

PLANNING COMMITTEE
6 FEBRUARY 2019

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 6 February 2019

PRESENT: Councillor David Wisinger (Chairman)

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

ALSO PRESENT: The following attended as observers:
Councillors Dennis Hutchinson and Aaron Shotton

IN ATTENDANCE:

Chief Officer (Planning, Environment & Economy); Development Manager; Service Manager - Strategy; Senior Planners; Senior Engineer - Highways Development Control; Senior Minerals & Waste Officer; Senior Solicitor; Tree Officer; Overview & Scrutiny Facilitator and Democratic Services Officer

50. DECLARATIONS OF INTEREST

There were no declarations of interest.

51. LATE OBSERVATIONS

There were no late observations.

52. MINUTES

The draft minutes of the meeting held on 9 January 2019 were submitted.

The Senior Solicitor advised of an amendments to page 5 of the minutes that the wording 'personal or prejudicial' should be amended to read 'personal and prejudicial'.

RESOLVED:

That, subject to the amendment listed above, the minutes be approved as a true and correct record and signed by the Chairman.

53. ITEMS TO BE DEFERRED

None were recommended by officers.

Councillor Mike Peers asked to raise a point on process. He thanked the Senior Solicitor for the advice he had received prior to the start of the meeting but raised his disappointment that an outline application for the demolition of 81 Drury Lane with officer recommendation for refusal had not been included on the agenda for the meeting. He explained that he had received a copy of the draft agenda on 28th January which he had subsequently shared with local residents,

but had since learnt that correspondence outlining legal opinion of the application had been submitted at a late stage from the applicant and therefore a decision had been made to defer the item from the agenda. He raised concerns that this had further delayed consideration of the application, which he had first responded to in September 2018 and felt that the application should have remained on the agenda for a decision on its deferral to be made by the Planning Committee.

The Chief Officer (Planning, Environment & Economy) outlined the process in dealing with applications being submitted to the Planning Committee. He explained that two weeks prior to the Committee meeting a list of applications that were in a position to be brought forward for consideration were provided to the Chair and Vice-Chair. This allowed time for all interested parties who had made representations on an application to be contacted with the Committee date for them to make themselves available to speak at the meeting, if they so wished. The exception in the case of the application referred to by Councillor Peers, was the submission of significant late information from the applicant prior to the agenda items being published on the Council's website. Officers did not feel it was safe to include the application on the agenda without the opportunity to take into account that information and therefore withdrew it from the agenda prior to its publication.

54. REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)

RESOLVED:

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

55. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

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

(The meeting started at 1.00pm and ended at 2.38pm)

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Chairman

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PLANNING COMMITTEE ON 6 FEBRUARY 2019

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058544	Connah's Quay Town Council	Full Application – Residential Development of 30 No. Affordable Apartments for People over 55 Associated Access, Parking and Demolition of Former Albion Hotel at Albion Social Club, Pen y Llan, Connah's Quay	Mrs. K. Evans, spoke against the application. Mr. B. Thornley, the agent, spoke in support of the application.	That planning permission be granted subject to the applicant entering into a Section 106 Obligation, and subject to the conditions set out in the report, in line with the officer's recommendation.
058957	Flint Town Council	Full Application – Demolition of Existing Outbuilding, Installation of New Fuel Tanks, 45,000 Litres (Petrol), 30,000 Litres (Diesel), New Canopy, Extension to Existing Sales Building, New Freestanding ATM, with Associated Parking, Cycle Parking and Other Associated Works at Chester Road, Oakenholt, Flint	There were no third party speakers.	That planning permission be granted, subject to the conditions set out in the report, in line with officer's recommendations.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
059055	Flint Town Council	Full Application – Proposed Erection of 78 Dwellings Including Highways, Public Open Space, Lanscaping and All Associated Works at Chester Road, Oakenholt	There were no third party speakers.	That planning permission be granted, subject to the conditions set out in the report, in line with officer's recommendations.
		General Matters – Objection to Tree Preservation Order No 320 Land at Daisy Bank Farm (North) Chester Road, Penyffordd	There were no third party speakers.	That the Tree Preservation Order No. 320 (2018) Land at Daisy Bank Farm (North) Chester Road, Penyffordd be confirmed without modification; and That the Tree Preservation Order No. 321 (2018) Land at Daisy Bank Farm (North) Chester Road, Penyffordd be confirmed without modification; and
APPEAL			NOTED	
3202253		Appeal against the Service of an Enforcement Notice on Land at Erwau Cottage, Treuddyn with regard to the erection of a log cabin and its use for holiday purposes.	Noted.	For information, the Enforcement Notice was upheld.