

Gareth Owens LL.B Barrister/Bargyfreithiwr  
Head of Legal and Democratic Services  
Pennaeth Gwasanaethau Cyfreithiol a Democraataidd



To: Cllr David Wisinger (Chairman)

CS/NG

Councillors: Chris Bithell, Derek Butler, David Cox,  
Ian Dunbar, Carol Ellis, David Evans, Jim Falshaw,  
Veronica Gay, Alison Halford, Ron Hampson,  
Patrick Heesom, Ray Hughes, Christine Jones,  
Richard Jones, Richard Lloyd, Billy Mullin,  
Mike Peers, Neville Phillips, Gareth Roberts and  
Owen Thomas

13 February 2013

Tracy Waters 01352 702331  
tracy.waters@flintshire.gov.uk

Dear Sir / Madam

A meeting of the **PLANNING & DEVELOPMENT CONTROL COMMITTEE** will be held in the **COUNCIL CHAMBER, COUNTY HALL, MOLD CH7 6NA** on **WEDNESDAY, 20TH FEBRUARY, 2013** at **1.00 PM** to consider the following items.

Yours faithfully

Democracy & Governance Manager

## **A G E N D A**

- 1 **APOLOGIES**
- 2 **DECLARATIONS OF INTEREST**
- 3 **LATE OBSERVATIONS**
- 4 **MINUTES** (Pages 1 - 16)

To confirm as a correct record the minutes of the meeting held on 16<sup>th</sup> January 2013.

- 5 **ITEMS TO BE DEFERRED**

---

County Hall, Mold. CH7 6NA  
Tel. 01352 702400 DX 708591 Mold 4  
[www.flintshire.gov.uk](http://www.flintshire.gov.uk)  
Neuadd y Sir, Yr Wyddgrug. CH7 6NR  
Ffôn 01352 702400 DX 708591 Mold 4  
[www.siryfflint.gov.uk](http://www.siryfflint.gov.uk)

The Council welcomes correspondence in Welsh or English  
Mae'r Cyngor yn croesawau gohebiaeth yn y Cymraeg neu'r Saesneg

6 **REPORTS OF HEAD OF PLANNING**

The report of the Head of Planning is enclosed.

**REPORT OF HEAD OF PLANNING**  
**TO PLANNING AND DEVELOPMENT CONTROL COMMITTEE ON**  
**20<sup>th</sup> FEBRUARY 2013**

Item No	File Reference	DESCRIPTION
<b><u>Applications reported for determination (A=reported for approval, R=reported for refusal)</u></b>		
6.1	048610 - R	Full Application - Erection of 20 No. semi-detached dwellings, part reconfiguration of existing (unadopted) road and extending to form new road layout at land off Fair Oaks Drive, Connah's Quay (Pages 17 - 36)
6.2	050300	Application for Approval of Reserved Matters for the Erection of 312 Residential Dwellings and Associated Works at Land at (Whole Site) Croes Atti, Chester Road, Oakenholt, Flint, Flintshire. (Pages 37 - 54)
6.3	050284 - A	Reserved Matters Application - Erection of a health care facility at former Ysgol Belmont Special School, Mill Lane, Buckley (Pages 55 - 72)
6.4	050313 - A	Variation of condition 3 of planning permission 3/240/94 to permit asphalt production from 0400 hours and the supply of asphalt outside current permitted hours on up to 45 occasions a year at Tarmac Central Limited, Pant Quarry, Halkyn, Holywell (Pages 73 - 86)
6.5	050252	Full application for the erection of single storey convenience store and associated car parking following the demolition of existing storage building at "Morris Garage", Wrexham Road, Mold. (Pages 87 - 98)
6.6	050161 - A	Full application - Provision of overspill car parking at Church of Jesus Christ Latter Day Saints, St. David's Park, Ewloe (Pages 99 - 104)
6.7	047951 - A	Outline Application - Erection of 73 No. Houses including Details of Access, Appearance, Layout and Scale (Landscaping Reserved for Future Approval) at Bychton Hall Farm, Maes Pennant Road, Mostyn. (Pages 105 - 120)
6.8	050213 - A	Application for approval of reserved matters following outline approval for 58 No. dwellings on land side of Glan y Don, Holywell (Pages 121 - 134)
6.9	048850	Full application for the erection of 18no. dwellings with associated roads, sewers and open spaces at Siglen Uchaf, Ruthin Road, Gwernymynydd (Pages 135 - 148)
6.10	049966 - R	Outline Application - Erection of a Dwelling on Land Adjacent to Fern Bank, The Old Warren, Broughton (Pages 149 - 158)
6.11	049839	Outline application - Erection of a Local Needs Dwelling at Wern Road, Rhosesmor, Mold. (Pages 159 - 166)
6.12	050340 - A	Full Application - Construction of the Southern Converter Station comprising valve halls, a control building and a spares building together with outdoor electrical equipment and associated access improvements, infrastructure, earthworks, security fencing, landscaped areas and habitat creation at Converter Station, land south of Weighbridge Road, Deeside Industrial Park, Deeside (Pages 167 - 180)
6.13	049993 - A	Full Application - Alterations to the fascia/facade at former Town Hall, High Street, Holywell (Pages 181 - 188)
6.14	050166 - A	Renewal of Planning Permission Ref: 046257 to allow the erection of a bungalow at land to the rear of 8 Mancot Lane, Mancot, Deeside (Pages 189 - 196)
6.15	043097	General matters - Demolition of existing three storey office building and erection of a 4-storey apartment block comprising of 34 no. 2-bedroom units and dedicated on-site parking at Flint House, Chapel Street, Flint (Pages 197 - 210)

<b>6.16</b>	050249	Full Application - Construction of an anaerobic digestion plant for the purposes of waste treatment and generation of 500kW renewable energy consisting of a reception building, 2 digestion tanks, a digestate product storage tank, 3 delivery storage tanks, 2 pasteurisers, CHP generation equipment including a exhaust stack, electrical grid connection infrastructure, and auxiliary sheilded flare, odour management equipment and concrete bunded walls at former "Grasser Works", Factory Road, Sandycroft, Flintshire (Pages 211 - 230)
<b>6.17</b>	050339 - A	Full Application - Erection of a 3 car garage with store room above and conversion of existing garage into games room at "White House", Sealand Road, Sealand, Flintshire (Pages 231 - 238)

<b>Item No</b>	<b>File Reference</b>	<b>DESCRIPTION</b>
<b><u>Appeal Decision</u></b>		
<b>6.18</b>	048799	Appeal by Mr Stephen Bailey against the decision of Flintshire County Council to refuse an application for a Lawful Development Certificate for a proposed use or development - Siting of a mobile log cabin on the Land for use as ancillary residential accommodation "Pentre Bach Farm", Ffordd Pentre Bach, Nercwys, Mold. (Pages 239 - 244)
<b>6.19</b>	048922	Appeal by Mr. & Mrs. S.A. Wright against the decision of Flintshire County Council to refuse planning permission for the change of use land for the siting of two static caravans on land adj. Wood View, Llyn Helyg, Lloc (Pages 245 - 250)
<b>6.20</b>	049451	Appeal by Mr. Gary Ames against the dedison of Flintshire County Council to refuse planning permission for the erection of 10no.two bedroom apartments at "Risboro", Nant Mawr Road, Buckley. (Pages 251 - 256)
<b>6.21</b>	049623	Appeal by Miss. Liz McFarlane against the decision of Flintshire County Council to refuse planning permission for the demolition of existing single storey rear extension and construction of new single storey extension to provide bedroom, bathroom and living space for wheelchair access at 15 Hawarden Drive, Buckley (Pages 257 - 262)