

PLANNING COMMITTEE
30 MARCH 2022

Minutes of the meeting of the Planning Committee of Flintshire County Council held remotely on Wednesday, 30 March 2022

PRESENT: Councillor Richard Lloyd (Vice-Chair in the Chair)

Councillors: Mike Allport, Bernie Attridge, Chris Bithell, Derek Butler, Chris Dolphin, Veronica Gay, Gladys Healey, Patrick Heesom, Christine Jones, Richard Jones, Ted Palmer, Mike Peers, Neville Phillips and Owen Thomas

ALSO PRESENT: The following attended as local Members:

Councillor Tudor Jones - Agenda item 6.2 (063458)

Councillor Marion Bateman - Agenda items 6.4 (063312)

Chief Executive attended as an observer

APOLOGIES: Councillors: David Wisinger and Ian Dunbar

IN ATTENDANCE: Chief Officer (Planning, Environment & Economy), Service Manager - Strategy, Service Manager - Development, Senior Engineer - Highways Development Control, Team Leader - Development Management, Senior Planning Officers, Legal Services Manager and Democratic Services Officers

62. DECLARATIONS OF INTEREST

During the debate on item 6.1 (061585), Councillor Christine Jones declared a personal and prejudicial interest and withdrew from the meeting after speaking and did not take part in the vote. She also declared a personal and prejudicial interest on item 6.5 (063591) and left the meeting after speaking, prior to the debate and vote.

Councillor Mike Peers declared a personal and prejudicial interest on item 6.1 (061585) and left the meeting prior to the debate and vote.

63. LATE OBSERVATIONS

The Chairman allowed Members an opportunity to read the late observations which had been circulated prior to the meeting and were appended to the agenda item on the Council's website:

<https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=4997&LLL=0>

64. MINUTES

The minutes of the meeting held on 2 March 2022 were confirmed as a correct record, as moved and seconded by Councillors Chris Bithell and Gladys Healey.

RESOLVED:

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

65. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment & Economy) advised that no items were recommended for deferral.

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

RESOLVED:

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

67. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

None.

(The meeting started at 1pm and ended at 4.50pm)

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Chairman

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PLANNING COMMITTEE ON 30 MARCH 2022

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
016585	Sealand Community Council	Application for approval of reserved matters following outline approval (059635) for the erection of 100 no. dwellings with associated infrastructure at Corus Garden City Site, Garden City, Deeside	<p>Craig Sparrow, the applicant, spoke in support of the application.</p> <p>Having declared a personal and prejudicial interest, Councillors Christine Jones and Mike Peers withdrew from the meeting prior to the vote.</p>	<p>That planning permission be granted subject to the applicant entering into a Section 106 Obligation to provide the following:</p> <ul style="list-style-type: none"> • To secure 100 no. dwellings to be affordable and retained as such in perpetuity. • Provide that a Management Company is incorporated for the management and future maintenance of the onsite public open space and communal landscaping areas. <p>Also subject to the conditions set out in the report, in accordance with the officer recommendation.</p>
063458	Ysceifiog Community Council	Full Application - Proposed Extension and partial refurb at Melin Y Wern, Nannerch	<p>Simon Stack, local resident, spoke against the application.</p> <p>Councillor Tudor Jones, local ward Member, spoke against the application.</p>	That the application be deferred, pending a site visit.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
063721	Sealand Community Council	Erection of a Paper Processing Mill to produce and manufacture tissue paper (B2, B8 use class) with ancillary B1a office space; associated servicing and infrastructure including car parking, HGV parking and vehicle and pedestrian circulation; noise mitigation features; earthworks to create development platforms; creation of drainage features including a new outfall to the River Dee; water treatment plant; and landscaping at Plot C "The Airfields (Airfields Delta). Welsh Road, Sealand, Deeside	Gavin Winter, agent, spoke in support of the application.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.
063312	Northop Community Council	Conversion and extension of Industrial Unit to office and warehouse at Northop Country Park, Estate Roads, Northop	Huw Evans, the agent, spoke in support of the application. A statement of objection was read out on behalf of a local resident.	That the application be deferred, to include conditions on a construction site management plan, heavy goods vehicle/traffic movement and the retention of trees and hedgerows.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
			Councillor Marion Bateman, local ward Member, spoke against the application.	
063591	Sealand Community Council	Application for approval of reserved matters following outline application (059635) at Corus Garden City Site, Welsh Road, Garden City	<p>Imogen Zulver, agent, spoke in support of the application.</p> <p>Having declared a personal and prejudicial interest, Councillor Christine Jones withdrew from the meeting after speaking, and was not present for the vote.</p>	<p>That planning permission be granted subject to the applicant entering into a Section 106 Obligation to provide:</p> <ul style="list-style-type: none"> • Payment of a financial contribution towards Education of £970,600.00 to Sealand CP School and Hawarden High School; • The establishment of a Management Company for the management and future maintenance of the onsite public open space and communal landscaping areas. <p>Also subject to the conditions set out in the report, in accordance with the officer recommendation.</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
063741	Shotton Town Council	Full Application for demolition of existing bungalow and outbuildings. Erection of 3 new bungalows (amended scheme to that refused under reference 060481) at 26 Queensway, Shotton, Deeside	<p>Pete Lloyd, agent, spoke in support of the application.</p> <p>A statement of objection was read out on behalf of a local resident.</p> <p>A statement was read out on behalf of Councillor Sean Bibby, local ward Member, against the application.</p>	<p>That planning permission be granted subject to the applicant entering into a Section 106 Obligation or making an advance payment of £1100 per dwelling in lieu of onsite recreational provision, with the monies being used to improve junior play provision at King George Street Play Area.</p> <p>Also subject to the conditions set out in the report, in accordance with the officer recommendation.</p>
062863	Sealand Community Council	Full application for proposed development of 4 No. Class E(a) and E(b) food and retail units and associated car parking and signage at "Gateway to Wales Hotel", Welsh Road, Garden City	<p>Statements of objection were read out on behalf of local residents.</p> <p>A statement was read out on behalf of Rob Hemsall, agent, in support of the application.</p>	<p>That planning permission be refused against the officer recommendation, on the following grounds:</p> <ul style="list-style-type: none"> • Lack of designated parking and loading/unloading provision for service delivery vehicles. • Impact on designated disabled parking spaces.