

**PLANNING COMMITTEE**  
**25 OCTOBER 2023**

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 25 October 2023

**PRESENT: Councillor Richard Lloyd (Chair)**

Councillors: 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

**APOLOGIES:** Councillors: Adele Davies-Cooke, Gladys Healey, Hilary McGuill and Dan Rose

**ALSO PRESENT:** The following attended as Local Member:  
Councillors David Coggins Cogan - agenda item 6.2 (063093)

**IN ATTENDANCE:** Chief Officer (Planning, Environment & Economy), Service Manager - Strategy, Service Manager - Development, Senior Engineer - Highways Development Control, Senior Planning Officers, Solicitor and Democratic Services Officers

**26. DECLARATIONS OF INTEREST**

None.

**27. 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=5496&LLL=0>

**28. MINUTES**

The minutes of the meeting held on 27 September 2023 were confirmed as a correct record, as moved and seconded by Councillors Bernie Attridge and Chris Bithell.

**RESOLVED:**

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

**29. ITEMS TO BE DEFERRED**

There were no items recommended for deferral.

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

**RESOLVED:**

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

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

There were seven members of the public present at the start of the meeting.

(The meeting started at 1pm and ended at 3pm)

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**Chair**

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 25 OCTOBER 2023**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/000001/23	Llanfynydd Community Council	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>A statement was read out on behalf of Belinda Williamson (Resident) in support of the application.</p> <p>Daniel Russell (Agent) spoke in support of the application.</p> <p>It was agreed that officers would write to Streetscene to review the current speed limit on the road outside the site and the potential for a refuge to protect right turning traffic exiting the site.</p>	<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>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
063093	Gwernymynydd Community Council	Reserved Matters - Application for approval of reserved matters following outline approval 053325 at 1 Ruthin Road, Gwernymynydd, Mold	<p>Chris Wilcock (Resident) spoke against the application.</p> <p>Gareth Davies (Applicant) spoke in support of the application.</p> <p>Councillor David Coggins Cogan (Local Member) spoke against the application.</p>	<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>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/000240/23	Higher Kinnerton Community Council	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>Jason Brautigam (Resident) spoke against the application.</p> <p>Jake Russell (Agent) spoke in support of the application.</p>	<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>