

**PLANNING COMMITTEE**  
**21 JULY 2021**

Minutes of the remote attendance meeting of the Planning Committee of Flintshire County Council held on Wednesday, 21 July 2021

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

Councillors: Mike Allport, Chris Bithell, Chris Dolphin, Ian Dunbar, Veronica Gay, Gladys Healey, Patrick Heesom, Christine Jones, Richard Jones, Richard Lloyd, Ted Palmer, Neville Phillips and Owen Thomas

**APOLOGIES:** Councillors: Bernie Attridge, Derek Butler and Mike Peers

**ALSO PRESENT:**

The following attended as local Members to speak on those items:

Councillor Michelle Perfect - Agenda item 6.6 (060699)

Councillor Aaron Shotton - Agenda item 6.3 (061294)

**IN ATTENDANCE:**

Chief Officer (Planning, Environment & Economy), Development Manager, Service Manager - Strategy, Team Leader - Planning, Planning Officers, Senior Engineer - Highways Development Control, Legal Services Manager, Team Leader - Democratic Services and Democratic Services Officer

**8. DECLARATIONS OF INTEREST**

On Agenda item 6.5 (062300), Councillor Christine Jones advised that whilst she did not have a personal or prejudicial interest, as Local Member she had been involved in raising concerns about the application on behalf of local residents. As such, she would not speak or vote on the application.

On Agenda item 6.2 (062917), Councillor Veronica Gay advised that she had been contacted on more than one occasion about the application.

**9. LATE OBSERVATIONS**

The Chairman allowed Members an opportunity to read the late observations which had been circulated prior to the meeting and were appended to the agenda on the Council's website:

<https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=4861&LLL=0>

**10. MINUTES**

The minutes of the meeting held on 26 May 2021 were confirmed as a correct record, as moved and seconded by Councillors Richard Lloyd and Chris Bithell.

**RESOLVED:**

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

**11. ITEMS TO BE DEFERRED**

No items were recommended for deferral.

**12. REPORTS OF THE CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

**RESOLVED:**

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

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

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

(The meeting started at 1pm and ended at 4pm)

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**Chairman**

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**PLANNING COMMITTEE ON 21 JULY 2021**

<b>ITEM NO</b>	<b>TOWN/ COMMUNITY COUNCIL</b>	<b>SITE/PROPOSAL</b>	<b>THIRD PARTY / LOCAL MEMBER OBSERVATIONS</b>	<b>RESOLUTION</b>
052236	Llanfynydd Community Council	Outline - Outline application for residential development and associated works at Atlas Yard, Corwen Road, Pontybodkin	-	That planning permission be refused in accordance with the officer recommendation for the reasons set out in the report.
062917	Saltney Town Council	Full application - Erection of a side and ground floor rear extension at 5 Alyndale Road, Saltney	A statement of support was read out on behalf of the applicant, Mr S Harris.  A statement of objection was read out on behalf of a local resident, Mrs Chaloner.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.
061294	Connah's Quay Town Council	Full application - Change of use from dwelling house to house in multiple occupation at 7 Howard Street, Connah's Quay	Councillor Aaron Shotton, as local Ward Member, spoke against the application.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062110	Cilcain Community Council and Halkyn Community Council	Full application - Phased extraction of some 28.38m tonnes of limestone from within the existing permitted area at Hendre Quarry and from within an eastern extension to the quarry as a comprehensive extension and consolidation scheme; retention of the existing processing plant and related infrastructure for the duration of the development; retention and use of the existing access for the duration of the development; construction and landscaping of a screening landform; and implementation of a restoration scheme for both the existing quarry and extension area at Hendre Quarry, Denbigh Road, Rhydymwyn	<p>Mr M Lawer, Agent, spoke in support of the application.</p> <p>A statement of support, with conditions, was read out on behalf of Cilcain Community Council.</p> <p>A statement of support from the local Member, Councillor Colin Legg, was appended to the report on the agenda.</p>	<p>That planning permission be granted subject to the applicant entering into a Section 106 Obligation for formalisation of the annual payment made to North Wales Wildlife Trust for the ongoing management of Coed y Felin Nature Reserve and variation of the existing legal agreement which imposes a higher blast limit of 20mm/s ppv for the Gwrachen Farm, and the conditions as set out in the report, in accordance with the officer recommendation. Also subject to the additional three conditions put forward by United Utilities shown in the late observations.</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062300	Sealand Community Council	Vary/Remove Condition - Application for variation of condition no.2 following grant of planning permission ref: 059514 at former RAF Sealand South Camp, Welsh Road, Sealand	As local Member, Councillor Christine Jones did not take part in the debate or vote as referred to under Declarations of Interest.	That planning permission be granted to vary the planning condition and associated Section 106 Agreement as stated in the conditions set out in the report, in accordance with the officer recommendation.
060699	Flint Town Council	Outline - Outline Application with all matters reserved for subsequent approval for the proposed erection of up to 18no. dwellings with associated works on land at Tan Y Bryn, Bryn Road, Flint	Mr V Davies, a local resident, spoke against the application.  Councillor Michelle Perfect, as local Member, spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: That the proposal (i) forms overdevelopment of the site and (ii) has an insufficient highway layout to provide access.
060591	Llanasa Community Council	Full application - Change of use of land for 4 no. Gypsy / Traveller Pitches and 1 no. communal Amenity Block/ Dayroom at Ty Dwr Bungalow, Tanlan, Ffynngroyw	Mr T Mennell, the Agent, spoke in support of the application.  A statement of objection from a local resident was appended to the report on the agenda.  A request for further Member training was noted.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.