

**PLANNING COMMITTEE**  
**5<sup>th</sup> SEPTEMBER 2018**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 5<sup>th</sup> September 2018.

**PRESENT: Councillor David Wisinger (Chair)**

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

**APOLOGY:** Councillors: Richard Lloyd.

**IN ATTENDANCE:**

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

**20. DECLARATIONS OF INTEREST**

None were declared.

Councillor Peers said he had received a letter from a Solicitor which contained false allegations against him in relation to agenda item number 6.2 – 058212 – Outline application – residential development, including access, open space and all associated works at Woodside Cottages, Bank Lane, Drury. He had not sent any letters to members of the Planning Committee nor had he spoken to them about the application or made any representations. The letter suggested that Councillor Peers should be investigated and suspended from the Planning Committee. He said he had spoken to the Senior Solicitor who advised that he should speak as a local Member and not a member of the Planning Committee which he would do, and he would leave the room following his address and not vote.

Members of the Planning Committee expressed their disappointment that Councillor Peers was facing such allegations, explaining that all members of the Planning Committee were there to do a duty on behalf of local residents.

**21. 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://committeemeetings.flintshire.gov.uk/documents/s50660/Late%20Observations.pdf?LLL=0>

**22. MINUTES**

The draft minutes of the meeting on 18<sup>th</sup> July 2018 were submitted and confirmed as a correct record.

**RESOLVED:**

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

**23. ITEMS TO BE DEFERRED**

The Chief Officer (Planning and Environment) advised that none of the items on the agenda were recommended for deferral by officers. Councillor Owen Thomas moved deferral of agenda item number 6.5 – 058434 – Full application – renovation and change of use of a former shop premises to create a one bedroom holiday let and garden area at Post Office, Ffordd y Llan, Cilcain. His reason for the proposal was to enable a site visit to take place. Following a discussion, it was agreed that consideration of the proposal for deferral would be permitted to enable any members of the public who were present for that item could leave the Chamber, if the item was deferred.

On being put to the vote, agenda item number 6.5 – 058434 – Full application – renovation and change of use of a former shop premises to create a one bedroom holiday let and garden area at Post Office, Ffordd y Llan, Cilcain was deferred to enable a site visit to take place.

**24. REPORTS OF THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**RESOLVED:**

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

**25. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE**

On commencement of the meeting, there were 20 members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 3.53pm)

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**Chairman**

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**PLANNING COMMITTEE ON 5<sup>TH</sup> SEPTEMBER 2018**

| ITEM NO | TOWN/<br>COMMUNITY<br>COUNCIL                         | SITE/PROPOSAL  | THIRD PARTY SPEAKERS /<br>ACTION  | RESOLUTION  |
|---------|---|--|---|---|
| 058164  | Penyffordd<br>Community<br>Council                    | Outline application –<br>Residential development at<br>land East of Vounog Hill,<br>Penyffordd   | Mr F. Brereton, the agent, spoke<br>in support of the application.<br><br>Councillor Cindy Hinds, as local<br>Member, spoke against the<br>application.                 | That planning permission be refused<br>based on the reasons set out in the<br>officer's report.   |
| 058212  | Buckley Town<br>Council                               | Outline application –<br>Residential development,<br>including access, open space<br>and all associated works at<br>Woodside Cottages, Bank<br>Lane, Drury | Councillor Dennis Hutchinson, as<br>local Member, spoke against the<br>application.<br><br>Councillor Mike Peers, as local<br>Member, spoke against the<br>application. | That planning permission be refused,<br>against officer recommendation, on the<br>following grounds: <ul style="list-style-type: none"> <li>• Inadequate access which would<br/>have an adverse impact on<br/>highway safety and amenity<br/>conflicting with FUDP Policy<br/>AC13; and</li> <li>• The indicative plans showed the<br/>likelihood of an inefficient use of<br/>land which was contrary to the<br/>aims of FUDP HSG8.</li> </ul> |
| 058299  | Holywell Town<br>Council<br><br>Brynford<br>Community | Full application – erection of<br>stables and manege area and<br>change of use of land to<br>grazing of horses at Pen Y Ball<br>Hill, Holywell             | Mr H. Evans, the agent, spoke in<br>support of the application.<br><br>Councillor Paul Johnson, as local<br>Member, spoke against the                                   | That planning permission be refused,<br>against officer recommendation, on the<br>following grounds: <ul style="list-style-type: none"> <li>• Conflict with criteria a-c of FUDP<br/>SR2; and</li> </ul>  |

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|---------|------------------------------------|---|---|--|
|         | Council                            |   | application.  | <ul style="list-style-type: none"> <li>The nature of the proposal would give rise to the use of horse boxes on a steep highway which would have an adverse impact on safety of the users of the highway in conflict with FUDP AC13.</li> </ul> |
| 057388  | Penyffordd<br>Community<br>Council | Outline application – erection of up to 36 units of over-55 retirement housing, open space and associated infrastructure with details of site access at Rhos Road, Penyffordd | Mr A. Wright, on behalf of the Community Council, spoke against the application.<br><br>Councillor Cindy Hinds, as local Member, spoke against the application. | That planning permission be refused based on the reasons set out in the officer's report.  |
| 058434  | Cilcain<br>Community<br>Council    | Full application – renovation and change of use of a former shop premises to create a one bedroom holiday let and garden area at Post Office, Ffordd y Llan, Cilcain          |   | <b>Deferred.</b> Proposed by Councillor Owen Thomas, and voted upon, to enable a site visit to take place.   |
| 055430  |                                    | General matters – outline application with all matters reserved for residential development consisting of 14 units with a mixture of 2 storey semi-detached and 3 storey      |   | That the decision of refusal by Welsh Ministers, for the reasons set out in the report, be noted.  |

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|----------------|---|--|----------------------------------|------------|
|                |   | detached dwellings at<br>Spectrum Home and Garden<br>Centre, Wrexham Road,<br>Cefyn-y-Bedd |                                  |            |
| <b>APPEALS</b> |   |  | <b>NOTED</b>                     |            |
| 057257         | Appeal by Mr T.<br>Johnston against<br>the decision of<br>Flintshire County<br>Council to refuse<br>planning<br>permission for the<br>erection of 1 no.<br>dwelling at Brook<br>Cottage, Chester<br>Road, Oakenholt<br>– <b>DISMISSED</b> |  |                                  |            |
| 057788         | Appeal by the<br>Euro Garages Ltd<br>against the non-<br>determination by<br>Flintshire County<br>Council for the<br>demolition of<br>existing petrol<br>filling station and  |  |                                  |            |

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|---------|--|---------------|----------------------------------|------------|
|         | <p>convenience store and redevelopment of site for new petrol filling station, convenience store and drive-thru bakery (use class A1) at Esso Service Station, Church Street, Connah's Quay – <b>DISMISSED</b></p> |               |                                  |            |
| 057681  | <p>Appeal by Mr J. Woodcock against the refusal of planning permission by Flintshire County Council for the use of land as a touring caravan site at Stamford Way Farm, Stamford Way, Ewloe –</p>                  |               |                                  |            |

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|---------|-------------------------------|---------------|----------------------------------|------------|
|         | ALLOWED                       |               |                                  |            |