

**AGENDA ITEM NOS. 8 AND 9**

**PLANNING COMMITTEE  
9th OCTOBER, 2019**

**SUPPLEMENTARY REPORTS BY THE HEAD OF PLANNING AND PUBLIC  
PROTECTION**

**RECONSIDERATION OF MINDALE FARM, MELIDEN PLANNING APPLICATIONS**

**APPLICATIONS 43/2018/0750 AND 43/2018/0751**

**43/2018/0750**

**Demolition of existing dwelling and outbuildings, erection of 133 dwellings, construction of internal estate roads, sewers, SUDS drainage and open spaces, strategic and hard/soft landscaping and ancillary works, in association with application 43/2018/0751 for new link road to Ffordd Talargoch (A547)**

**Land to the north, west and east of Mindale Farm, Ffordd Hendre, Meliden, Prestatyn**

**43/2018/0751**

**Construction of new road (approximately 400m in length) from Ffordd Talargoch (A547) to land at Mindale Farm, in association with application 43/2018/0750 for residential development on housing land allocation**

**Land south west of Ffordd Ty Newydd off Ffordd Talargoch (A547), Meliden, Prestatyn**

**1. INTRODUCTION - PURPOSE OF REPORTS**

- 1.1. This introduction prefaces two separate 'Supplementary' reports seeking the resolution of Planning Committee on the two planning applications detailed above, which were considered at the Committee on 4<sup>th</sup> September 2019. Members resolved to refuse permission contrary to Officer recommendation on both applications.
- 1.2. The applications are being referred back to Committee by the Head of Planning and Public Protection in consultation with the Monitoring Officer, in accordance with Part 2, Section 2.1.9 b) of the current Scheme of Delegation, as it is considered the grounds of refusal put forward at Committee on both applications give rise to a significant risk of costs being awarded against the Council at any subsequent appeal or legal challenge.
- 1.3. For information, Part 2 of the Scheme of Delegation is appended to this introduction item. It sets out the circumstances where applications may be referred to Planning Committee for formal determination.
- 1.4. The separate reports which have been prepared as Items 8 and 9 provide Members with the relevant background information and the reasons why Officers are requesting the reconsideration of the applications.