

PLANNING COMMITTEE
14 DECEMBER 2022

Minutes of the Planning Committee of Flintshire County Council held as a remote meeting on Wednesday, 14 December 2022

PRESENT: Councillor Richard Lloyd (Chair)

Councillors: Bernie Attridge, Chris Bithell, Helen Brown, Rob Davies, Adele Davies-Cooke, Carol Ellis, Dave Hughes, Paul Johnson, Richard Jones, Ted Palmer, Mike Peers and Dan Rose

APOLOGIES: Councillor Paul Cunningham and Hilary McGuill

ALSO PRESENT: The following attended as local Member:
Councillor Gillian Brockley - Agenda item 6.2 (064397)

Councillors Marion Bateman and Chrissy Gee were present as observers

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

32. DECLARATIONS OF INTEREST

None.

33. 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 item on the Council's website:

<https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=5231&LLL=0>

34. MINUTES

The minutes of the meeting held on 23 November 2022 were confirmed as a correct record, as moved by Councillor Mike Peers and seconded by Councillor Chris Bithell.

RESOLVED:

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

35. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment & Economy) advised that item 6.1 was recommended for deferral to allow for pre-application consultation to be undertaken.

36. REPORTS OF THE 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 PUBLIC AND PRESS IN ATTENDANCE

There was one member of the public present at the start of the meeting.

(The meeting started at 1pm and ended at 3.20pm)

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Chairman

Meetings of the Planning Committee are webcast and can be viewed by visiting the webcast library at: <http://flintshire.public-i.tv/core/portal/home>

PLANNING COMMITTEE ON 14 DECEMBER 2022

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000077/22	Llanasa Community Council	Full application - Full application - Erection of 21 dwellings with adoptable highway access. (Re- submission of previously Approved Application 055398) at Rhewl Fawr Road, Penyffordd, Holywell		Deferred at the request of officers to allow for Statutory Pre-Application Consultation to take place (due to scale of development proposed)
064397	Hawarden Community Council	Full application - Redevelopment of former Care Home site to deliver new specialised supported living (Use Class C3) and care home (Use Class C2) accommodation for adults with disabilities, together with associated new access road, parking, landscaping and amenity space at Bennetts Lane, Hawarden, Deeside	Jill Irving (Resident) spoke against the application. Michael Gilbert (Agent) spoke in support of the application. As local Member, Councillor Gillian Brockley spoke against the application.	Refused contrary to Officer Recommendation on the grounds of inappropriate development due to massing and scale, overbearing and over-development and highway safety

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000143/22	Buckley Town Council	Full application - Continued siting of portable building for use as ancillary changing facilities at Mill Lane, Buckley	Gill Jones (Resident) spoke in support of the application. Pete Lloyd (Agent) spoke in support of the application.	Temporary Permission until 30th June 2025 with authority delegated to the Chief Officer (Planning, Environment and Economy) to attach appropriate planning conditions in consultation with the Chair and Vice Chair.
LBC/ 000351/22	Buckley Town Council	Listed Building Application - Siting of portable building for use as ancillary changing facilities at Mill Lane, Buckley	As above.	Temporary Permission until 30th June 2025 with authority delegated to the Chief Officer (Planning, Environment and Economy) to attach appropriate planning conditions and consult with Cadw in respect of the consent in consultation with the Chair and Vice Chair.
FUL/ 000498/22	Mold Town Council	Full application - change of use from motor vehicle service & parts sales to Class A1 sandwich shop & bakery and Class A3 (cafe/restaurant/hot food takeaway) along with external works to refurbish and extend the existing unit, reconfigured car park, external seating, acoustic barrier and associated works at Chester Road, Mold	Adrian Fox (Agent) spoke in support of the application.	Approved in accordance with the Officer's Recommendation subject to the conditions set out in the report

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000392/22	Hawarden Community Council	FULL application - change of class from C3 (dwelling house) to Class C2 (care home) at 43 Lower Aston Hall Lane, Hawarden	On behalf of the applicant, Jen Slade (Applicant) spoke in support of the application.	Approved in accordance with the Officer's Recommendation subject to the conditions set out in the report