

PLANNING COMMITTEE
23 NOVEMBER 2022

Minutes of the meeting of the Planning Committee of Flintshire County Council held remotely on Wednesday, 23 November 2022

PRESENT: Councillor Richard Lloyd (Chair)

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

APOLOGIES: Councillors Paul Cunningham, Adele Davies-Cooke and Gladys Healey

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

26. DECLARATIONS OF INTEREST

Councillor Ted Palmer declared a personal and prejudicial interest on agenda item 6.2 (062255 – Demolition and erection of new poultry buildings and associated infrastructure) as a family member lived in close proximity to the site.

Councillor Antony Wren declared a personal interest in agenda item 6.4 (FUL/00358/22 - Conversion of former redundant public house to form 11no apartments) as he was a member of Connah's Quay Town Council.

27. 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=5230&Ver=4&LLL=0>

28. MINUTES

The minutes of the meeting held on 26 October 2022 were submitted.

Matters arising

The Chief Officer (Planning, Environment & Economy) gave an update on progress on application FUL/000143/22.

The minutes were confirmed as a correct record, as moved and seconded by Councillors Mike Peers and Hilary McGuill.

RESOLVED:

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

29. ITEMS TO BE DEFERRED

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

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

RESOLVED:

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

31. 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 1.00 pm and ended at 3.43 pm)

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Chairman

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PLANNING COMMITTEE ON 23 NOVEMBER 2022

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062368	Hawarden Community Council	Full application - change of use of land for stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use	Additional conditions were as set out in the late observations. A statement of objection was read out on behalf of the Local Member, Councillor Gillian Brockley. Mr Nat Green (Agent) spoke in support of the application.	That planning permission be refused against the officer's recommendation, for the following reasons: <ul style="list-style-type: none"> • inappropriate development in the open countryside encroaching on the Green Barrier; and • insufficient information relating to potential impacts on drainage
062255	Ysceifiog Town Council	Demolition and erection of new poultry buildings and associated infrastructure	Additional conditions were as set out in the late observations.	That planning permission be granted, in accordance with the officer's recommendation, subject to the conditions set out in the report and with additional conditions 7 and 8 in relation to visibility splays at access and safeguarding of the culvert as a result of access alterations
FUL/00007 7/22	Llanasa Community Council	Erection of 21 dwellings with adoptable highway access application	Comments by a third party objector were set out in the late observations. Mr Brian Napier (Resident) spoke against the application.	That the application be deferred, for the following reasons: <ul style="list-style-type: none"> • To allow the Community Council to revisit their comments due to confusion relating to site under consideration;

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			<p>Mr Chris Ralphs (Agent) spoke in support of the application.</p> <p>Councillor Glyn Banks, Local Member, spoke against the application.</p>	<ul style="list-style-type: none"> • To consider drainage issues raised by third parties; and • For a Committee Site Visit to be arranged
FUL/00035 8/22	Connah's Quay Town Council	Conversion of former redundant public house to form 11no apartments		That planning permission be granted subject to the conditions set out in the report, in accordance with the officer's recommendation.
FUL/00041 2/22	Northop Community Council	Demolition of single storey rear extension and conservatory - Proposed 2 storey extension - similar to the application approved 037216		That planning permission be granted subject to the conditions set out in the report, in accordance with the officer's recommendation.
GENERAL MATTERS				
063500	Northop Community Council	General Matters – Appeal on the grounds of non-determination – outline development of land to provide lodges/chalets including site office	<p>Comments from third parties were set out in the late observations.</p> <p>Councillor Marion Bateman (Local Member) spoke against the application.</p>	<p>Resolved that the Council should take the stance of recommending to PEDW that the application should be refused for the following reasons:</p> <ul style="list-style-type: none"> • The Local Planning Authority considers the proposal comprises an undesirable form of development, which by virtue of its

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			<p>Councillor Linda Thew (Local Member) spoke against the application.</p>	<p>scale and siting, would be at odds with the surrounding rural character, resulting in an absolute change to a currently undeveloped area of land and significant expansion of built form into the countryside contrary to Policies STR7, GEN1 and T4 of the Flintshire UDP; and</p> <ul style="list-style-type: none"> • It is considered that the proposed development would have an adverse impact on the zone of essential setting of the Grade II* Listed Soughton Hall Historic Park and Garden, resulting in an incongruous form of development that negatively impacts on the historical character and setting of the historic park, conflicting with Paragraph 6.1.18 of Planning Policy Wales and contrary to Policy HE5 of the Flintshire UDP.