

## **PLANNING COMMITTEE**

**7 JUNE 2017**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at Council Chamber, County Hall, Mold CH7 6NA on Wednesday, 7th June, 2017

### **PRESENT: Councillor David Wisinger (Chairman)**

Councillors Sean Bibby, Chris Bithell, David Cox, Adele Davies-Cooke, Ian Dunbar, David Evans, Veronica Gay, Patrick Heesom, Dave Hughes, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas

**APOLOGIES:** Councillor Derek Butler.

### **IN ATTENDANCE:**

Chief Officer (Planning and Environment); Development Manager; Service Manager - Strategy, Senior Engineer – Highways Development Control; Senior Planners, Solicitor and Committee Officer.

## **1. APPOINTMENT OF VICE-CHAIR**

The Chairman sought nominations for the appointment of Vice-Chair.

Councillor Christine Jones nominated Councillor Ian Dunbar and the nomination was duly seconded.

Councillor Mike Peers nominated Councillor Owen Thomas and this was duly seconded.

When put to the vote the nomination of Councillor Ian Dunbar was CARRIED.

Councillor Dunbar thanked the Committee for their nomination.

### **RESOLVED**

That Councillor Ian Dunbar be appointed Vice-Chair of the Committee

## **2. DECLARATIONS OF INTEREST**

Councillor David Wisinger declared a personal and prejudicial interest, as he was a governor on John Summers High School, on agenda item number 7.2 – Full Application – Part demolition, to facilitate internal reconfiguration and new extension to existing school building and external alterations with associated external realm/car parking amendments and provision of temporary classrooms and storage areas during construction at Connah's Quay High School, Golftyn Lane, Connah's Quay (056851).

Councillor Christine Jones also declared a personal and prejudicial interest on the above item as she was a governor at John Summers High School and had

family members who attended John Summers High School and Connah's Quay High School.

Councillor Ian Dunbar also declared a personal and prejudicial interest on item number 7.2 as he was a governor at Connah's Quay High School.

Councillor Adele Davies-Cooke declared she had already made her mind up in respect of the application and on having taken legal advice would speak as local Members only before the item was debated and then leave the room after speaking - agenda item number 7.5 – Full Application – Erection of Farm Shop and associated works, formation of new vehicular and pedestrian access at Coppy Farm, Cilcain Road, Gwernaffield (056664).

### **3. LATE OBSERVATIONS**

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting.

### **4. MINUTES**

The draft minutes of the meeting held on 12 April 2017 were submitted.

#### **RESOLVED:**

That the minutes be approved as a true and accurate record and signed by the Chairman.

The Chief Officer (Planning and Environment) informed Members that, following a decision at the Group Leaders' meeting on June, full minutes of the Planning Committee will no longer be produced. The webcast material will be available indefinitely and only a record of the decision taken will be produced. This position will be reviewed after six months.

### **5. ITEMS TO BE DEFERRED**

The Chief Officer (Planning and Environment) advised that none of the items on the agenda were recommended for deferral by officers.

### **6. REPORTS OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

#### **RESOLVED:**

That decisions be recorded as shown on the Planning Applications schedule attached as an appendix.

### **7. APPEAL BY MR. E. DAVIES AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A DWELLING AT LAND AT PAPERMILL LANE & OLD PAPER MILL LANE, OAKENHOLT – DISMISSED (055447)**

#### **RESOLVED:**

That the decision of the Inspector to dismiss this appeal be noted.

**APPEAL BY BROOMCO (3857) LIMITED AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE AMENDED DETAILS OF DWELLING TO PLOT 3 AT BRYN LLWYD YARD, NORTH STREET, CAERWYS – ALLOWED (055725)**

**RESOLVED:**

That the decision of the Inspector to allow this appeal be noted.

**8. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE**

On commencement of the meeting there were 15 members of the public in attendance.

(The meeting started at 1.00pm and ended at 4.52pm)

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**Chairman**

**PLANNING CONTROL COMMITTEE ON 7<sup>TH</sup> JUNE 2017**

<b>ITEM NO</b>	<b>TOWN/ COMMUNITY COUNCIL</b>	<b>SITE/PROPOSAL</b>	<b>ACTION</b>	<b>RESOLUTION</b>
056524	Buckley Town Council	Full Application – Construction of 14 No. 3 bedroom detached houses and associated works at West of 19 & 20 Manor Drive, Buckley.	<p>The Planning Officer highlighted the highlighted the late observations which had been previously circulated.</p> <p>Mr. P Moren, on behalf of the Applicant, spoke in support of the application.</p> <p>The Chief Officer (Planning and Environment) to send a letter to the applicant to make them aware of the ongoing rat issue and extant notice.</p>	That conditional permission be granted, subject to the applicant entering into a Section 106 agreement, providing a unilateral undertaking or the making of an advance payment which provides for play equipment
056851	Connah's Quay Town Council	Full Application – Part demolition, to facilitate internal reconfiguration and new extension to existing school building, and external alterations with associated external realm/car parking amendments and provision of temporary classrooms and storage areas during construction at	Having earlier declared a personal and prejudicial interest in application number 056851, Councillors David Wisinger, Ian Dunbar and Christine Jones left the meeting prior to the matter being debated.	That planning permission be granted subject to the conditions listed in the report.

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		Connah's Quay High School, Golftyn Lane, Connah's Quay.	<p>Councillor Chris Bithell, took the Chair for the whole of item no. 056851 following appointment by the Committee.</p> <p>After the vote had been taken, Councillors David Wisinger, Ian Dunbar and Christine Jones returned to the meeting and were advised of the decision.</p> <p>Councillor David Wisinger took the Chair for the remainder of the meeting.</p>	
055871	Llanasa Community Council	Full Application –Improvements and extension to farm track, layout of hardstanding for the parking and manoeuvring of vehicles, improvement of toilet, washing and bathing facilities, provision of hook ups for potential visitors (including a grey water disposal point) and landscaping all in support of a proposed Certificated site to be	<p>The Planning Officer highlighted the late observations which had been previously circulated.</p> <p>Local Member Councillor Glyn Banks spoke on the application.</p> <p>Adjoining Local Member</p>	That planning permission be refused against the officer's recommendation.

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		submitted to the Camping & Caravan Club (in retrospect) at Ynys Hir Farm, Picton Road, Picton.	<p>Councillor Andrew Holgate also spoke on the application</p> <p>Refusal reason required to be drafted. The refusal reason should focus on Policy RE5, (b) the proposal would have a significant impact on areas of landscape value.</p>	
056757	Gwernymynydd Community Council	Full Application – Installation of 17.5m monopole supporting 2 No. antennas within a shroud, 2 No. equipment cabinets and ancillary development at Ruthin Road, Gwernymynydd.	<p>The Planning Officer highlighted the late observations which had been previously circulated.</p> <p>Mrs. T. Norton spoke against the application.</p> <p>Mr J Hafiz, on behalf of the Applicant, spoke in support of the application.</p> <p>Councillor V Hintridge, Gwernymynydd and Cadole Community Council, spoke against the application.</p> <p>Refusal reason required to be</p>	That planning permission be refused against recommendation

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			<p>drafted. The refusal reason should focus on Policy A22, drawing on the language in the reasoned justification in para 10.79 regarding the harmful visual impact.</p>	
056664	Gwernaffield and Pantymwyn Community Council	Full Application – Erection of farm shop and associated works, formation of new vehicular and pedestrian access at Coppy Farm, Cilcain Road, Gwernaffield.	<p>The Planning Officer highlighted the late observations that related to the application which had been circulated.</p> <p>Mr. Richard Lloyd spoke against the application.</p> <p>Ms. K James, speaking on behalf of the applicant, spoke in support of the application.</p> <p>Councillor G. Tattum, Gwernaffield Community Council, spoke against the application</p> <p>Councillor Adele Davies-Cooke spoke for five minutes against the application and</p>	That planning permission be granted, subject to an additional condition to require removal of the road if the farm shop use ceases.

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			<p>left the room after speaking.</p> <p>After the vote had been taken, Councillor Adele Davies-Cooke returned to the meeting and was advised of the decision.</p>	
056700	Buckley Town Council	Full Application – Erection of two storey extension, linked garage and porch at 21 Springfield Drive, Buckley.	<p>Following agreement by the Committee agenda item 7.8 was brought forward.</p> <p>.</p> <p>Ms C Creaney, the Applicant, spoke in support of the application.</p>	<ul style="list-style-type: none"> <li>• That planning permission be in accordance with the recommendation and</li> <li>• a note regarding the installation of an extended drop kerb</li> </ul>
055736	Broughton Community Council	Full Application – Erection of 2 No. Class A3 units with associated public realm improvements and car parking re-configuration at Broughton Shopping Park, Broughton.	.	That planning permission be granted subject to the conditions listed in the report.
055774	Northop Hall Community	Full Application – Proposed development of 27 No. dwellings	The Planning Officer highlighted the late	That planning permission be granted subject to entering a S106



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	Council	(Phase 3) at Cae Ethin, Village Road, Northop Hall.	observations which had been circulated.	agreement unilateral undertaking or early payment for the contributions as listed in the report.
056557	Cilcain Community Council	Full Application – Erection of extension to Units 1 & 2 at Nant y Gain, Pentre, Cilcain.		That planning permission be granted subject to the conditions listed in the report.

