

PLANNING COMMITTEE
6 SEPTEMBER 2017

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 6th September 2017.

PRESENT: **David Wisinger (Chairman)**

Councillors: Marion Bateman, Sean Bibby, Chris Bithell, Derek Butler, Adele Davies-Cooke, Carol Ellis, David Evans, Veronica Gay, Patrick Heesom, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas.

APOLOGIES: Councillors: Ian Dunbar and Dave Hughes.

ALSO PRESENT:

The following attended as local Members:

Councillor David Williams for agenda item 6.1 (056694)

Councillor Chris Dolphin for agenda item 6.2 (057185)

IN ATTENDANCE:

Chief Officer (Planning and Environment); Development Manager; Service Manager - Strategy; Senior Engineer - Highways Development Control; Senior Planners; Senior Solicitor and Team Leader – Committee Services.

23. DECLARATIONS OF INTEREST

None.

24. LATE OBSERVATIONS

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting and were appended to the agenda on the Flintshire County Council website: <http://modgov:9070/documents/s44891/Late%20Observations.pdf>

25. MINUTES

The draft minutes of the meeting held on 26th July 2017 were submitted.

RESOLVED:

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

26. ITEMS TO BE DEFERRED

The Chief Officer (Planning and Environment) recommended that agenda item number 6.3 – Full Application – Erection of a Single Storey Extension to Side and Rear of Dwelling at 18 Moorfield Road, Hawarden be deferred. He explained that at the site visit some Members had viewed the property from the garden next door whilst other Members had not. The Senior Solicitor added that there was a lack of consistency, in terms of which Members of the Committee

had viewed the application site from the garden next door during the site visit, and that this had taken place in the absence of the Chair. In the circumstances it was advisable that the item be deferred to that another site visit could take place and that Members of the Committee could then remain together and in the presence of the Chair during that visit. It was recommended that the item be considered at the meeting in October with another site visit arranged.

On being put to the vote, the item was deferred.

RESOLVED:

That agenda item number 6.3 – Full Application – Erection of a Single Storey Extension to Side and Rear of Dwelling at 18 Moorfield Road, Hawarden be deferred.

27. REPORTS OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)

RESOLVED:

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

28. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 17 members of the public and no members of the press in attendance.

(The meeting started at 1.00pm and ended at 3.52pm)

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Chairman

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PLANNING COMMITTEE ON 6TH SEPTEMBER 2017

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>Mr. M. Krassowski, agent for the applicant, spoke in support of the application.</p> <p>Mr. A. Wight spoke against the application.</p> <p>Councillor David Williams, as local Member, spoke against the application.</p>	<p>That planning permission be refused against the officer's recommendation on the following grounds:</p> <ul style="list-style-type: none"> • it was outside the settlement boundary in the open countryside and would result in the loss of best and most versatile agricultural land; • the proposal represented significant harm, undermining local and national policies designed to safeguard open countryside and communities with rural aspects; • the impact on the approach to the settlement; and • the proposal would erode the rural character and appearance of the site and the locality with the resulting harm to the character and appearance of this part of the settlement
057185	Whitford Community Council	Outline Application for the Erection of 1 No. Dwelling at Land Adjacent to Bryneithin,	Mr P. Erasmus, the applicant, spoke in support of the application.	That planning permission be refused in accordance with the officer's recommendation.

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		Gorsedd	Councillor Chris Dolphin, as local Member, spoke in support of the application.	
057070	Hawarden Community Council	Full Application – Erection of a Single Storey Extension to Side and Rear of Dwelling at 18 Moorfield Road, Hawarden	Deferred until October.	Deferred until October. A further site visit to also take place.
056692	Penyffordd Community Council	Application for Discharge of Section 106 obligation following Grant of Planning Permission – P/12/24844 at Bannel House, Chester Road, Penymynydd		That the Section 106 obligation be discharged in accordance with the officer's recommendation.
057084	Queensferry Community Council	Full Application – Extensions and Alterations to Create an 11 Bedroom House in Multiple Occupation at Pentre House, Chester Road, Pentre	Mr. N. Gittins, the applicant, spoke in support of the application.	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation and subject to an additional condition that a scheme be submitted in writing in respect of the storage of refuse to which the Council needed to approve in writing before commencement of the development.
057278	Penyffordd Community	Full Application – Erection of First Floor Extension at 1 William		That planning permission be granted subject to the conditions listed in the

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	Council	Close, Penyffordd		report, in accordance with the officer's recommendation.
Appeal Decisions				
055827	N/A	Appeal by Mr. Peter Barlow Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Replacement Shed at Maes Mynan Quarry, Denbigh Road, Afonwen – Allowed	N/A	That the decision of the Inspector to allow the appeal be noted.
055866	N/A	Appeal by Mr. J. Davies Against the Decision of Flintshire County Council Following the Refusal of Outline Planning for Erection of One Dwelling on Land Side of Bryn Goleu, Rhydymwyn Road, Gwernaffield – Dismissed	N/A	That the decision of the Inspector to dismiss the appeal be noted.
055924	N/A	Appeal by Mr S. Thomas Against the Decision of Flintshire County Council Following the Refusal of Planning Permission for Outline Planning for Erection of One Dwelling at Land Adjoining Coed	N/A	That the decision of the Inspector to dismiss the appeal be noted.

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		Duon Nursing Home, Halkyn Road, Holywell – Dismissed		
056201	N/A	Appeal by Mr. C. Jones Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of First Floor Extension Over Existing Bungalow at 86 Windsor Drive, Flint – Allowed	N/A	That the decision of the Inspector to allow the appeal be noted.