

**PLANNING & DEVELOPMENT CONTROL COMMITTEE**  
**17 APRIL 2013**

Minutes of the meeting of the Planning & Development Control Committee of Flintshire County Council held at Council Chamber, County Hall, Mold CH7 6NA on Wednesday, 17th April, 2013

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

Councillors: Chris Bithell, Derek Butler, Ian Dunbar, Carol Ellis, David Evans, Jim Falshaw, Veronica Gay, Alison Halford, Ron Hampson, Patrick Heesom, Ray Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips, Gareth Roberts and Owen Thomas

**SUBSTITUTION:**

Councillor Mike Lowe for David Cox

**ALSO PRESENT:**

The following Councillors attended as observers:

Councillors: Marion Bateman, Clive Carver, Adele Davies-Cooke and Hilary Isherwood

**IN ATTENDANCE:**

Head of Planning, Development Manager, Senior Engineer - Highways Development Control, Interim Team Leader Policy, Team Leader Major Developments, Team Leader Applications and Appeals, Senior Planners, Senior Minerals and Waste Officer, Planning Support Officer, Democracy & Governance Manager and Committee Officer

**188. DECLARATIONS OF INTEREST**

Councillor R.G. Hampson declared that he had been contacted on more than three occasions on the following application:-

**Agenda item 6.11 – General Matters Application – Outline – Erection of 12 no. dwellings including demolition of existing outbuildings and creation of new access at Bank Farm, Lower Mountain Road, Penyffordd (050003)**

Councillors D. Butler and W. Mullin declared that they had been contacted on more than three occasions on the following applications:-

**Agenda item 6.1 – Full application – Multiplex cinema, restaurants(5) and associated works at Broughton Shopping Park, Broughton (049857)**

**And**

**Agenda item 6.2 – Outline application – Erection of a cinema, hotel (up to 80 bedrooms) and Class A3 food and drink units, together with car parking (up to 454 spaces), landscaping and ancillary works on land to the north of Broughton Shopping Park, Broughton (049943)**

**195. FULL APPLICATION - ERECTION OF A TWO STOREY EXTENSION INCLUDING BALACONY TO EXISTING BARN AT DEER LODGE, CYMAU, WREXHAM, FLINTSHIRE (050430)**

The Committee considered the report of the Head of Planning in respect of this application which had been the subject of a site visit on 15 April 2013. The usual consultations had been undertaken and the responses received detailed in the report.

The officer detailed the background to the report for the erection of a two storey extension. One letter of objection had been received and the recommendation was for refusal due to the scale, design and impact.

Mr. M. Price spoke in support of the application and explained that the extension was required to the family home following the arrival of his baby daughter. The two other properties in the area had been extended following approval of planning applications. He said that the application complied with policy HSG12 and that he would be happy to reduce the length of the extension to eight metres from ten metres which would amount to an increase in 60% floorspace instead of the 96% increase currently proposed. He did not feel that the additional impact justified refusal of the application and said that to refuse this application when others had been approved would not be consistent.

Councillor A.M. Halford proposed approval against officer recommendation which was duly seconded. She could not understand the reason for refusal of the application and asked for further information on the definition of agricultural character. She felt that the proposal would not have a detrimental impact on the area.

Councillor D. Evans said that the applicant had agreed to reduce the length by two metres which he felt was a compromise. He also felt that the proposal would not impact on the character of the building and said that he would support approval of the application.

Councillor R.C. Bithell raised concern at the proposed 96% increase in the floorspace compared to policy guidance of 50% increases and he felt that the increase would destroy the character of the dwelling. He said that reference had been made to other dwellings in the area but these had been changed without major extensions to them. He said that many applications had been refused on this basis and that this should also be refused as it did not comply with policy. Councillor P.G. Heesom commented on policies HSG5 and HSG12 stating that the scheme could be made acceptable but added that family matters were irrelevant.

The Head of Planning was mindful of the reduction in scale suggested by the applicant, but reminded Members that they needed to consider the application before them. However, Members could propose deferment to allow discussions to take place with the applicant about the proposal.

Councillor A.M. Halford proposed deferment of the application which was duly seconded.

On being put to the vote, the proposal to defer the application was CARRIED.

**RESOLVED:**

That planning permission be deferred to allow discussions to take place with the applicant to negotiate an amended scheme.