

**Gareth Owens LL.B Barrister/Bargyfreithiwr**  
Chief Officer (Governance)  
Prif Swyddog (Llywodraethu)



To: Cllr David Wisinger (Chairman)

CS/NG

Councillors: Marion Bateman, Sean Bibby,  
Chris Bithell, Derek Butler, David Cox,  
Adele Davies-Cooke, Ian Dunbar, Carol Ellis,  
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

30 August 2018

Nicola Gittins 01352 702345  
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Dear Sir / Madam

A meeting of the **PLANNING COMMITTEE** will be held in the **COUNCIL CHAMBER, COUNTY HALL, MOLD CH7 6NA** on **WEDNESDAY, 5TH SEPTEMBER, 2018** at **1.00 PM** to consider the following items.

Yours sincerely

Robert Robins  
Democratic Services Manager

#### **WEBCASTING NOTICE**

This meeting will be filmed for live broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items.

Generally the public seating areas are not filmed. However, by entering the Chamber you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and / or training purposes.

If you have any queries regarding this, please contact a member of the Democratic Services Team on 01352 702345.

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

1 **APOLOGIES**

2 **DECLARATIONS OF INTEREST**

3 **LATE OBSERVATIONS**

4 **MINUTES** (Pages 5 - 12)

To confirm as a correct record the minutes of the meeting on 18 July 2018.

5 **ITEMS TO BE DEFERRED**

6 **REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

The reports of the Chief Officer (Planning, Environment & Economy) are enclosed.

**REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY) TO  
PLANNING COMMITTEE ON 5 SEPTEMBER 2018**

| <b>Item No</b>   | <b>File Reference</b> | <b>DESCRIPTION</b>  |
|--|-----------------------|---|
| <b><u>Applications reported for determination (A = reported for approval, R= reported for refusal)</u></b> |                       |   |
| <b>6.1</b>   | 058164 - R            | Outline Application- Residential Development at Land East of Vounog Hill, Penyffordd. (Pages 13 - 38)   |
| <b>6.2</b>   | 058212 - A            | Outline Application - Residential Development, Including Access, Open Space and All Associated Works at Woodside Cottages, Bank Lane, Drury. (Pages 39 - 56)  |
| <b>6.3</b>   | 058299 - A            | Full Application - Erection of Stables and Menage Area and Change of Use of Land to Grazing of Horses at Pen y Ball Hill, Holywell (Pages 57 - 70)  |
| <b>6.4</b>   | 057388 - R            | Outline Application - Erection of Up To 36 Units of Over-55 Retirement Housing, Open Space and Associated Infrastructure with Details of Site Access at Rhos Road, Penyffordd. (Pages 71 - 94)  |
| <b>6.5</b>   | 058434 - A            | Full Application - Renovation and Change of Use of a Former Shop Premises to Create a One Bedroom Holiday Let and Garden Area at Post Office, Ffordd y Llan, Cilcain. (Pages 95 - 104)  |
| <b><u>General Matters</u></b>  |                       |   |
| <b>6.6</b>   | 055430                | General Matters - Outline Application with All Matters Reserved for Residential Development Consisting of 14 Units with a Mixture of 2 Storey Semi-Detached and 3 Storey Detached Dwellings at Spectrum Home & Garden Centre, Wrexham Road, Cefn-y-Bedd. (Pages 105 - 110)  |
| <b><u>Appeal Decision</u></b>  |                       |   |
| <b>6.7</b>   | 057257                | Appeal by Mrs T. Johnston Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of 1 No. Dwelling at Brook Cottage, Chester Road, Oakenholt - <b>DISMISSED</b> . (Pages 111 - 116)   |
| <b>6.8</b>   | 057788                | Appeal by The Euro Garages Ltd Against the Non-Determination by Flintshire County Council for the Demolition of Existing Petrol Filling Station and Convenience Store and Redevelopment of Site for New Petrol Filling Station, Convenience Store and Drive-Thru Bakery (Use Class A1) at Esso Service Station, Church Street, Connah's Quay - <b>DISMISSED</b> (Pages 117 - 122) |
| <b>6.9</b>   | 057681                | Appeal by Mr. J. Woodcock Against the Refusal of Planning Permission by Flintshire County Council for the Use of Land as a Touring Caravan Site at Stamford Way Farm, Stamford Way, Ewloe - <b>ALLOWED</b> . (Pages 123 - 128)  |