooking is done in the main dwelling.

There are no laundry facilities in the caravan, all washing being done in the main dwelling.

Disability washing facilities are provided in the caravan for the benefit of my clients parents and her sister. My clients step father suffers from Parkinsons Disease and her sister suffers from Downs Syndrome.

The application, in fact, is not for the caravan but for the timber screen fence, providing privacy for the adjoining neighbours and for the decking and ramp which are provided to allow my clients step-father to gain access to the caravan.

My clients stepfather has great difficulty gaining access to the main dwelling due to the steps.

As the caravan is an annexe to the main dwelling, we feel that the screen fencing and decking/ramp should be granted planning permission.

General Debate – Councillor Tony Flynn informed members he had spoken with both the applicant and neighbouring residents. The neighbouring residents expressed concern regarding the height of the fence but also requested that the fence be of a good quality.

It was confirmed that if the caravan were to be removed in the future, the fence would be required to be lowered to the current 1.8 metre height.

Proposal Councillor Julian Thompson-Hill proposed the application be granted in accordance with officer recommendation, seconded by Councillor Peter Scott.

VOTE –

Grant – 16

Abstain – 0

Refuse – 0

RESOLVED that permission be **GRANTED** in accordance with officer recommendations as detailed within the report and supplementary papers.

9 APPLICATION NO. 45/2020/0844/PF - SANDY LODGE, 83 DYSERTH ROAD, RHYL

An application was submitted for alteration and adaptation of existing Nursing Home to include extension of two additional bedrooms on the first floor, two fire escape stair enclosures and entrance canopy at Sandy Lodge, 83 Dyserth Road, Rhyl.

Councillor Brian Jones, stated at the meeting held in May, he requested the application at Sandy Lodge, be deferred until a site visit had been carried out at the site. Councillor Jones, again proposed the application be deferred until a site visit could be carried out.

Vote -

For deferment – 16

Abstain – 0

Against – 0

RESOLVED that the application for the alteration and adaptation of existing Nursing Home at Sandy Lodge, Rhyl be deferred to a future meeting for the reasons set out by Councillor Brian Jones above.

10 APPLICATION NO. 47/2021/0257/PF - 2 BRYN IBOD WAEN ST. ASAPH

An application was submitted for the erection of rear two storey extension with adjoining single storey extension at 2 Bryn Ibod, Waen, St. Asaph.

Councillor Christine Marston requested the application be deferred until members given the opportunity to hold a site visit to ascertain the impact on neighbouring properties.

Vote –

For deferment – 16

Abstain – 0

Against – 0

RESOLVED that the application for the erection of a rear two storey extension with adjoining single storey extension at 2 Bryn Ibod, Waen, St. Asaph, be deferred to a future meeting for the reason set out by Councillor Christine Marston above.

The meeting concluded at 11.45 a.m.