

Gareth Owens LL.B Barrister/Bargyfreithiwr  
Chief Officer (Governance)  
Prif Swyddog (Llywodraethu)



To: Cllr David Wisinger (Chair)

CS/NG

Councillors: Marion Bateman, Chris Bithell,  
Derek Butler, David Cox, Ian Dunbar, Carol Ellis,  
David Evans, Alison Halford, Ray Hughes,  
Christine Jones, Richard Jones, Richard Lloyd,  
Billy Mullin, Mike Peers, Neville Phillips,  
Mike Reece, Gareth Roberts, David Roney,  
Carolyn Thomas and Owen Thomas

4 November 2014

Tracy Waters 01352 702331  
tracy.waters@flintshire.gov.uk

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 NOVEMBER, 2014** 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 - 18)

To confirm as a correct record the minutes of the meeting held on 8 October 2014.

- 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 CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

The report of the Chief Officer (Planning and Environment) is enclosed.

**REPORT OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)**  
**TO PLANNING AND DEVELOPMENT CONTROL COMMITTEE ON**  
**12<sup>TH</sup> NOVEMBER 2014**

Item No	File Reference	DESCRIPTION
<b><u>Applications reported for determination (A=reported for approval, R=reported for refusal)</u></b>		
6.1	052590 - A	052590 - A - Full Application - Demolition of the Potter's Wheel Public House and Erection of 1 No. Foodstore (Use Class A1), Associated Car Parking, Access, Servicing and Landscaping at The Potter's Wheel, The Precinct Way, Buckley (Pages 19 - 30)
6.2	052414 - A	052414 - A - Part Change of Use to Small Scale Artisan Production of Sauces and Condiments including Bottling and Distribution at Pwll Gwyn Hotel, Denbigh Road, Afonwen (Pages 31 - 40)
6.3	052486 - A	052486 - A - Full Application - Change of Use of Existing Public House into a Single Dwelling at Black Lion Inn, Village Road, Northop Hall (Pages 41 - 48)
6.4	051742 - A	051742 - A - Full Application - Erection of a Dwelling at Land Adjacent to 21 Marnel Drive, Pentre (Pages 49 - 56)
6.5	052369 - R	052369 - R - Full Application for a Foodstore (Use Class A1) and 5 Three Bedroom Affordable Houses (Use Class C3) with Associated Car Parking, Access, Servicing and Landscaping at Broughton Shopping Park, Broughton (Pages 57 - 76)
6.6	052513 - A	052513 - A - Full Application - Erection of 6 No. 2 Storey Dwellings, New Accesses Both Vehicular and Pedestrian and Associated Works at Risboro, Nant Mawr Road, Buckley (Pages 77 - 86)
6.7	052504 - R	052504 - R - Full Application - Replacement of Existing Buildings with 1 No. Eco Dwelling at Marsh Farm, Chester Road, Oakenholt (Pages 87 - 98)
6.8	052570 - A	052570 - A - Full Application - Residential Development to Provide 10 No. Two Bedroom Apartments and 4 No. One bedroom Apartments and Associated Parking at New Inn, Station Road, Sandycroft (Pages 99 - 110)
6.9	052432 - A	052432 - A - Full Application - Retrospective Application to Retain Timber Stables and Storage, Additional Storeroom and Hardstanding at 25 Rhyddyn Hill, Caergwrle (Pages 111 - 118)
6.10	052122 - A	052122 - A - Full application - Change of use of an existing building to 16 No. residential apartments, with associated car parking at ground floor level at Executive House, 1-3 Pierce Street, Queensferry (Pages 119 - 128)
6.11	051954 - R	051954 - R - Full Application - Erection of 3 No. Two Storey Terraced Dwellings and Associated Works on land adj. Pendower, Ffordd y Pentre, Nercwys (Pages 129 - 138)
6.12	052360 - A	052360 - A - Full application - Demolition of a disused sub-station and proposed new building extension to the existing Farmers Boy facility whilst retaining the existing site access at Units 105-106 Tenth Avenue, Deeside Industrial Park, Deeside (Pages 139 - 146)
6.13	052429 - A	052429 - A - Removal of Condition No. 6 Attached to Planning Permission Ref: 048032 as Amended by Planning Permission Ref: 050805 at Overlea Drive, Hawarden (Pages 147 - 154)
6.14	052589 - A	052589 - A - Full Application - Re-plan to 3 No. Plots (325 - 327) within Northern Parcel of Former Buckley Brickworks in Conjunction with Previous Permissions Granted Under Code Nos 050333 & 050874 at Former Lane End Brickworks, Drury Lane, Buckley (Pages 155 - 164)
6.15	052586 - A	052586 - A - Full Application - Proposed Side Extension and Repositioning of Existing Conservatory from Side of House to Rear at Llwyn Farm, Ffynnongroyw (Pages 165 - 170)

<b>6.16</b>	<b>052334</b>	052334 - General Matters - Construction of a New Crematorium, Associated Car Park, Access Road and Ancillary Works, Landscaping, Gardens of Remembrance and Area for Natural Burials at Land at Kelsterton Lane/Oakenholt Lane, Near Northop (Pages 171 - 174)
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<b>Item No</b>	<b>File Reference</b>	<b>DESCRIPTION</b>
<b><u>Appeal Decision</u></b>		
<b>6.17</b>	<b>051424</b>	051424 - Appeal by Edwards Homes Ltd Against A Failure of Flintshire County Council to Give Notice Within The Prescribed Period of a Decision on an Application for the erection of 13 No. dwellings on land to the rear of Rock Bank, Main Road, New Brighton - ALLOWED (Pages 175 - 182)
<b>6.18</b>	<b>051234</b>	051234 - Appeal by Mr. Charles & Mrs Gail Shaw Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Four Bedroom Detached Dwelling and detached Double Garage at 37 Wood Lane, Hawarden - DISMISSED (Pages 183 - 188)
<b>6.19</b>	<b>051481</b>	051481 - Appeal by Anwyl Construction Co Ltd Against the Decision of Flintshire County Council to Refuse Planning Permission for the Removal of Condition No. 14 of Previously Approved Planning Permission Ref: 047624 to Allow for the Development of the Whole Site at Dovedale, Alltami Road, Buckley - ALLOWED (Pages 189 - 194)