

PLANNING COMMITTEE
19 JUNE 2024

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 19 June 2024

PRESENT: Councillor Richard Lloyd (Chair)

Councillors: Mike Allport, Chris Bithell, Helen Brown, Paul Cunningham, Rob Davies, Adele Davies-Cooke, Gladys Healey, Dave Hughes, Paul Johnson, Richard Jones, Allan Marshall, Hilary McGill, Ted Palmer, and Mike Peers

APOLOGIES: Councillor Carol Ellis

IN ATTENDANCE:

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

Prior to the start of the meeting the Chair referred to the sad death of former Councillor Gareth Roberts who had been an active member of the Planning Committee. He spoke briefly of his personal qualities and experience and expressed sincere condolences to his family and friends. Councillors Chris Bithell, Paul Johnson, Richard Jones, Mike Peers, and the Chief Officer Planning (Environment and Economy) spoke in tribute of Councillor Roberts. The Chair asked Members to stand in a minutes' silence as a mark of respect.

01. APPOINTMENT OF VICE-CHAIR

Nominations were received for Councillors Ted Palmer, Mike Peers and Allan Marshall.

Councillor Mike Peers thanked Councillor Hilary McGill for his nomination but in view of the further names put forward declined his nomination.

When put to the vote Councillor Ted Palmer was appointed as Vice-Chair of the Committee.

RESOLVED

That Councillor Ted Palmer be appointed as Vice-Chair of the Committee.

02. DECLARATIONS OF INTEREST

Councillor Paul Cunningham declared a personal interest, as a member of Flint Town Council, on agenda item 7.7 FUL/000599/23 - Construction and Operation of a 7.5mw Green Hydrogen Electrolyser (GHE) and associated infrastructure.

03. LATE OBSERVATIONS

The late observations would be presented prior to each item being discussed.

04. MINUTES

The minutes of the meeting held on 10 April 2024 were confirmed as a correct record, as moved and seconded by Councillor Gladys Healey and Councillor Mike Peers.

RESOLVED:

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

05. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment and Economy) recommended that application 7.1 - FUL/000961/23 - Proposed 5no. glamping units and 5no. grass tent pitches with decking along with recycling/waste and a proposed parking area, bike storage, a facility building and a water treatment plant and soakaway, at the site at Bryn Morgan House, Starkey Lane, Northop, be deferred .

Councillor Mike Peers moved deferral of the application and this was seconded by Councillor Chris Bithell.

RESOLVED:

That the above application be deferred

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

RESOLVED:

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

07. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There were 7 members of the public present at the start of the meeting.

(The meeting started at 2.00 pm and ended at 4.20 pm)

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Chair

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PLANNING COMMITTEE ON 19 JUNE 2024

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/000961/23	Northop Community Council	Full application - Proposed 5no. glamping units and 5no. grass tent pitches with decking along with recycling/waste and a proposed parking area, bike storage, a facility building and a water treatment plant and soakaway. New proposed track to the parking/turning areas. One parking bay per unit is proposed, with two being EV charging points. Associated footpaths and landscaping of the site at Bryn Morgan House, Starkey Lane, Northop		That the item be deferred to allow for additional information to be sought in relation to the following: <ul style="list-style-type: none"> • increase in land levels • details of the materials imported onto the site • check works that have been undertaken are accurately shown on the plans • amend description of development to reflect retrospective nature
FUL/000008/24	Connah's Quay Town Council	Full application – application for a new boiler and building with ancillary structures and associated works at Shotton Paper Mill, Weighbridge Road, Deeside Industrial Park, Deeside		That planning permission be granted, in accordance with the Officer's recommendation, and subject to the conditions set out in the report and in the late observations.
063509	Queensferry Community Council	Full application - change of use of land to form mixed use comprising a 2 pitch family traveller site, 2 day rooms, general storage of personal	Late observations were read out on behalf of Councillor Christine Jones (joint local Ward Member).	That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and in the Late Observations and an

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
		business equipment. Erection of a 2.4m high wooden boundary fence, entrance gates with improved access onto station road (retrospective) at Land Adj Willowbrook (Park Homes), Station Road, Sandycroft	Mike Carr (Agent) spoke in support of the application	additional condition to secure access to the adjacent watercourse for NRW having regard to the boundary treatment in place
COU/001028/23	Buckley Town Council	Conversion application - conversion of vacant/redundant Public House to Residential use at The Tavern, Alltami, Mold	Late Observations were read out on behalf of NRW	That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and in the Late Observations including an additional condition in relation to methods of disposal of foul drainage water
COU/000718/23	Buckley Town Council	Conversion application - proposed conversion of former retail/offices to HMO at 39A, Mold Road, Buckley	Endaf Roberts (Agent) spoke in support of the application	<p>That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and in the Late Observations including an additional condition in connection with recycling arrangements as follows:</p> <ul style="list-style-type: none"> • notwithstanding the submitted details, prior to the first occupation of the HMO, full details of the arrangements for

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				<p>the storage and disposal of refuse, including recycling facilities, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.</p>
059489	Hawarden Community Council	Full application - Formation of a two way vehicular access and road at Mold Road, Ewloe Green, Deeside	<p>Late observations were read out on behalf of Councillor Linda Thomas (joint local Ward Member)</p> <p>Anthony Bullick (Applicant's Representative) spoke in support of the application</p>	<p>That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and the Late Observations and Section 106 Obligations, including amended Condition 3 as follows:</p> <ul style="list-style-type: none"> • The proposed access (and adjoining highway works) shall be completed to the written satisfaction of the Local Planning Authority in consultation with Welsh Government (Transport)

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				before the access is brought into use and shall provide for a scheme of signage in relation to prevention of no right turn egress (in the direction of Mold).
FUL/000599/23	Flint Town Council	Full application - construction and operation of a 7.5MW Green Hydrogen Electrolyser (GHE) and associated infrastructure at Kimberley Clark Factory, Aber Park, Aber Road, Flint	Late observations were read out on behalf of the Ramblers Association Iain Buchanan (Applicant) spoke in support of the application	That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and the Late Observations