

**PLANNING COMMITTEE**  
**7 NOVEMBER 2018**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at Council Chamber, County Hall, Mold CH7 6NA on Wednesday, 7th November, 2018

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

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

**APOLOGIES:** Councillors: Sean Bibby and Owen Thomas

**IN ATTENDANCE:**

Chief Officer (Planning, Environment & Economy); Development Manager, Service Manager - Strategy; Senior Planner; Planners; Senior Solicitor, Senior Engineer – Highways Development Control, and Committee Officer.

The Senior Solicitor advised that he had received notification that Councillor Dave Mackie wished to speak on agenda item 6.4 (058296) and Councillors Helen Brown and George Hardcastle wished to speak on agenda item 6.7 (058806).

**32. DECLARATIONS OF INTEREST**

Councillor Mike Peers, declared a personal and prejudicial interest in agenda item number 6.4 – Full Application – Erection of 30 No. 2 and 1 Bedroom Apartments (Over 55's), and 3 No. Houses (Total Scheme 100% Affordable Housing), Associated Access and Parking, Including Demolition of Former Public House at Boars Head Inn, Holywell Road, Ewloe, as a family member was employed by one of the joint applicants.

Councillor Peers also declared a personal and prejudicial interest in agenda item number 6.5 - Full Application - Erection of 14 No. Dwellings and Associated Works at Withen Cottage & Cheshire Lane, Alltami Road, Buckley, as he was Chair of Governors at Mountain Lane Primary School, Buckley. The interest was because he is a Governor of Mountain Lane CP School and although the proposed development will impact on the pupil capacity at that school the LPA cannot require a financial contribution for the school to address the impact. He said he would speak for three minutes and leave the room before the debate and vote.

Councillor Neville Phillips, on the advice of the Senior Solicitor, declared a personal and prejudicial interest in agenda item 6.5 - Full Application - Erection of 14 No. Dwellings and Associated Works at Withen Cottage & Cheshire Lane, Alltami Road, Buckley, as he was a governor at Elfed High School, Buckley, and Chairman of the Premises Committee of the School.

Councillor Carol Ellis, on the advice of the Senior Solicitor, also declared a personal and prejudicial interest in agenda item 6.5 - Full Application - Erection of 14 No. Dwellings and Associated Works at Withen Cottage & Cheshire Lane, Alltami Road, Buckley, as she was a governor at Elfed High School, Buckley, and a member of the Sports and Social Committee of the School. Councillor Ellis said she would speak for three minutes and leave the room before the debate and vote.

### **33. 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/ieListDocuments.aspx?CId=490&MId=4358&Ver=4&LLL=0>

### **34. MINUTES**

The draft minutes of the meeting held on 3 October 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

### **35. ITEMS TO BE DEFERRED**

The Chief Officer (Planning, Environment & Economy) recommended that agenda item number 6.3 – (058359) - Full Application - Change of Use from Land to Touring Caravan/Tent Site at Old Tavern, Llanerch-y-Mor, Holywell, be deferred. The Chief Officer explained that he recommended the application be deferred to seek a solution to address the issue of foul sewerage from the site.

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

#### **RESOLVED:**

That agenda item number 6.3 - (058359) - Full Application - Change of Use from Land to Touring Caravan/Tent Site at Old Tavern, Llanerch-y-Mor, Holywell, be deferred.

### **36. REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

#### **RESOLVED:**

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

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

On commencement of the meeting, there were 8 members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 4.06 p.m.)

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**Chairman**

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**PLANNING COMMITTEE ON 7 NOVEMBER 2018**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058311	Mostyn Community Council	Full Application – Proposed siting of 26 static holiday caravans together with additional and supplementary landscaping at Pennant Park Golf Club, Mertyn Downing Lane, Maes Pennant, Holywell.	Mr P Jones, the agent, spoke in support of the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.
058733	Caerwys Town Council	Full Application – Extension of existing holiday park to allow for the relocation of approved static and touring caravans to facilitate improvements to the layout of the existing park together with the creation of an area for 6 glamping pitches and additional landscaping at Barlows Caravan Park, Pen y Cefn Road, Caerwys.		That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.
058359	Mostyn Town Council	Full Application – Change of use from land to touring caravan/tent site at Old Tavern, Llanerch-y-Mor, Holywell.		<b>DEFERRED</b> to investigate outstanding issues in relation to surface water and waste water management
058296	Hawarden Community Council	Full Application – Erection of 30 No. 2 & 1 bedroom apartments (over 55's), and 3 No. houses (total scheme 100% affordable	Councillor Joyce Angell, on behalf of Hawarden Community Council, spoke against the	<b>DEFERRED</b> to explore with developer whether the issues raised by Committee Members in relation to design, parking, and highways matters could be overcome.

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		housing), associated access and parking, including demolition of former public house at Boars Head Inn, Holywell Road, Ewloe.	<p>application</p> <p>Mr C Sparrow, the applicant, spoke in support of the application.</p> <p>Councillor Dave Mackie, as local Member, spoke against the application</p>	
058229	Buckley Town Council	Full Application – Erection of 14 No. dwellings and associated works at Withen Cottage & Cheshire Lane, Alltami Road, Buckley.	<p>Councillor Carol Ellis, as local Member, spoke against the application and left the room prior to discussion and vote on the application.</p> <p>Mrs A Forshaw spoke against the application</p> <p>Councillor David Ellis, on behalf of Buckley Town Council, spoke against the application.</p> <p>Councillor Mike Peers, as local Member, spoke against the application and left the room prior to discussion and vote on the application.</p>	<p>Refused against the officer recommendation on the following grounds:-</p> <p>The development is unacceptable as the access would introduce vehicular manoeuvring across a Safe Route to School.</p> <p>The traffic calming proposed will not overcome the concern for the safety of pedestrians using that Public Footpath.</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
058254	Cilcain Community Council	Full Application – Erection of accommodation in connection with gun dog training centre at Gaer Go, Cefn Road, Cilcain.		That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.
058806	Hawarden Community Council	Full Application – Installation of a roof-mounted solar array at Aston WPS, Church Lane, Aston.	Mr D Anderson, the agent, spoke in support of the application.  Councillor George Hardcastle, as local Member, spoke against the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.