

PLANNING COMMITTEE
5 DECEMBER 2018

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 5 December 2018.

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Marion Bateman, Sean Bibby, Chris Bithell, Derek Butler, Ian Dunbar, Carol Ellis, David Evans, Patrick Heesom, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas

APOLOGIES: Councillors: Adele Davies-Cooke, Veronica Gay, and Dave Hughes

IN ATTENDANCE:

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

The Senior Solicitor advised that he had received notification that Councillor Aaron Shotton wished to speak on agenda item 6.1 (058544).and Councillor Dennis Hutchinson wished to speak on agenda item 6.3 (058516).

38. DECLARATIONS OF INTEREST

Councillor Patrick Heesom declared a personal and prejudicial interest in agenda item number 6.5 – Full Application – Change of Use from Land to Touring Caravan/Tent Site at Old Tavern, Llanerch-y-Mor, Holywell. Councillor Heesom said he would leave the room before debate and vote on the application.

Councillor Owen Thomas declared a personal interest in agenda item 6.6 – Variation of Condition No.3 Attached to Planning Permission Ref: 045739 at Hendre Quarry, Denbigh Road, Hendre, as he was Chair of the Liaison Committee.

Councillor Mike Peers declared a personal and prejudicial interest in agenda item number 6.1 – Full Application – Residential Development of 30 No. Affordable Apartments for People aged Over 55 Associated Access, Parking, and Demolition of Former Albion Hotel at Albion Social Club, Pen y Llan, Connah's Quay, as a family member was employed by one of the joint applicants. Councillor Peers said he would leave the room before the debate and not vote on the item.

Councillor Derek Butler declared a personal interest in agenda item 6.2 - Outline Application for the Erection of an Affordable Dwelling at Bayonne Hafod Road, Gwernaffield, as he was a Board member of AONB.

39. 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=4361&Ver=4&LLL=0>

40. MINUTES

The draft minutes of the meeting held on 7 November 2018 were submitted.

Accuracy

Councillor Mike Peers referred to his declaration of interest on agenda item 6.5 and asked that the minutes be amended to include the reason for his declaration. The interest was because he is a Governor of Mountain Lane CP School and although the proposed development will impact on the pupil capacity at that school the LPA cannot require a financial contribution for the school to address the impact.

RESOLVED:

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

41. ITEMS TO BE DEFERRED

There were no items to be deferred.

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

RESOLVED:

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

43. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 16 members of the public and no members of the press in attendance.

(The meeting started at 1.00pm and ended at 3.10 p.m.)

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Chairman

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PLANNING COMMITTEE ON 5 DECEMBER 2018

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 Aged over 55, Associated Access, Parking and Demolition of Former Albion Hotel at Albion Social Club, Pen y Llan, Connah's Quay .	Ms K Evans spoke against the application. Mr B Thornley, the agent, spoke in support of the application. Councillor Aaron Shotton, as Local Member, spoke against the application.	DEFERRED to seek views from DCFW and CADW in relation to the design and impact on the listed buildings. Also to request the applicant to provide more details in respect of the uptake of car parking spaces in their existing similar schemes.
058124	Gwernaffield Community Council	Outline Application for the Erection of an Affordable Dwelling at Bayonne, Hafod Road, Gwernaffield.	Councillor P. Heesom voted against the resolution.	That planning permission be granted subject to the applicant entering into a S106 Agreement as set out in the report and in line with the officer recommendation.
058516	Buckley Town Council	Full Application – Conversion of Disused Chapel to 2 No. Dwellings and Erection of 1 No. Detached Dwelling at Roman Catholic Presbytery, Brunswick Road, Buckley .	Mrs. Price spoke against the application. Mr. D. Owen, the agent, spoke in support of the application. Councillor Dennis Hutchinson, as Local Member, spoke against the application.	Refused against the officer recommendation on the grounds that the proposals are contrary to policies AC13, AC18 and GEN1

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058881	Treuddyn Community Council	Application for Approval of Reserved Matters Following Outline Planning Permission Ref: 057943 at Acrefield, Erw Ffynnon, Queen Street., Treuddyn	Ms. L. Murtagh, spoke against the application Mr. B. Thornton, the applicant, spoke in support of the application.	That planning permission be granted subject to the conditions set out in the report, in line with the officer recommendation, and with the following additional conditions:- <ul style="list-style-type: none"> • prior to commencement a construction management plan to be submitted; and • a condition regarding new boundary treatments to be submitted and agreed and thereafter retained. If damaged or replaced, replacement fence to be of the same type, materials, and height.
058359	Mostyn Community Council	Full Application – Change of Use From Land to Touring Caravan/Tent Site at Old Tavern, Llanerch-y-Mor, Holywell	Mr. D. Roney, the applicant, spoke in support of the application	That planning permission be granted subject to the conditions set out in the report, and in line with the officer recommendation.
058984	Cilcain Community Council Halkyn	Variation of Condition No.3 Attached to Planning Permission Ref: 045739 to Extend the Life of the Planning		That planning permission be granted subject to the applicant entering into a supplemental S106 Agreement, and subject to the conditions set out in the

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	Community Council	Permission from 2020 to 2030.		report, in line with the officer recommendation.
APPEALS		NOTED		
056267		Appeal by Mr. P. Mallen Against the decision of Flintshire County Council to Refuse Planning Permission for Change of Use From Agricultural Land to Vehicle Storage Compound to the rear of existing Motor Facility at Queensferry Motor Auctions, Station Road, Queensferry - DISMISSED		

