

**PLANNING COMMITTEE**  
**7 FEBRUARY 2018**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at Council Chamber, County Hall, Mold CH7 6NA on Wednesday, 7th February, 2018

**PRESENT: David Wisinger (Chairman)**

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

**APOLOGIES:** Councillor Carol Ellis and Billy Mullin.

**ALSO PRESENT:**

The following attended as local Members:

Councillors David Williams and Cindy Hinds for agenda item 6.3 (057599), Councillor Tudor Jones for agenda item 6.4 (057623), and Councillor Carolyn Thomas for agenda item 6.5 (055798)

**IN ATTENDANCE:**

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

The Senior Solicitor advised that he had received notification that Councillor David Williams wished to speak on agenda item 6.3 (057599), Councillor Tudor Jones wished to speak on agenda item 6.4 (057623), and Councillor Carolyn Thomas wished to speak on agenda item 6.5 (055798)

**57. DECLARATIONS OF INTEREST**

Councillor Christine Jones declared a personal and prejudicial interest on agenda item 6.2 (057719) as she was a member of the Partnership Board. She advised that she would speak for three minutes and leave the room prior to debate and vote on the application.

Councillor Chris Bithell also declared a personal and prejudicial interest on agenda item 6.2 (057719) as he was a member of the Partnership Board and said he would leave the room prior to debate and vote on the application.

Councillor Derek Butler declared a personal and prejudicial interest on agenda item 6.4 (057623) as he was a member of the Board of AONB and said he would leave the room prior to debate and vote on the application.

Councillor Owen Thomas also declared a personal and prejudicial interest on agenda item 6.4 (057623) as he was a member of the Board of AONB and said he would leave the room prior to debate and vote on the application.

**58. LATE OBSERVATIONS**

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting and were appended to the agenda on the Flintshire County Council website:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=4142&Ver=4&LLL=0>

late observations 07.02.18

**59. MINUTES**

The draft minutes of the meeting held on 10 January 2018 were submitted.

**RESOLVED:**

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

**60. ITEMS TO BE DEFERRED**

The Chief Officer (Planning & Environment) recommended that agenda item number 6.5 – (055798) - Full Application – reserved matters (Access, Appearance, Landscaping, Layout and Scale) required by Condition No.2 of outline planning permission ref. 051831 at Station Yard, Corwen Road, Coed Talon, be deferred. The Chief Officer explained that he recommended the application be deferred to gain further clarification from the applicant regarding the S106 Obligation or Unilateral Undertaking and play area specification.

On being put to the vote, the item was deferred.

**RESOLVED:**

That agenda item number 6.5 – (055798) - Full Application – reserved matters (Access, Appearance, Landscaping, Layout and Scale) required by Condition No.2 of outline planning permission ref. 051831 at Station Yard, Corwen Road, Coed Talon, be deferred

**61. REPORTS OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**RESOLVED:**

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

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

On commencement of the meeting, there were nine members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 3.14pm)

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**Chairman**

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**PLANNING COMMITTEE ON 7 FEBRUARY 2018**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
057865	Holywell Town Council	Full Application – Erection of 44 No. dwellings with ancillary parking, open space and new access at Halkyn Road, Holywell.	Mr. F. Phillips, spoke against the application.	<p>That conditional planning permission be granted, subject to the applicant entering into a replacement Section 106 Obligation to provide the following:</p> <p>(a) The provision of 100% of the dwellings as affordable homes in accordance with an agreed letting policy; and</p> <p>(b) commuted sum for maintenance of play area/open space for a period of 10 years, upon its adoption by the Authority</p> <p>In accordance with the officer recommendation and the conditions as listed in the report and the additional condition as set out in the late observations sheet</p>
057719	Shotton Town Council	Full Application – Construction of a new Learning Disability Day Services facility at John Summers High School, Chester Road West, Queensferry.	<p>Mr. N. Maddocks, the Agent, spoke for the application.</p> <p>Having declared a personal and prejudicial interest Councillor Chris Bithell left the room prior to discussion and vote on the application.</p>	That planning permission be granted subject to the conditions listed in the officer's report, and in accordance with the officer recommendation.

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			Having declared a personal and prejudicial interest Councillor Christine Jones spoke for three minutes on the application and left the room prior to discussion and vote.	
057599	Penyffordd Community Council	Full Application – Erection new build primary school, associated external works, additional vehicular access point and formation of temporary site access to existing Penyffordd Infants School site at Ysgol Penyffordd, Abbotts Lane, Penyffordd.	Mr. J. Sumner, representing Abbotts Lane Resident Association, spoke against the application.  Mrs. J. Mulvery, Headteacher, spoke in support of the application.  Councillor David Williams, as an adjoining local Ward Member, spoke for five minutes against the application.	That planning permission be granted subject to the conditions listed in the officer's report, and in accordance with the officer recommendation.
057623	Caerwys Town Council	Change of use of land to mixed-use holiday and leisure park at Maes Mynan Quarry, Denbigh Road, Afonwen.	Having declared a personal and prejudicial interest Councillors Derek Butler and Owen Thomas left the room prior to discussion and vote on the application,	That planning permission be granted subject to the applicant entering into a Section 106 Obligation/Unilateral undertaking to provide the following: That the operation of the touring caravan element of this permission be delayed until

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			<p>Mr. P. Barlow, the applicant, spoke in support of the application.</p> <p>Councillor Tudor Jones, as local Ward Member, spoke for five minutes against the application.</p>	<p>such time as HGV movements to the adjacent quarry have ceased</p> <p>In accordance with the officer recommendation and with the additional condition as set out in the late observations sheet and the further condition agreed by the Committee in relation to a scheme for safety measures around the area of open water.</p>
055798	Treuddyn Community Council	Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) required by Condition No. 2 of outline planning permission Ref: 051831 at Station Yard, Corwen Road, Coed Talon.	Deferred	That the item be deferred to gain further clarification in relation to play space.
<b>APPEALS</b>		<b>ALL NOTED</b>		
6.6	056215	Appeal by Jones Engineering & Construction Ltd against the decision of Flintshire County Council to refuse planning permission for removal of existing dwelling and erection of 3 No. dwellings at Cornerways, Cefn Bychan Road, Pantymwyn –		

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
		<b>DISMISSED.</b>		
6.7	056703	Appeal by Mr. O. McKay against the decision of Flintshire County Council to refuse planning permission for the erection of 3 No. dwellings at Centre Point Garage, Denbigh Road, Afonwen – <b>DISMISSED.</b>		