

PLANNING COMMITTEE
8 NOVEMBER 2017

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 8 November 2017

PRESENT: Councillor David Wisinger (Chairman)

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

APOLOGIES: Councillors Adele Davies-Cooke, Carol Ellis, David Evans, and Veronica Gay

ALSO PRESENT:

The following attended as a local Member:
Councillor David Williams for agenda item 6.2 (057343)

IN ATTENDANCE:

Chief Officer (Planning and Environment); Service Manager - Strategy; Senior Engineer - Highways Development Control; Senior Planners; Senior Solicitor and Committee Officer.

THE LATE CARL SARGEANT, ASSEMBLY MEMBER

Prior to the start of the meeting the Chair said that it had been with deep sadness to learn of the death of Carl Sargeant, Assembly Member, who had been a great asset to Flintshire with many Members having known him personally. He asked all Members, officers, and members of the press and public to take part in a minute silence in his honour and expressed his condolences and thoughts to his family and friends.

The Senior Solicitor advised that he had received notification that Councillor David Williams and Councillor Cindy Hinds wished to speak as adjoining Local Ward Members on agenda item 6.2.. However, Councillor Cindy Hinds had been unable to attend the meeting.

35. DECLARATIONS OF INTEREST

There were no declarations of interest.

36. 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=4189&Ver=4&LLL=0>

37. MINUTES

The draft minutes of the meeting held on 4 October 2017 were submitted.

Matters arising

Page 9: Councillor Mike Peers suggested that in future the minutes provided an explanation of the reason why an application was deferred. This was agreed by the Committee.

RESOLVED:

That the minutes be approved as a true and accurate record and signed by the Chairman.

38. ITEMS TO BE DEFERRED

The Chief Officer (Planning and Environment) recommended that agenda item number 6.4 – (057540) - Full Application – amendments to previously approved house types to allow for 73 dwellings (an increase by 9 on previous approval (ref: 050300) at Croes Atti, Chester Road, Oakenholt, be deferred. He explained that he recommended that the application be deferred in order to gain clarity regarding the provision of affordable housing.

On being put to the vote, the item was deferred.

RESOLVED:

That agenda item number 6.4 – (057540) - Full Application – amendments to previously approved house types to allow for 73 dwellings (an increase by 9 on previous approval (ref: 050300) at Croes Atti, Chester Road, Oakenholt, be deferred

39. REPORTS OF THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)

RESOLVED:

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

40. LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 - TO CONSIDER THE EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

That the press and public be excluded from the meeting as the following item was considered to be exempt by virtue of paragraph 16 of Part 4 of Schedule 12A of the Local Government Act 1972 (as amended).

41. 055590 – APPEAL BY REDROW HOMES (THE APPELLANTS) IN RESPECT OF THE PLANNING APPLICATION FOR PROPOSED RESIDENTIAL DEVELOPMENT AT CHESTER ROAD, PENYMYNYDD

RESOLVED:

That the Committee fully supports the Local Planning Authority's case in the Appeal, including presenting evidence to the Planning Inquiry in respect of adverse impacts on landscape, which the Committee considered formed part of its first Reason for Refusal when resolving to refuse planning permission in this matter.

42. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 14 members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 4.05pm)

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Chairman

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PLANNING COMMITTEE ON 8 NOVEMBER 2017

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
056742	Mold Town Council	Full Application – Residential development for 160 No. dwellings and associated gardens and car parking at Maes Gwern, Mold.	<p>Mr. S. Facci spoke against the application.</p> <p>Mr. D. Halliday, agent for the applicant, spoke in support of the application.</p> <p>Councillor A. Parry, Mold Town Council, spoke against the application.</p>	<p>That planning permission be granted subject to the completion of an agreement pursuant to Section 111 of the Local Government Act 1972 and the conditions listed in the report, in accordance with the officer recommendation and the typographical amendments in the late observations sheet.</p>
057343	Buckley Town Council	Full Application – Demolition of the existing cement storage and loading facilities and the erection of a new Vertical Roller Mill (VRM), rail loading facility and modification to and extension of the existing railway line, together with ancillary development at Castle Cement Ltd., Chester Road, Padeswood.	<p>Mrs. L Terry spoke against the application.</p> <p>Mr. A. Bower, agent for the applicant, spoke in support of the application.</p> <p>Councillor David Williams, as local adjoining Ward Member, spoke against the application.</p>	<p>That planning permission be granted subject to the conditions listed in the report, in accordance with the officer recommendation.</p>
057588	Shotton Town Council	Full Application – Alterations and change of use to create a 6-bedroom house in multiple occupation at 13 Health Street, Shotton.		<p>That planning permission be granted subject to the conditions listed in the report, in accordance with the officer recommendation, and an additional condition providing for bin storage,.</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
057540	Flint Town Council	Full Application – Amendments to previously approved house types to allow for 73 dwellings (an increase by 9 on previous approval (ref: 050300) at Croes Atti, Chester Road, Oakenholt.	Deferred	Item deferred to gain clarity regarding the provision of affordable housing.
056875	Sealand Community Council	Full Application – Extension to provide storage in connection with the existing lawful use at Marcher Court, Sealand Road, Chester.		That planning permission be granted subject to the conditions listed in the report (but removing condition 4), and subject to a S106 obligation that secures that outdoor storage on the application site and on the land edged blue on the application plan, will cease, in accordance with the officer recommendation.
056415	Halkyn Community Council	Full Application – Change of use and extension of outbuilding to form dwelling at Ael y Bryn, Moel y Crio, Holywell.		That planning permission be granted subject to the completion of a section 106 Agreement to ensure future affordability of the dwelling, the conditions listed in the report in accordance with the officer recommendation, and additional conditions relating to drainage and protection of the existing sewer.
057430	Whitford Community Council	Full Application – Erection of extension to existing agricultural shed at Waen y Lloc, Lloc.		That planning permission be granted subject to the conditions listed in the report, in accordance with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
056574	Sealand Community Council	Application for a Hazardous Substances Consent at Valspar, Parkway, Deeside Industrial Park.		That planning permission be granted subject to the conditions listed in the report, in accordance with the officer recommendation.
Appeal Decisions				
056879	N/A	Appeal by Lidl UK against the decision of Flintshire County Council to refuse planning permission for the display of 1 No. internally illuminated 3 m high totem sign at Lidl, Coleshill Street, Holywell – DISMISSED.	N/A	That the decision of the Inspector to dismiss the appeal be noted.