

**PLANNING COMMITTEE**  
**5 FEBRUARY 2020**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 5 February 2020

**PRESENT: Councillor David Wisinger (Chairman)**

Councillors: Mike Allport, Marion Bateman, Chris Bithell, Derek Butler, David Cox, Ian Dunbar, David Evans, Veronica Gay, Patrick Heesom, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas

**APOLOGIES:** Councillors: Adele Davies-Cooke and Dave Hughes

**ALSO PRESENT:**

Councillor Hutchinson attended as local Member for Agenda Items 6.1 and 6.4 (060587 and 060374)

Councillor Haydn Bateman attended as an observer

**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

**51. DECLARATIONS OF INTEREST**

Councillor Dennis Hutchinson declared a personal and prejudicial interest on agenda item 6.1 (060587) as a governor of a school that would benefit from an education financial contribution if permission was granted by the Committee. He had been granted dispensation by the Standards Committee to speak on the item for five minutes.

Councillor Hutchinson also declared a personal interest on Agenda Item 6.4 (060374) as the owner of land with permission for residential development at Mount Pleasant, half to three-quarters of a mile from the application site. He said that there was no impact on his interest on that land arising from the application.

**52. 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&MI d=4513&LLL=0>

**53. MINUTES**

The draft minutes of the meeting on 8 January 2020 were submitted.

Application 060374 - Full Application - Conversation of Redundant Restaurant/Bar into 13 No. Flats/Apartments at 14 Mill Lane, Buckley

On the deferral of this application, Councillor Peers asked that minute number 48 be amended to reflect his request for a meeting with Planning and Highways officers to discuss the concerns about the missing footpath and other matters raised during the site visit. In respect of these comments, he added that officers had met the applicant but had failed to meet with Members.

The Development Manager said that having reviewed the webcast of the meeting, Councillor Peers had not specifically made this request and had only asked that officers have regard to the concerns of local Members and requested to speak with Highways - who the Chief Officer had confirmed to be Streetscene rather than Planning. She therefore suggested that the minutes were accurate and went on to explain that the concerns raised - namely the footpath, the lack of windows in internal rooms and refuse issues - had all been reflected in the report.

This was acknowledged by Councillor Richard Jones who said that representations had been made at the meeting that officers should meet with Members to discuss their concerns. He expressed his disappointment that Members had not been involved in discussions prior to publication of the report and that the item should be deferred until those talks had taken place.

The Senior Solicitor said that the discussion appeared to accept that the minutes were a true record and that there was an opportunity to raise specific concerns when the report was considered later in the meeting. On the resolution of application 060374, he clarified that the correct reason for deferral was to resolve issues regarding the land ownership certificate submitted by the applicant and he asked that Members support this correction.

Councillor Peers said that in addition to the correct reason for deferral, the resolution should also include that officers were to investigate the other issues which he had raised.

The amendments put forward by the Senior Solicitor and Councillor Peers were moved and seconded by Councillors Bithell and Dunbar. On being put to the vote, this was carried.

**RESOLVED:**

That, subject to the amendments on minute number 48 and the resolution for application 060374, the minutes be approved as a true and correct record and signed by the Chairman.

**54. ITEMS TO BE DEFERRED**

No items were recommended for deferral.

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

**RESOLVED:**

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

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

On commencement of the meeting, there were 15 members of the public and no members of the press in attendance.

(The meeting started at 1.00pm and ended at 3.40pm)

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**Chairman**

Meetings of the Planning Committee are webcast and can be viewed by visiting the webcast library at: <http://flintshire.public-i.tv/core/portal/home>

**PLANNING COMMITTEE ON 5 FEBRUARY 2020**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
060587	Buckley Town Council	Full Application - The Demolition of 81 Drury Lane and the Erection of 56 Dwellings, Access, Parking, Open Space and Associated Works at 81 Drury Lane, Buckley.	Mr. Keig spoke against the application.  Having declared a personal and prejudicial interest and been granted dispensation by the Standards Committee, Councillor Hutchinson, as local Member, spoke against the application.	That planning permission be refused in accordance with the officer recommendation.
060667	Broughton & Bretton Community Council	Change of Use from Dwelling into Multiple Occupancy, Alterations to Front Porch and form Drop Kerbs across site frontage to facilitate parking (partly in retrospect) at 24 Larne Drive, Broughton.	Ms. L. Jones spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: The change of use is not in keeping with the street scene, insufficient parking provision for tenants and their visitors, and detriment of living conditions.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
059457	Buckley Town Council	Outline Application for Construction of Two Semi-Detached Two Storey Houses at 128 Mold Road, Buckley.	Mr. A. Franco (applicant) spoke in support of the application.  Councillor Heesom asked that his vote against the application be recorded.	That planning permission be granted subject to the applicant entering into a Section 106 Obligation and the conditions within the report, in accordance with the officer recommendation. Additional Conditions 8, 9 and 10 on site access and surface water as set out in the late observations.
060374	Buckley Town Council	Full Application - Conversion of Redundant Restaurant/Bar into 13 No. Flats/Apartments at 14 Mill Lane, Buckley.	Mr. G. Mitchell spoke against the application.  Councillor Hutchinson, as local Member, spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: Impact on the vehicle access and egress, impact on the amenity of Millers Court residents, lack of separation between habitable rooms below the standard and the impact on the amenity of future occupiers due to the lack of light and windows on ground floor bedrooms.
059026	-	General Matters - Proposed Variation to Section 106 Agreement - Issa Farm, Bryn Road, Bryn y Baal, Mold.	-	That the Section 106 Agreement is varied to provide for nine affordable home ownership dwellings and nine affordable rental dwellings.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
<b>APPEAL</b>			<b>NOTED</b>	
059673	-	Appeal by Sandra Roberts Against the Decision of Flintshire County Council to Refuse Planning Permission for an Outline Application for the Erection of a 4 Bedroomed Detached Dwelling at The Old Toll Cottage, Whitford Road, Whitford - DISMISSED	-	-