

## **PLANNING COMMITTEE**

**22 NOVEMBER 2023**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at Hybrid meeting on Wednesday, 22nd November, 2023

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

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

**APOLOGIES:** Councillor Paul Cunningham

**ALSO PRESENT:** The following attended as Local Members:

Councillors Marion Bateman – agenda item 6.2 (063507)

Councillor Mared Eastwood – agenda items 6.1 (062458) and 6.2 (063507)

Councillor Carolyn Preece – agenda item 6.1 (062458)

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

Prior to the start of the meeting the Chief Officer (Planning, Environment & Economy) set out the procedures for the meeting.

### **32. DECLARATIONS OF INTEREST**

Councillor Richard Jones declared a personal and prejudicial interest on agenda item 6.1 - 062458 - residential development of up to 140 dwellings, means of access, open space, sustainable drainage Infrastructure and all other associated works (outline application Including access, with all other matters reserved) at Well Street, Buckley, as he was a School Governor at Southdown Primary School, Buckley.

Councillor Mike Peers declared a personal interest on agenda item 6.1 as a family member was employed by Clwyd Alyn.

Councillor Hilary McGuill declared a personal declaration of interest as an adjacent Ward Member on item 6.1 and as a joint Ward Member on item 6.2 – 063507 – residential development comprising 90 dwellings including the provision of affordable units, areas of public open space, landscaping and associated works at land to the south of New Brighton Road, New Brighton, Mold

Councillor Bernie Attridge declared a personal interest in agenda item 6.1. He explained he had been contacted several times by an objector to the application and as a previous Cabinet Member for Housing he had agreed to the County Council's purchase of the land for provision of Council housing.

Councillor Carol Ellis declared a personal interest on agenda item 6.1 as she had been contacted on more than one occasion by an objector to the application and had a connection with Southdown Primary School, Buckley.

Councillors Chris Bithell and Dan Rose declared a personal interest on agenda item 6.1 as they had been contacted on more than two occasions regarding the application.

All Committee Members present declared a personal interest on agenda item 6.1 as they had been contacted on a three or more occasions by objectors.

Councillor Gladys Healey declared a personal interest on agenda item 6.3 as she had been contacted two times by the developer and by representatives of residents in her Ward.

### **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=5497&Ver=4&LLL=0>

### **34. MINUTES**

The minutes of the meeting held on 25 October 2023 were confirmed as a correct record, as moved and seconded by Councillors Chris Bithell and Mike Peers.

#### **RESOLVED:**

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

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

There were no items recommended for deferral.

### **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 PUBLIC AND PRESS IN ATTENDANCE**

There were 4 members of the public present at the start of the meeting.  
(the meeting started at 1.00 pm and ended at 3.34 pm)

---

## **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 22 NOVEMBER 2023**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
062458	Buckley Town Council	Outline application - residential development of up to 140 dwellings, means of access, open space, sustainable drainage infrastructure and all other associated works (outline application including access, with all other matters reserved) at Well Street, Buckley	<p>Peter Newby (Resident) spoke against the application.</p> <p>Pete Lloyd (Agent) spoke in support of the application.</p> <p>A statement of objection was read out on behalf of Councillor David Ellis (representing Buckley Town Council).</p> <p>Councillor Hilary McGuill spoke as adjoining Ward Member, and also on behalf of Councillor Mared Eastwood (joint adjoining Ward Member), against the application.</p> <p>Councillor Carolyn Preece (Local Ward Member) spoke against the application.</p>	<p>That the item be deferred, against the officer's recommendation, for the following reasons: to seek further information around</p> <ul style="list-style-type: none"> <li>• flooding and drainage of the site</li> <li>• highways access to the site</li> <li>• potential contamination on the site</li> </ul>

063507	Argoed Community Council	Full application - residential development comprising 90 dwellings Including the provision of affordable units, areas of public open space, landscaping and associated works at land to the south of New Brighton Road, New Brighton, Mold	<p>Derek Walters (representing the New Brighton Residents Group), spoke against the application.</p> <p>Niall Mellan (Agent) spoke in support of the application.</p> <p>Councillor Marion Bateman (adjoining Ward Member) spoke against the application.</p> <p>Councillor Mared Eastwood spoke as Local Ward Member, and also on behalf of Councillor Hilary McGuill (joint Local Ward Member), against the application.</p>	<p>That the item be deferred, against the officer's recommendation, for the following reasons: to seek further discussion with the applicant on the following</p> <ul style="list-style-type: none"> <li>• clarity on the safe route for schools</li> <li>• clarification on affordable housing as detailed in S106 Obligation</li> </ul>
FUL/000523 /23	Hope Community Council	Full application - part demolition of existing dwelling and residential development comprising of 7no detached dwellings and associated roads and drainage works at land at "Foxfield", Fagl Lane, Hope, Wrexham, Flintshire.	<p>Janet Hilton (Resident) spoke against the application.</p> <p>A statement of objection was read out on behalf of Hope Community Council</p>	<p>That the item be deferred, against the officer's recommendation, for the following reason:</p> <ul style="list-style-type: none"> <li>• a site visit to be arranged</li> </ul>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/000813/ 22	Shotton Town Council	Full application - The removal of 3no. telecommunication masts (22.5m, 20m and 17.5m in height) and the consolidation of equipment onto 1no. 30m lattice tower. The new tower will include the relocation of 8no. antenna to 1no. new ring frames and on to head frame which will be attached to 1no. proposed 30m tower. In addition, to the erection of the perimeter fence and ancillary development thereto at The former Royal British Legion, Bridge Street, Shotton.	A statement of support was read out on behalf of Neil Gates (Agent)	That planning permission be refused for the reason set out in the report, in accordance with the officer's recommendation.