

PLANNING COMMITTEE
21 JUNE 2023

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 21 June 2023

PRESENT: Councillor Richard Lloyd (Chair)

Councillors: Mike Allport, Bernie Attridge, Chris Bithell, Rob Davies, Adele Davies-Cooke, Carol Ellis, Dave Hughes, Paul Johnson, Richard Jones, Hilary McGuill, Ted Palmer and Mike Peers

APOLOGIES: Councillors: Helen Brown, Paul Cunningham, Gladys Healey and Dan Rose

ALSO PRESENT: The following attended as Local Members:

Councillors David Richardson and Andy Hughes - agenda item 6.2 (FUL/ 000034/22)

Councillor Pam Banks - agenda item 6.3 (OUT/ 000496/22)

Councillor Andrew Parkhurst (adjoining ward member) - agenda item 6.4 (FUL/ 000722/22)

Councillors Glyn Banks and Christine Jones attended as observers

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

1. APPOINTMENT OF VICE-CHAIR

The Chair proposed Councillor Mike Peers as Vice-Chair of the Committee and was seconded by Councillor Hilary McGuill. No other nominations were received.

RESOLVED:

That Councillor Mike Peers be appointed Vice-Chair of the Committee.

2. DECLARATIONS OF INTEREST

All Committee Members present declared a personal interest on agenda item 7.2 (FUL/000034/22) as they had been contacted by objectors.

3. 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=5287&LLL=0>

4. MINUTES

The minutes of the meeting held on 26 April 2023 were confirmed as a correct record, as moved and seconded by Councillors Chris Bithell and Bernie Attridge.

RESOLVED:

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

5. ITEMS TO BE DEFERRED

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

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

RESOLVED:

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

7. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There were eight members of the public present at the start of the meeting.

(The meeting started at 1pm and ended at 4.20pm)

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Chairman

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PLANNING COMMITTEE ON 21 JUNE 2023

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
RES/ 000658/22	Sealand Community Council	Reserved Matters - Application for Approval of Reserved Matters following Outline Approval 063145 at Northern Gateway (Phase 3), former Corus, Welsh Road, Garden City	Matt Grant (Applicant) spoke in support of the application.	That planning permission be granted subject to the Section 106 Obligation and conditions set out in the report, in accordance with the officer recommendation.
FUL/ 000034/22	Connah's Quay Town Council	Full application - Construction of a residential development of 141 no. dwellings & associated works at Highmere Drive, Connahs Quay	Angela Williams (Resident) spoke against the application. Philip Moren (Agent) spoke in support of the application. Councillors David Richardson and Andy Hughes (Local Members) spoke against the application.	That planning permission be granted subject to the Section 106 Obligation and conditions set out in the report, in accordance with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
OUT/ 000496/22	Mostyn Community Council	Outline application - For residential development with all matters reserved except for means of access at Land adj. to Ffordd Pennant, Maes Pennant, Mostyn	<p>Alex Barons (Resident) spoke against the application.</p> <p>Vanessa Rowell (Agent) spoke in support of the application.</p> <p>Councillor Pam Banks (Local Member) spoke against the application.</p>	<p>That planning permission be granted subject to the Section 106 Obligation/Unilateral Undertaking (as amended below) and conditions set out in the report, in accordance with the officer recommendation.</p> <p>Paragraph 2.01(b) to be amended to read: 'Payment of £35,200 on occupation of 25% of the proposed dwellings towards the provision and enhancement of recreational facilities at the existing play area at Maes Pennant.'</p>
FUL/ 000722/22	Ysceifiog Community Council	Vary/Remove Condition - Variation of Condition 2 Planning Ref: 037406 at Fron Haul Quarry, Nannerch, Mold	<p>A statement of objection was read out on behalf of Sally Heaney (Resident).</p> <p>Maria Cotton (Applicant) spoke in support of the application.</p> <p>Councillor Andrew Parkhurst (adjoining ward Member) spoke against the application.</p>	<p>That planning permission be granted subject to the conditions (as amended below) and revised Section 106 Agreement as set out in the report, in accordance with the officer recommendation.</p> <p>Condition 4 to read: 'Limit type of mineral for extraction and processing to be sand and gravel from Maes Mynnan and Fron Haul only.'</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
				Additional condition 60: 'Facilities for the loading, unloading, parking and turning of vehicles to be provided within the site.'
FUL/ 000186/22	Gwernaffield Community Council	Full application - Retrospective garden decking area at High Croft, Cilcain Road, Pantymwyn	Angela Davies (Resident) spoke against the application. Councillor Adele Davies-Cooke (Local Member) spoke against the application.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation. Additional condition to address the height and maintenance of the hedge in consultation with both parties and the Local Member.