

Gareth Owens LL.B Barrister/Bargyfreithiwr  
Head of Legal and Democratic Services  
Pennaeth Gwasanaethau Cyfreithiol a Democraidaidd



To: Cllr David Wisinger (Chairman)

CS/NG

Councillors: Chris Bithell, Derek Butler, David Cox,  
Ian Dunbar, Carol Ellis, David Evans, Jim Falshaw,  
Veronica Gay, Alison Halford, Ron Hampson,  
Patrick Heesom, Ray Hughes, Christine Jones,  
Richard Jones, Richard Lloyd, Billy Mullin,  
Mike Peers, Neville Phillips, Gareth Roberts and  
Owen Thomas

5 December 2012

Tracy Waters 01352 702331  
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Dear Sir / Madam

A meeting of the **PLANNING & DEVELOPMENT CONTROL COMMITTEE** will be held in the **COUNCIL CHAMBER, COUNTY HALL, MOLD CH7 6NA** on **WEDNESDAY, 12TH DECEMBER, 2012** at **1.00 PM** to consider the following items.

Yours faithfully

Democracy & Governance Manager

## **A G E N D A**

- 1 **APOLOGIES**
- 2 **DECLARATIONS OF INTEREST**
- 3 **LATE OBSERVATIONS**
- 4 **MINUTES** (Pages 1 - 16)

To confirm as a correct record the minutes of the meeting held on 7 November 2012.

- 5 **ITEMS TO BE DEFERRED**

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The Council welcomes correspondence in Welsh or English  
Mae'r Cyngor yn croesawau gohebiaeth yn y Cymraeg neu'r Saesneg

6 **REPORTS OF HEAD OF PLANNING**

The report of the Head of Planning is enclosed.

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

The following item is considered to be exempt by virtue of Paragraph 16 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended)

It is not in the public interest to make the legal advice the Council has received public at the present time. To do so would enable the appellant to use it at the forthcoming Inquiry to the disadvantage of the Council and its Council Tax payers.

7 **APPEAL AGAINST THE COUNCIL'S REFUSAL TO PERMIT AN  
APPLICATION TO REMOVE CONDITION 15 IMPOSED ON RESERVED  
MATTERS APPROVAL NO. 046595 RELATING TO A DEVELOPMENT AT  
CROES ATTI, CHESTER ROAD, OAKENHOLT - COUNSEL'S ADVICE**  
(Pages 149 - 154)

Report of the Head of Legal and Democratic Services.

**REPORT OF HEAD OF PLANNING**  
**TO PLANNING AND DEVELOPMENT CONTROL COMMITTEE ON 12 DECEMBER 2012**

Item No	File Reference	DESCRIPTION
<b><u>Applications reported for determination (A=reported for approval, R=reported for refusal)</u></b>		
6.1	048610 - A	Full Application - Erection of 20 No. semi-detached dwellings, part reconfiguration of existing (unadopted) road and extending to form new road layout on land off Fair Oaks Drive, Connah's Quay (Pages 17 - 34)
6.2	049765 - A	Full application - Car park provision, access road and structures for use in conjunction with proposed allotments facilities at land at Upper Aston Hall Lane, Hawarden, Deeside (Pages 35 - 44)
6.3	050003 - R	Outline Application - Erection of 12 no. dwellings including demolition of existing outbuildings and creation of a new access at Bank Farm, Lower Mountain Road, Penyffordd (Pages 45 - 62)
6.4	050169 - R	Outline application - Erection of a detached bungalow at Belmont, South Street, Caerwys (Pages 63 - 70)
6.5	049990 - A	Full Application - Erection of a new school and associated works at Taliesin Junior School, Taliesin Avenue, Shotton (Pages 71 - 80)
6.6	049845 - A	Full Application - Retention and expansion of facilities at existing streetscene depot at land at Alltami Depot, Mold Road, Alltami (Pages 81 - 90)
6.7	050145 - A	Full application - Erection of a frame mounted funnel wheel wind turbine at Alltami Depot, Mold Road, Alltami, Flintshire (Pages 91 - 98)
6.8	050024 - R	Full Application - Change of use from public house to a single dwelling, including part demolition and alterations, together with the creation of a new vehicular access at White Lion Inn, Ffordd Pen y Bryn, Nercwys (Pages 99 - 108)
6.9	050151 - A	Full application - Substitution of 9 No. house types on land at (Residential Development - Alltami Health), Field Farm Lane, Buckley (Pages 109 - 116)
6.10	049850 - A	Full Application - Erection of a dwelling replacing a design previously approved as part of application reference 043470 at The Croft, Alltami Road, Buckley (Pages 117 - 124)
6.11	049981	Full Application - Erection of Kelsterton Converter Station comprising valve halls, a control building and a spares building together with outdoor electrical equipment and associated infrastructure, security fencing, landscaped areas and habitat creation at Connah's Quay Power Station, Kelsterton Road, Connah's Quay (Pages 125 - 130)
6.12	050222	General Matters - Variation of S.106 Agreement to change the original status of 1 Llys Dewi, Penyffordd, Holywell from being shared ownership to Homebuy tenure at 1 Llys Dewi, Penyffordd, Holywell (Pages 131 - 134)

Item No	File Reference	DESCRIPTION
<b><u>Appeal Decision</u></b>		
6.13	047127	Appeal by Urban Vision (UK) Ltd against the decision of Flintshire County Council to refuse planning permission for the erection of 1no. detached dwellinghouse and garage with private drive at 12 Llys Y Wennol, Northop Hall, Mold (Pages 135 - 140)
6.14	049152	Appeal by Mr. M. Rooney against the decision of Flintshire County Council to refuse planning permission for change of use of land for the stationing of caravans for the residential purpose for 5no. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use and retention of existing stables at Ewloe Barn Wood, Magazine Lane, Ewloe (Pages 141 - 148)

