

PLANNING COMMITTEE
13 MARCH 2024

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 13 March 2024

PRESENT: Councillor Richard Lloyd (Chair)

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

APOLOGIES: Councillors: Bernie Attridge, Paul Cunningham and Ted Palmer

ALSO PRESENT: The following attended as Local Members:

Councillor Tina Claydon - agenda item 6.1 (061994)

Councillor Carolyn Preece - agenda item 6.2 (062458)

Councillor Dave Healey - agenda item 6.3 (FUL/000769/22)

Councillor Ian Roberts - agenda item 6.4 (COU/000751/23)

Councillors Glyn Banks and Gina Maddison - agenda items 6.5 & 6.6 (FUL/000621/23 and CONS/000790/22)

Councillor Linda Thomas - agenda item 6.9 (059489)

Councillors Dennis Hutchinson and Andrew Parkhurst attended as observers

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

56. DECLARATIONS OF INTEREST

Agenda items 6.1 (061994) - Councillor Adele Davies-Cooke declared a personal interest due to the involvement of a family member in the application.

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.

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.

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.

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.

57. 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=5501&LLL=0>

58. MINUTES

The minutes of the meeting held on 7 February 2024 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.

59. ITEMS TO BE DEFERRED

There were no items recommended for deferral.

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

RESOLVED:

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

61. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There were 22 members of the public present at the start of the meeting.

(The meeting started at 2pm and ended at 7.15pm)

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Chair

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PLANNING COMMITTEE ON 13 MARCH 2024

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
061994	Mold Town Council	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>Chris Housecroft (Resident) and Councillor Tina Claydon (Local Member) spoke against the application.</p> <p>Hayley Knight (Agent) spoke in support of the application.</p>	<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.

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	Peter Newby (Resident) and Councillor Carolyn Preece (Local Member) spoke against the application.	<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>
FUL/000769/22	Hope Community Council	Full application - Erection of 70 dwellings, construction of a new vehicular access, landscaping and associated works at land at Wrexham Road, Abermorddu	<p>Claire Olsen (Resident), Councillor Lynn Davies (Hope Community Council) and Councillor David Healey (Local Member) spoke against the application.</p> <p>Stuart Andrew (Applicant) spoke in support of the application.</p>	<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>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
COU/000751/23	Flint Town Council	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	<p>Councillor Carol Griffiths (Flint Town Council) spoke against the application.</p> <p>Councillor Ian Roberts spoke in support of the application.</p>	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.
FUL/000621/23	Trelawnyd & Gwaenysgor Community Council	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 Arweinfa, Gwaenysgor	<p>Mark Turner (Agent) spoke in support of the application.</p> <p>Gareth Williams (Resident), Sue Clarke (Trelawnyd & Gwaenysgor Community Council) and Councillor Glyn Banks (Local Member) spoke against the application.</p> <p>A statement was read out on behalf of Councillor Gina Maddison (Local Member) against the application.</p>	<p>That, against the officer recommendation, planning permission be refused for the following reasons:</p> <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.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
CONS/000790/22	Trelawnyd & Gwaenysgor Community Council	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	Gareth Williams (Resident) and Sue Clarke (Trelawnyd & Gwaenysgor Community Council) spoke against the application.	<p>That, against the officer recommendation, planning permission be refused for the following reasons:</p> <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.
FUL/001017/23	Sealand Community Council	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	Claire Howes (Agent) spoke in support of the application.	That in accordance with the officer recommendation, planning permission be granted subject to the conditions in the report.
FUL/000419/23	Hope Community Council	Full application - Replacement dwelling at St Kilda, Fagl Lane, Hope	A statement was read out on behalf of Rachel Thornley (Agent) in support of the application.	That in accordance with the officer recommendation, planning permission be granted subject to the conditions in the report.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
059489	Hawarden Community Council	Full application - Formation of a two way vehicular access and road at Mold Road, Ewloe Green, Deeside	John Iball (Resident) and Councillor Linda Thomas (Local Member) spoke against the application. Keith York (Agent) spoke in support of the application.	That the application be deferred for the following reasons: <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.