

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, Billy Mullin, Mike Peers,  
Neville Phillips, Gareth Roberts, Carolyn Thomas  
and Owen Thomas

27 August 2013

Tracy Waters 01352 702331  
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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, 4TH SEPTEMBER, 2013** at **1.00 PM** to consider the following items.

Yours faithfully

Democracy & Governance Manager

## **AGENDA**

- 1 **APOLOGIES**
- 2 **DECLARATIONS OF INTEREST**
- 3 **LATE OBSERVATIONS**
- 4 **MINUTES** (Pages 1 - 22)

To confirm as a correct record the minutes of the meeting held on 24<sup>th</sup> July 2013. (copy enclosed)

- 5 **ITEMS TO BE DEFERRED**

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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**  
**4<sup>TH</sup> SEPTEMBER 2013**

Item No	File Reference	DESCRIPTION
<b>Applications reported for determination (A=reported for approval, R=reported for refusal)</b>		
6.1	050800 - R	Full Application - Erection of 42 No. Dwellings at Land Adjacent to Fair Oaks Drive, Connah's Quay (050800) (Pages 23 - 44)
6.2	050796 - A	Reserved Matters - Details of Appearance, Landscaping, Layout and Scale Submitted in Accordance with Condition No. 1 Attached to Planning Permission Ref: 038189 at Broughton Park, Broughton (050796) (Pages 45 - 54)
6.3	050921 - A	Variation of Condition Nos 6, 8, 9, 13, 15, 16 & 18 Imposed on Planning Permission Ref: 048780 to Allow for a Phased Approach for the Undertaking of (A) A Scheme for Facilities for the Parking, Turning and Unloading of Vehicles (B) Extended Lighting (C) A Scheme for the Comprehensive Drainage of the Site (D) A Scheme of Ecological Mitigation (E) The Provision of Tree/Hedgerow Protection (F) The Introduction of Replacement Windows/Doors and (G) Ventilation Equipment Rather than the Requirement for all Details to be Provided before the Use of Any Part of the Site Commences as Currently Permitted at "Bank Farm", Lower Mountain Road, Penyffordd, Near Chester (050921) (Pages 55 - 76)
6.4	050870 - A	Full Application - Construction of a New Modular Building to Provide 'Flying Start' Services at Linden Avenue, Connah's Quay (050870) (Pages 77 - 86)
6.5	050729 - A	Full Application - Change of Use from Chapel to Dwelling at Ffordd y Llan, Treuddyn (050729) (Pages 87 - 96)
6.6	050836 - A	Full Application - Landscaping Works to Practice Area and Erection of Practice Nets (In Retrospective) at Old Padeswood Golf Club, Station Lane, Padeswood, Buckley (050836) (Pages 97 - 104)
6.7	050976 - A	Full Application - Change of Use from A1 to A3 (Chinese Takeaway) at 12 High Street, Holywell (050976) (Pages 105 - 110)
6.8	050647 - A	Outline Application - Erection of a Single Storey Bungalow at Land Rear of Nos 8 & 6 Wepre Lane, Connah's Quay (050647) (Pages 111 - 118)
6.9	050880 - R	Full Application - Erection of an Anemometer Mast (up to 80m) for the Temporary Period of Three Years at Land at Ffrith y Garregwen, Caerwys (050880) (Pages 119 - 130)
6.10	051047 - A	Full Application - Erection of a Detached Single Garage at Ty Gwyn, 2 Paddocks Way, Gwernymynydd (051047) (Pages 131 - 136)
6.11	051101 - A	Full Application - Erection of a Side/Front Extension at Cherry Cottage, Upper Bryn Coch, Mold (051101) (Pages 137 - 142)
6.12	048042	General Matters - Outline Application - For the Demolition of 'Sunnyside' and 66A Mold Road and the Erection of 58 Houses Including Details of Access, Appearance, Layout and Scale at Land Rear of 66A Mold Road, Mynydd Isa (048042) (Pages 143 - 152)
6.13	047389	General Matters - Outline Application - Demolition of Existing Public House, Betting Office and Dwelling and Erection of 8 No. Apartments at 11 High Street & 'Bagillt Arms' High Street, Bagillt (047389) (Pages 153 - 164)
6.14		General Matters - Flintshire County Council's Northern Gateway Masterplan Framework (Pages 165 - 186)

Item No	File Reference	DESCRIPTION
<b><u>Appeal Decision</u></b>		
6.15	043948	Appeal by Brock PLC Against the Decision of Flintshire County Council to Refuse Planning Permission for the Construction and Operation of an Integrated Waste Management Facility at Pinfold Lane Quarry, Alltami - DISMISSED (043948) (Pages 187 - 192)
6.16	048595	Appeal by Mr. Stewart Rumney Against the Decision of Flintshire County Council to Refuse Planning Permission for a Retrospective Application for Change of Use from Agricultural Building to B2 in Part (50%) with Remaining 50% to Remain Agricultural at Bannel Dairy Farm, Bannel Lane, Penymynydd - DISMISSED (048595) (Pages 193 - 196)
6.17	050184	Appeal by Mr. Paul Schleising Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Balcony to Rear of Dwelling off Sunroom at 11 Manor Park, Sychdyn - DISMISSED (050184) (Pages 197 - 200)
6.18	050334	Appeal by Mr. Andrew Roberts Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Detached Double Garage at Sea View, Main Road, Ffynnongroyw - DISMISSED (050334) (Pages 201 - 204)