

**PLANNING COMMITTEE**  
**27 SEPTEMBER 2023**

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 27 September 2023

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

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

**APOLOGIES:** Councillor Paul Cunningham

**ALSO PRESENT:** The following attended as Local Members:

Councillors Marion Bateman and Linda Thew - agenda item 6.1 (FUL/000489/23)

Councillor Linda Thomas (adjoining Ward Local Member)- agenda item 6.1 (FUL/000489/23)

Councillors Chrissy Gee, Dennis Hutchinson and Ryan McKeown attended as Observers

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

Prior to the start of the meeting the Chief Officer (Planning, Environment & Economy) set out the procedures for the meeting

**20. DECLARATIONS OF INTEREST**

All Members of the Planning Committee present declared a personal interest on agenda item 6.1 (FUL/000489/23) because they had been contacted by objectors

Councillors Helen Brown, Adele Davies-Cooke, Hilary McGuill, and Ted Palmer declared personal interests on agenda item 6.2 (RES/000071/23). Councillor Helen Brown declared a personal interest as a close family member was a pupil at Hawarden High School and Councillors Adele Davies-Cooke, Hilary McGuill, and Ted Palmer declared personal interests because they are members of NEW Homes

**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&MIId=5495&Ver=4&LLL=0>

**22. MINUTES**

The minutes of the meeting held on 30 August 2023 were confirmed as a correct record, as moved and seconded by Councillors Bernie Attridge and Richard Jones.

**RESOLVED:**

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

**23. ITEMS TO BE DEFERRED**

There were no items recommended for deferral.

**RESOLVED:**

**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 were 8 members of the public present at the start of the meeting.

(The meeting started at 1.00 pm and ended at 4.25 pm)

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**Chair**

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**PLANNING COMMITTEE ON 27 SEPTEMBER 2023**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000489/23	Northop Hall Community Council	Full application - Use of hotel and installation of modular accommodation for a temporary period of up to 7 years as Asylum Accommodation and Support Contracts (AASC) Initial Accommodation Hostel at Northop Hall Country House Hotel, Northop Hall	<p>Gina Hamilton (Resident) spoke against the application.</p> <p>Darren Brimble (representing Northop Hall Village Action Group), spoke against the application.</p> <p>Pete Lloyd (Agent) spoke in support of the application.</p> <p>John Golledge (representing Northop Hall Community Council) spoke against the application.</p> <p>Councillor Linda Thomas (adjoining Ward Member) spoke against the application).</p> <p>Councillors Linda Thew and Marion Bateman (Local Ward Members) spoke against the application.</p>	That planning permission be refused for the reasons set out in the report, in accordance with the officer's recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
RES/ 000071/23	Sealand Community Council	Application for approval of reserved matters following outline approval 061125	Imogen Zulver (Agent) 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/ 000506/23	Sealand Community Council	Full planning application for B1 (b) (c), B2 and B8 employment space, with ancillary B1a office use; associated servicing and infrastructure including parking; vehicle and pedestrian circulations; creation of new estate road; earthworks to create development platforms; landscaping; creation of drainage features; electrical substation; pumping station and ecological works.	Simon Flisher (representing the Applicant) spoke in support of the application.  A statement was read out on behalf of Councillor Christine Jones (Local Member).	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/ 000519/23	Sealand Community Council	Full application – demolition of existing building and construction of new industrial units with associated works	-	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer’s recommendation.
<b>GENERAL MATTERS</b>				
General Matters		Tree Preservation Order (TPO) no.345 at Sunnybank, King Street, Mold	A statement of objection to the TPO order was read out on behalf of Nicola Price (resident)	(i) That the Tree Preservation Order (TPO) be confirmed without modification in accordance with officer recommendation; and

<b>ITEM NO</b>	<b>TOWN/ COMMUNITY COUNCIL</b>	<b>SITE/PROPOSAL</b>	<b>THIRD PARTY / LOCAL MEMBER OBSERVATIONS</b>	<b>RESOLUTION</b>
				(ii) That the Council obtains an urgent survey to assess evidence of root damage and safety issues relating to the trees