

**Flintshire County Council – Decisions taken by the Planning Committee on Wednesday, 25 October 2023**

Agenda Item No	Topic	Decision
<b>A1</b>	Attendance and Apologies	<p><u>Membership:</u> Councillors: Richard Lloyd (Chair), Mike Allport, Bernie Attridge, Chris Bithell, Helen Brown, Paul Cunningham, Rob Davies, Carol Ellis, Dave Hughes, Paul Johnson, Richard Jones, Ted Palmer and Mike Peers</p> <p><u>Apologies:</u> Councillors: Adele Davies-Cooke, Gladys Healey, Hilary McGuill and Dan Rose</p> <p><u>Also present:</u> Councillors David Coggins Cogan attended as Local Member for agenda item 6.2 (063093)</p> <p><u>In attendance:</u> Chief Officer (Planning, Environment &amp; Economy), Service Manager - Strategy, Service Manager - Development, Senior Engineer - Highways Development Control, Senior Planning Officers, Solicitor and Democratic Services Officers</p>
<b>A2</b>	Declarations of Interest	None.
<b>A3</b>	Minutes	That the minutes be approved as a true and correct record.
<b>A4</b>	Items to be deferred	There were no items recommended for deferral.
<b>A5</b>	FUL/000001/23 - A - Full application - development of 20 x one- bedroom cottage flats, 3 x two- bedroom houses and 7 x three-bedroom houses, with associated landscaping and vehicular access at former Spectrum Garden Centre, Wrexham Road, Cefn-y-Bedd	<p>That in accordance with the officer recommendation, planning permission be granted subject to the Section 106 Obligation and conditions set out in the report with an additional condition as follows:</p> <p><u>Condition 21</u> Prior to its installation, full details of lighting shall be submitted to and agreed in writing by the Local Planning Authority. The Lighting Plan should include: Details of the siting and type of external lighting to be used Details of internal light spillage Drawings setting out light spillage along the Afon Cegidog Details of lighting to be used both during construction and operation Measures to monitor light spillage once development is operational The lighting shall be installed and retained as approved during operation.</p>

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<b>A5</b>	063093 - A - Reserved Matters - Application for approval of reserved matters following outline approval 053325 at 1 Ruthin Road, Gwernymynydd, Mold	<p>That in accordance with the officer recommendation, planning permission be granted subject to the conditions set out in the report and amended as follows:</p> <p><u>Condition 8 to read:</u> Prior to development commencing plans showing topographical levels and longitudinal sections of the site as well as any details of retaining structures required, shall be submitted to the Local Planning Authority for approval.</p> <p>Following this approval the development shall be carried out in accordance with the approved details.</p> <p><u>Condition 9 to read:</u> Notwithstanding the details hereby approved an external lighting scheme shall be submitted to the Local Planning Authority for written approval prior to the first occupation of any of the dwellings. After written approval any external lighting shall accord with the approved details.</p>
<b>A5</b>	FUL/000240/23 - A - Full application - Retention of existing public house and erection of two three-bedroom dwellings (Use Class C3) utilising existing access off Kinnerton Lane, with associated parking, hard and soft landscaping, including the reconfiguration of the public house car park at Royal Oak, Kinnerton Lane, Higher Kinnerton	<p>That planning permission be refused, against the officer recommendation, for the following reasons:</p> <ul style="list-style-type: none"> <li>• Impact on the environment due to the loss of trees.</li> <li>• Impact on amenity due to the new occupiers backing onto the car park.</li> <li>• Impact on the viability of the public house.</li> <li>• The displacement of vehicles onto the adjacent highway caused by reduced parking.</li> </ul>