

PLANNING COMMITTEE
6 MARCH 2019

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

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Marion Bateman, Sean Bibby, Chris Bithell, Derek Butler, David Cox, Ian Dunbar, David Evans, Veronica Gay, Patrick Heesom, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin and Mike Peers

APOLOGIES: Councillors: Adele Davies-Cooke, Carol Ellis, Dave Hughes, Kevin Hughes, Neville Phillips and Owen Thomas

ALSO PRESENT: The following attended as local Members:

Councillor Dennis Hutchinson - for Agenda Item 6.1 (058489)

Councillor Arnold Woolley - for Agenda Item 6.3 (059387)

Councillor David Williams - for Agenda Item 6.4 (059352 - deferred)

The following attended as observers:

Councillors Haydn Bateman and George Hardcastle

IN ATTENDANCE:

Chief Officer (Planning, Environment & Economy); Development Manager; Service Manager - Strategy; Team Leader - Planning; Senior Planners; Senior Engineer - Highways Development Control; Senior Solicitor; and Democratic Services Officers

56. DECLARATIONS OF INTEREST

On agenda item 6.6 (058583), Councillor Dunbar declared a personal and prejudicial interest as he was a governor of Wepre CP School which would benefit from an education financial contribution if the application was approved. He would leave the room for that item and not participate in the debate or voting.

On agenda item 6.1 (058489), Councillor Hutchinson indicated that he would be speaking as local Member, and declared a personal and prejudicial interest as he owned land in close proximity to the application site. Councillor Hutchinson had been granted dispensation from the Standards Committee to speak on the item.

57. 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&MIId=4297&LLL=0>

58. MINUTES

The draft minutes of the meeting on 6 February 2019 were submitted and confirmed as a correct record.

RESOLVED:

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

59. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment & Economy) referred to the late observations and advised that the following item was recommended for deferral, to determine whether the education contributions complied with CIL regulations. If agreed for deferral, the item would be brought back to the next available meeting.

Agenda Item 6.4 - Full application - erection of 32 No. dwellings at Hawarden Road, Penyffordd (059352)

Councillor Lloyd moved the deferral which was seconded by Councillor Dunbar. On being put to the vote, the item was deferred.

RESOLVED:

That agenda item 6.4 (059352) be deferred to the next available meeting of the Committee for the reason stated.

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

RESOLVED:

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

61. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 19 members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 3.25pm)

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Chairman

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PLANNING COMMITTEE ON 6 MARCH 2019

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058489	Buckley Town Council	Outline Application for the Demolition of No. 81 Drury Lane and Construction of Up to 66 Dwellings on land to the rear of 81 Drury Lane, Buckley	<p>Mr. S. Bourne (on behalf of the applicant) spoke in support of the application.</p> <p>Mr. J. Bailey spoke against the application.</p> <p>Having declared a personal and prejudicial interest, and granted dispensation by the Standards Committee, Councillor Dennis Hutchinson spoke against the application.</p>	That planning permission be refused in line with the officer recommendation.
057165	Buckley Town Council	Full Application - Demolition of Existing Buildings and Erection of 13 No. Houses and 4 No. Apartments at Mill Lodge, Mill Lane, Buckley	-	That planning permission be granted subject to the applicant entering into a Section 106 Obligation and the conditions set out in the report, in line with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
059387	Buckley Town Council	Outline Application for Residential Development at Megs Lane, Buckley	<p>Mr. D. Forshaw, the agent, spoke in support of the application.</p> <p>Mr. M. Lewis spoke against the application.</p> <p>Councillor Arnold Woolley, as local Member, spoke against the application.</p>	That planning permission be refused in line with the officer recommendation.
059352	Penyffordd Community Council	Full Application - Erection of 32 No. Dwellings at Hawarden Road, Penyffordd	-	DEFERRED to determine the outcome of late observations in respect of the education contribution complying with CIL regulations.
059029	Hawarden Community Council	Full Application - Retrospective Application Site Re-Grading to Create a Level Paddock Field for Horses and Siting of a Stable Block, New Native Hedge Planting and Fencing to be Used for Boundary Treatments and Site Security at Ashwood House, Church Lane, Aston Hill, Ewloe	-	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058583	Connah's Quay Town Council	Full Planning - Construction of 33 No. Dwellings and Associated Works, Following the Demolition of Existing Dwelling and Outbuildings on land at Broad Oak, Mold Road, Connah's Quay	Having declared a personal and prejudicial interest, Councillor Ian Dunbar withdrew from the meeting for this item.	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 recommendation.
054077	Flint Town Council	Outline Application - Residential Development of 16 Dwellings with Details of Access at Pandy Garage, Chester Road, Oakenholt	-	That planning permission be granted subject to the applicant entering into a Section 106 Obligation and the conditions set out in the report, in line with the officer recommendation.
APPEAL			NOTED	
057737		Appeal by Mr. S. Banks Against the Decision of Flintshire County Council to Refuse Planning Permission for the Change of Use of Land for Temporary Storage of Cars and Vans at Wood Farm, Deeside Lane, Sealand - DISMISSED		

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058024		Appeal by Mr. C. Walsh Against the Decision of Flintshire County Council to Refuse Planning Permission for the Change of Use and Extension to Dwelling to Form House in Multiple Occupation at 46 Gladstone Road, Broughton - ALLOWED		
058147		Appeal by Mr. & Mrs C. Patrick Against the Decision of Flintshire County Council to Refuse Planning Permission for the Formation of Dormer Extensions to Front and Rear of Dwelling at 13 Moorcroft, New Brighton - DISMISSED	Councillor Peers commented that the availability of plan views would be helpful to the Committee in future appeal reports.	