

Flintshire County Council – Decisions taken by the Planning Committee on Wednesday, 13 March 2024

Agenda Item No	Topic	Decision
A1	Declarations of Interest	<p>Agenda items 6.1 (061994) - Councillor Adele Davies-Cooke declared a personal interest due to the involvement of a family member in the application.</p> <p>Agenda items 6.1 (061994), 6.3 (FUL/000769/22) and 6.9 (059489) - Councillor Dan Rose declared a personal interest because of his membership of an environmental organisation.</p> <p>Agenda 6.2 (062458) - Councillor Mike Peers declared a personal interest due to a family member being employed by Clwyd Alyn Housing Association. Councillor Richard Jones declared a personal and prejudicial interest as a Governor of Southdown Primary School and left the meeting for that item.</p> <p>Agenda item 6.3 (FUL/000769/22) - Councillor Gladys Healey declared a personal and prejudicial interest as she had previously spoken out against development of the application site before her election as a councillor. She left the meeting for that item. Councillor David Healey (Local Member not on the Planning Committee) also declared a personal and prejudicial interest having spoken out against development of the application site and having been granted dispensation by the Standards Committee, spoke before leaving the meeting for the remainder of the item.</p> <p>Agenda item 6.4 (COU/000751/23) - Councillor Rob Davies declared a personal and prejudicial interest due to the involvement of a family member in the application and left the meeting for that item.</p>
A2	Minutes	That the minutes be approved as a true and correct record.
A3	Items to be deferred	There were no items recommended for deferral.
A4	Reports of Chief Officer (Planning, Environment & Economy)	That decisions be recorded as shown on the Planning Application schedule attached as an appendix.

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A4	061994 - A - Full application - Erection of residential development of 235 no. units together with associated public open space and infrastructure at Land to the north of Gwernaffield Road, Mold	<p>That in accordance with the officer recommendation, planning permission be granted subject to the Section 106 Obligations and conditions in the report amended as follows:</p> <ul style="list-style-type: none"> • S106 Obligations - 4th bullet-point to refer to the Traffic Restriction Order for Factory Pool Lane rather than Pool House Lane. Removal of the 5th bullet-point (provision of a controlled crossing facility). <p>As set out in the late observations:</p> <ul style="list-style-type: none"> • Additional condition for the provision of a 2.0 wide footway along the site's frontage with Gwernaffield Road; • Inclusion of two additional approved documents to the list in condition 2; and • Removal of conditions 9 and 12.
A4	062458 - A - 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>That in accordance with the officer recommendation, planning permission be granted subject to the Section 106 Obligations and conditions in the report, amended as follows:</p> <p>To remove the 2nd bullet-point S106 Obligation and include a condition for on-site play provision of an appropriate scale.</p>
A4	FUL/000769/22 - A - Full application Erection of 70 dwellings, construction of a new vehicular access, landscaping and associated works at Land at Wrexham Road, Abermorddu	<p>That in accordance with the officer recommendation, planning permission be granted subject to the Section 106 Obligations and conditions in the report, amended as follows:</p> <p>Removal of 2nd bullet-point S106 Obligation (extension of 20mph speed restrictions) and replace with a request for Streetscene to review the existing speed limit.</p>

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A4	COU/000751/23 - A - Change of Use - Change of use from vacant retail and offices, to a ground floor bar with new shop front and flats on first and second floors at former Barclays, 19-21 Church Street, Flint	That in accordance with the officer recommendation, planning permission be granted subject to the conditions in the report, with an additional condition on the operating hours of the proposed bar as set out in the late observations.
A4	FUL/000621/23 - A - Full application - Conversion and extension of outbuilding to form a home office and gym, demolition of part of a boundary wall to create off-street parking space with an electric vehicle charge point at Arweinfaf, Gwaenysgor	That, against the officer recommendation, planning permission be refused for the following reasons: <ul style="list-style-type: none"> • Inappropriate development in a conservation area; • Proposal contrary to policy EN9; and • Outbuilding not harmonising with the locality in terms of size and materials.
A4	CONS/000790/22 - A - Conservation area application - Conversion and extension of an outbuilding to form a home office and gym; and the demolition of part of a boundary wall in order to create an off-street parking space with an electric vehicle charge point at Arweinfaf, Gwaenysgor	That, against the officer recommendation, planning permission be refused for the following reasons: <ul style="list-style-type: none"> • Inappropriate development in a conservation area caused by the demolition of the wall; • Impact on the streetscene; and • Proposal contrary to policy EN9.

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A4	FUL/001017/23 - A - Full application - Erection of a 66 bedroom care home (Use Class C2) for the elderly with associated access, parking and landscaping at Plot 2, The Airfields, Northern Gateway, Sealand	That in accordance with the officer recommendation, planning permission be granted subject to the conditions in the report.
A4	FUL/000419/23 - A - Full application - Replacement dwelling at St Kilda, Fagl Lane, Hope	That in accordance with the officer recommendation, planning permission be granted subject to the conditions in the report.
A4	059489 - A - Full application - Formation of a two way vehicular access and road at Mold Road, Ewloe Green, Deeside	<p>That the application be deferred for the following reasons:</p> <ul style="list-style-type: none"> • The late observations not being shared; • The plan not appearing to match up with the report; and • Clarification needed on the impact of traffic from Pinfold Lane.