

PLANNING COMMITTEE
26 JULY 2017

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 26 July 2017

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Marion Bateman, Sean Bibby, Chris Bithell, Derek Butler, Ian Dunbar, Carol Ellis, Veronica Gay, Patrick Heesom, Dave Hughes, Kevin Hughes, Christine Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas

APOLOGIES: Councillors: David Cox, Adele Davies-Cooke, David Evans and Richard Jones

ALSO PRESENT:

The following attended as local Members:

Councillors Cindy Hinds and David Williams for agenda item 6.4 (056694)

IN ATTENDANCE:

Chief Officer (Planning and Environment); Development Manager; Service Manager - Strategy; Senior Engineer - Highways Development Control; Senior Planners; Senior Solicitor and Committee Officers

16. DECLARATIONS OF INTEREST

None.

17. LATE OBSERVATIONS

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting.

18. MINUTES

The draft minutes of the meeting held on 28 June 2017 were submitted.

Minute number 11 - Councillor Mike Peers pointed out that the webcasting notice on the front of the agenda did not reflect the advice given that recordings would be retained indefinitely on the website. The Senior Solicitor said that the notice would be amended accordingly.

RESOLVED:

That the minutes be approved as a true and accurate record and signed by the Chairman.

19. ITEMS TO BE DEFERRED

The Chief Officer (Planning and Environment) reported that none of the items were recommended for deferral, however agenda item 6.1 (055775) had been withdrawn by the applicant following publication of the agenda.

20. REPORTS OF THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)

RESOLVED:

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

21. APPEAL DECISIONS

APPEAL BY MR & MRS N. & N. MCCADDON AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF 17 DWELLINGS AND ASSOCIATED INFRASTRUCTURE AND ACCESS AT NORTHOP BROOK, THE GREEN, NORTHOP - DISMISSED (055555)

Councillor Chris Bithell pointed out a typographical error in paragraph 5.01 of the report and asked that the name of the Inspector be included in future reports on appeal decisions, as previously requested.

Councillor Marion Bateman thanked the Planning Officer (Emma Hancock) for her work on this application and appeal.

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

22. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 17 members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 2.30pm)

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Chairman

PLANNING COMMITTEE ON 26 JULY 2017

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
055775	Northop Community Council	Full Application - Erection of a Crematorium with Associated Car Parking, New Access, Landscaping and Garden of Rest at Starkey Lane, Northop	-	Application withdrawn by the applicant.
055430	Llanfynydd Community Council	Outline Application - Erection of 14 No. Dwellings at Former Spectrum Home & Garden Centre, Wrexham Road, Cefn-y-Bedd	<p>The Planning Officer highlighted the amendment to Condition 18 and additional Condition 19 set out in the late observations, which had been previously circulated.</p> <p>Members were advised that any suggested reduction in speed limit along the main road should be discussed with Streetscene colleagues.</p>	That conditional permission be granted, in line with the officer's recommendation as amended by the late observations, and the applicant entering into a Section 106 Obligation/Unilateral Undertaking as detailed in the report.
056305	Buckley Town Council	Full Application - Demolition of Existing Outbuildings and Erection of New Detached Bungalow at Colros, 6 Ash View, Alltami		That planning permission be granted, in line with the officer's recommendation, subject to the conditions and the applicant entering into a Section 106 Obligation as detailed in the report.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
056694	Penyffordd Community Council	Full Application - Construction of 32 No. Dwellings Including New Vehicle Access Point, Public Open Space, Car Parking and Landscaping at Hawarden Road, Penyffordd	<p>Further comments received since publication of the report were set out in the late observations which had been previously circulated.</p> <p>On behalf of the Local Members, Councillor Patrick Heesom requested a site visit to resolve matters arising from the application.</p>	That the application be deferred for a site visit.
056779	Saltney Town Council	Full Application - Proposed Demolition of Existing Vacant Factory Building and Erection of 74 No. New Dwellings, New Access to the Site and Area of Public Open Space at Allied Bakeries Ltd., Chester Road, Saltney	<p>The Planning Officer highlighted the additional condition and amended plans and recommendation set out in the late observations which had been previously circulated.</p> <p>Councillor A.B. Gregory, speaking as a member of the public, raised some issues on the application.</p> <p>Mr S. Jones, agent for the applicant, spoke in support of the application.</p>	<p>That planning permission be granted, in line with the officer's recommendation as amended by the late observations, including:</p> <ul style="list-style-type: none"> • no new material considerations being raised by the Town and Community Council by 5pm on Friday 28 July 2017; and • the applicant entering into a Section 106 Obligation/Unilateral Undertaking or early payment for contributions as detailed in the report but as amended, to provide for 9 intermediate affordable homes for sale at a discount market rate.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
056832	Gwernymynydd Community Council	Outline Application - Erection of Detached Dwelling at 'Bwthyn Gwyn', Swan Lane, Gwernymynydd		That planning permission be granted, in line with the officer's recommendation, subject to the conditions detailed in the report.