

**PLANNING COMMITTEE**  
**26 OCTOBER 2022**

Minutes of the meeting of the Planning Committee of Flintshire County Council held remotely on Wednesday, 26 October 2022

**PRESENT: Councillor Richard Lloyd (Chair)**

Councillors: Mike Allport, Bernie Attridge, Chris Bithell, Helen Brown, Paul Cunningham, Carol Ellis, Dave Hughes, Paul Johnson, Richard Jones, Hilary McGuill, Ted Palmer, Mike Peers, Dan Rose and Antony Wren

**APOLOGIES:** Councillors Adele Davies-Cooke and Gladys Healey

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

**20. DECLARATIONS OF INTEREST**

Councillor Anthony Wren declared a personal interest on agenda item 6.5 (FUL/ 000358/22) as a member of Connah's Quay Town Council.

**21. 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=5229&LLL=0>

**22. MINUTES**

The minutes of the meeting held on 31 August 2022 were confirmed as a correct record, as moved and seconded by Councillors Bernie Attridge and Mike Peers.

**RESOLVED:**

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

**23. ITEMS TO BE DEFERRED**

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

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

**RESOLVED:**

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

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

There was one member of the public present at the start of the meeting.

(The meeting started at 1pm and ended at 3.25pm)

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**Chairman**

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**PLANNING COMMITTEE ON 26 OCTOBER 2022**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000011/22	Connah's Quay Town Council	Redevelopment and expansion of former UPM Shotton Paper Mill site comprising 82 hectares of new paper factory buildings and processing plant and associated landscaping, offices, access and parking at Shotton Paper Mill, Weighbridge Road, Deeside	-	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.
061722	Hawarden Community Council	Full application partly in retrospect for the reconfiguration of existing approved gypsy traveller site to allow an additional 9 static caravan pitches at Magazine Lane, Ewloe	Martin Rooney (Applicant) 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. Condition 8 to be amended to read 'details of <i>an acceptable</i> proposed means of disposal for foul drainage.'
062820	Hawarden Community Council	Erection of 130no dwellings comprising bungalows, houses and two storey apartments with own access, new access road, associated external works and landscaping at land adjacent to 1 Liverpool Road, Ewloe	Mark Edwards (Resident) spoke against the application. Comments by a third party objector were set out in the late observations.	That planning permission be refused in accordance with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062760	Queensferry Community Council	The use of land for the stationing of caravans for residential purposes, and the formation of hardstanding and detached and semi-detached dayrooms at Sisters Yard, Station Road, Sandycroft	<p>Nathaniel Green (Agent) spoke in support of the application.</p> <p>A statement was read out on behalf of the Local Member, Councillor Christine Jones.</p>	<p>That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation, with the following additional conditions:</p> <ul style="list-style-type: none"> <li>• Site Access details provided within 3 months.</li> <li>• Visibility sightline to be provided within 6 months.</li> <li>• Access Gates repositioned to point 5 metres from edge of carriageway</li> <li>• Parking and turning on site to be provided.</li> <li>• Positive means to prevent surface water runoff to highway to be provided.</li> <li>• Bin collection point details to be provided within 6 months.</li> </ul>
FUL/ 000358/22	Connah's Quay Town Council	Conversion of former redundant public house to form 11no apartments at 315 High Street, Connahs Quay	<p>Pete Lloyd (Agent) spoke in support of the application.</p> <p>Comments by the Local Member, Connah's Quay Town Council and a third party were set out in the late observations.</p>	<p>That the application be deferred for one cycle to allow for full consultation and investigation of additional parking at the rear of the building.</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
063335	Hope Community Council	Part demolition of existing dwelling and residential development comprising of 7 detached dwellings and associated roads and drainage works at Foxfield, Fagl Lane, Hope	<p>Michael Forgrave (Applicant) spoke in support of the application.</p> <p>Janet Hilton (Resident) spoke against the application.</p> <p>A statement of objection was read out on behalf of Hope Community Council.</p> <p>Comments by a third party objector were set out in the late observations.</p>	That planning permission be refused in accordance with the officer recommendation.
FUL/ 000143/22	Buckley Town Council	Continued siting of portable building for use as ancillary changing facilities at Hawkesbury Little Theatre, Mill Lane, Buckley	<p>A statement objecting to the location was read out on behalf of Pam Willoughby (Resident). Comments from third parties were summarised in the late observations.</p> <p>Speaking in support of the application were Pete Lloyd (Agent), Councillor Charles Cordery (Buckley Town Council) and Councillor Carol Ellis (Local Member).</p>	That the application be deferred to consult with the Theatre Trust and to undertake a Members' site visit prior to the application being re-presented to Committee.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
LBC/ 000351/22	Buckley Town Council	Listed Building Application - Siting of portable building for use as ancillary changing facilities at Hawkesbury Little Theatre, Mill Lane, Buckley	As above.	As above.