

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



To: Cllr David Wisinger (Chair)

CS/NG

Councillors: Marion Bateman, Chris Bithell,  
Derek Butler, David Cox, Ian Dunbar, Carol Ellis,  
David Evans, Jim Falshaw, Alison Halford,  
Ray Hughes, Christine Jones, Richard Jones,  
Richard Lloyd, Billy Mullin, Mike Peers,  
Neville Phillips, Mike Reece, Gareth Roberts,  
Carolyn Thomas and Owen Thomas

26 August 2014

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, 3RD SEPTEMBER, 2014** 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 - 28)

To confirm as a correct record the minutes of the meeting held on 23<sup>rd</sup> July 2014.

- 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 CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

The report of the Chief Officer (Planning and Environment) is enclosed.

**REPORT OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)**  
**TO PLANNING AND DEVELOPMENT CONTROL COMMITTEE ON**  
**3<sup>RD</sup> SEPTEMBER 2014**

Item No	File Reference	DESCRIPTION
<b><u>Applications reported for determination (A=reported for approval, R=reported for refusal)</u></b>		
6.1	052456 - R	052456 - R - Outline Application with All Matters Reserved for the Erection of Medical Centre, Council Contact Centre, Hotel (up to 80 Bedrooms), Public House/Restaurant and Four Class A3 Food and Drink Units, Together with Car Parking (up to 381 Spaces), Landscaping and Ancillary Works at Broughton Shopping Park, Broughton. (Pages 29 - 46)
6.2	051484 - R	051484 - R - General Matters - Appeal Against Non-Determination of Outline Application for the Erection of Medical Centre, Council Contact Centre, Hotel (upto 90 Bedrooms), Public House/Restaurant and Four Class A3 Food and Drink Units Together with Car Parking (upto 381 Spaces), Landscaping and Ancillary Works at Land to the North of Broughton Shopping Park, Broughton (Pages 47 - 66)
6.3	051810 - A	051810 - A - Full Application - Erection of a Stable and Agricultural Storage Building (Part Retrospective) at Fron Haul, Brynsannan, Brynford. (Pages 67 - 76)
6.4	051215 - A	051215 - A - Outline Application - Erection of 1 No. Dwelling at Avondale, Church Lane, Gwernaffield. (Pages 77 - 86)
6.5	052143 - A	052143 - A - Full Application - Erection of Two Storey Building with a Bakery and Cafe on the Ground Floor and Residential Accommodation on the First Floor at Bridge Inn, Hawarden Road, Hope. (Pages 87 - 98)
6.6	051988 - A	051988 - A - Full Application - Demolition of Existing Builders Yard Office and Storage Building and Erection of 8 No. New Dwellings at Roberts & Williams Ltd., Queen Street, Queensferry. (Pages 99 - 110)
6.7	051567 - A	051567 - A - Outline Application - Erection of 5 No. Dwellings at Withen Cottage, Alltami Road, Buckley (Pages 111 - 120)
6.8	052270 - A	052270 - A - Full Application - Erection of Eight Affordable Dwellings (Six 2 Bed Dwellings, One 3 Bed Dwelling and One 2 Bed Wheelchair Bungalow) at Mancot Library, Mancot Lane, Mancot. (Pages 121 - 130)
6.9	052337 - A	052337 - A - Full Application - Use of the Site as a Storage and Transhipment Depot, Refurbishment and Recladding of Existing Warehouse Building, Erection of Transhipment Facility and Canopy with Photovoltaic Panels on Roof, Erection of a Warehouse and Ancillary Offices with Associated Car Parking and Formation of a Vehicular Access onto Fourth Avenue at Fourth Avenue, Sealand. (Pages 131 - 138)
6.10	051482	051482 - General Matters - Erection of 35 No Class C3 Dwellings Including Associated Landscaping and Formation of New Access from Cymau Lane at Abermorddu CP School, Cymau Lane, Caergwrlle (Pages 139 - 142)
6.11	049096	049096 - General Matters - Erection of 9 No Houses at The Three Piece Suite Centre, Chester Road, Buckley. (Pages 143 - 146)

Item No	File Reference	DESCRIPTION
<b><u>Appeal Decision</u></b>		
6.12	050953	050953 - Appeal by Mr. Sultan Amari Against the Decision of Flintshire County Council to Refuse Planning Permission for the Subdivision of 1 No. Dwelling into 2 No. Flats (Retrospective) at 89 Chester Road, Oakenholt - ALLOWED (Pages 147 - 150)
6.13	050561	050561 - Appeal by Mr. Neil Thomas Against the Decision of Flintshire County Council to Refuse Planning Permission for the Outline - Erection of a Dwelling (All Matters Reserved) at Dee View, Rhewl, Mostyn - DISMISSED (Pages 151 - 156)

<b>6.14</b>	<b>051036</b>	051036 - Appeal by Mrs Elizabeth Joy-Camacho Against the Decision of Flintshire County Council to Refuse Planning Permission for Change of Use of Building to B1, Vehicle Repairs and B8 Storage (Retrospective) at Cow House, Chester Road, Dobshill - ALLOWED (Pages 157 - 160)
<b>6.15</b>	<b>051266</b>	051266 - Appeal by Mr. Phil Davies (M.J. Davies Northern Ltd) Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of 37 No. Dwellings and Associated External/Drainage Works and Part Reconfiguration of Existing Road at Land Off Fair Oaks Drive, Connah's Quay - ALLOWED (Pages 161 - 166)