

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



To: Cllr David Wisinger (Chairman)

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,
Mike Lowe, Nancy Matthews, Billy Mullin,
Mike Peers, Neville Phillips, Gareth Roberts,
David Roney and Owen Thomas

5 October 2016

Nicola Gittins 01352 702345
nicola.gittins@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 OCTOBER, 2016** at **1.00 PM** to consider the following items.

Yours faithfully

Peter Evans
Democracy & Governance Manager

WEBCASTING NOTICE

This meeting will be filmed for live broadcast on the Council's website. The whole of the meeting will be filmed, except where there are confidential or exempt items, and the footage will be on the website for 6 months.

Generally the public seating areas are not filmed. However, by entering the Chamber you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and / or training purposes.

If you have any queries regarding this, please contact a member of the Democratic Services Team on 01352 702345

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

3 LATE OBSERVATIONS

4 MINUTES (Pages 5 - 16)

To confirm as a correct record the minutes of the meeting held on 7 September 2016.

5 ITEMS TO BE DEFERRED

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 OCTOBER 2016**

| Item No | File Reference | DESCRIPTION |
|---|----------------|---|
| <u>General Matters</u> | | |
| Item No | File Reference | DESCRIPTION |
| <u>Applications reported for determination (A=reported for approval, R=reported for refusal)</u> | | |
| 6.1 | 055310 - A | 055310 - Full Application - Erection of 24 No. Dwellings with Associated Garages, Parking Garden Areas and Open Spaces with Demolition of Existing Service Station and Outbuildings at Argoed Service Station, Main Road, New Brighton. (Pages 17 - 34) |
| 6.2 | 055364 - A | 055364 - Removal of Section 106 Agreement at Field House, Platt Lane, Penyffordd. (Pages 35 - 40) |
| 6.3 | 052119 - A | 052119 - Full Application - Proposed Development of a Hospital and Re-Ablement Centre for People Disadvantaged by an Autistic Spectrum Disorder and/or Learning Disability Including Proposed Residential Blocks and Independant Living Building (Previously Approved Under Planning Permission 045395) at Alyn Works (Former) Kinsale Golf Course (Part), Mostyn (Pages 41 - 58) |
| 6.4 | 055631 - A | 055631 - Siting of 1 Yurt and 3 Shepherd's Huts and a Shed for Shower, Toilet and Storage Facility for Use as Holiday Accommodation, Including Site Landscaping and Planting at Penyffordd Farm, Ffordd y Felin, Treuddyn (Pages 59 - 70) |
| 6.5 | 051143 - R | 051143 - Full Application - Erection of wind turbine up to 77 m vertical tip height with associated crane pad, substation building, formation of new track and new entrance junction off unclassified road and provision of temporary construction compound at Mount Farm, Ffrith (Pages 71 - 96) |
| 6.6 | 054523 - A | 054523 - Full Application - Erection of 3 No. Two Bed Affordable Houses at Llyn y Mawn Inn, Brynford (Pages 97 - 106) |
| 6.7 | 055579 - A | 055579 - Full Application - Change of Use to House in Multiple Occupation (Retrospective) at 24 The Brackens, Buckley. (Pages 107 - 114) |
| 6.8 | 055470 - A | 055470 - Application for Change of Use to Mixed Use Including Agricultural, Residential and Business and Replenishment of Existing Stone Hard Standing at Brynsannan Cottage, Bryn-Sannan, Brynford (Pages 115 - 124) |
| Item No | File Reference | DESCRIPTION |
| <u>Appeal Decision</u> | | |
| 6.9 | 053656 | 053656 - Appeal by White Acre Estates Against the Decision of Flintshire County Council to Refuse Planning Permission for the Outline Application for the Erection of upto 40 Residential Dwellings with Associated Access and All Other Matters Reserved at Rhos Road, Penyffordd - ALLOWED. (Pages 125 - 132) |
| 6.10 | 054344 | 054344 - Appeal by Mr. D. Bircham Against the Decision of Flintshire County Council to Refuse Planning Permission for a Triple Garage with Ancillary Accommodation Over at The Old Barn, Padeswood Lake Road, Padeswood - ALLOWED. (Pages 133 - 138) |
| 6.11 | 054594 | 054594 - Appeal by Mr. James O'Leary Against the Decision of Flintshire County Council to Refuse Planning Permission for Change of Use from a Guest House to a Small Group Residential Childrens Home at Gerddi Beuno, Whitford Street, Holywell - ALLOWED. (Pages 139 - 144) |