

**PLANNING COMMITTEE**  
**2 SEPTEMBER 2020**

Minutes of the remote meeting of the Planning Committee of Flintshire County Council held on Wednesday, 2 September 2020.

**PRESENT: Councillor David Wisinger (Chairman)**

Councillors: Mike Allport, Bernie Attridge, Marion Bateman, Chris Bithell, Derek Butler, Adele Davies-Cooke, Ian Dunbar, David Evans, Veronica Gay, Patrick Heesom, Dave Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips and Owen Thomas

**APOLOGIES:** Councillors: Dave Cox and Kevin Hughes

**IN ATTENDANCE:**

Chief Officer (Planning, Environment & Economy); Development Manager; Service Manager - Strategy; Legal Services Manager, Planning Officers; Senior Engineer - Highways Development Control; and Democratic Services Officers

**82. DECLARATIONS OF INTEREST**

Councillors Bernie Attridge and Marion Bateman declared that they had been contacted on more than three occasions by the Local Member on Agenda item 6.5 (061296).

**83. LATE OBSERVATIONS**

The Chairman explained that the late observations had been circulated to Members of the Committee prior to the meeting, a copy of which was appended to the agenda on the Flintshire County Council website:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MIId=4714&Ver=4&LLL=0>

The Chief Officer (Planning, Environment & Economy) advised that he would read out the late observations following the presentation for each Agenda item during the meeting.

**84. MINUTES**

The draft minutes of the meeting on 5 August 2020 were confirmed as a correct record, as moved and seconded by Councillor Bernie Attridge and Councillor Chris Bithell.

Councillor Marion Bateman requested that the third party speakers detailed in the appendix of the minutes be amended for future minutes to show observations made and included in the agendas rather than those made only during the meeting. It was agreed that this be amended for future minutes.

**RESOLVED:**

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

**85. ITEMS TO BE DEFERRED**

No items were recommended for deferral.

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

**RESOLVED:**

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

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

There were no members of the press or public present.

(The meeting started at 1.00 pm and ended at 4.10 pm)

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**Chairman**

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**PLANNING COMMITTEE ON 2 SEPTEMBER 2020**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
061392	Buckley Town Council	Full application - Application for the demolition of a dwelling & the erection of 56 dwellings, access, parking, open space & associated at 81 Drury Lane, Buckley	<p>A statement of objection from a local resident had been appended to the report in the agenda.</p> <p>A statement of support from a local resident had been appended to the report in the agenda.</p> <p>A summary of two letters received from neighbouring properties were included in the late observations as circulated.</p>	That the appeal be resisted on the grounds outlined within the report on the basis that no further material planning issues have been raised in response to the statutory notifications.
060765	Connah's Quay Town Council	Full Application - Installation and Operation of a Ground Mounted Solar Panels and Associated Infrastructure at Crumps Yard, Dock Road, Connah's Quay.	Comments of support from Councillor Bernie Attridge, as Local Member, were appended to the report in the agenda, with additional comments of support included in the late observations as circulated.	That planning permission be granted, subject to the conditions set out in the report and confirmation from Network Rail that the proposals do not impact upon the railway network, in line with officer's recommendations.
061081	Caerwys Town Council	Full application - Change of use form a public house & hotel with manager's accommodation into a single holiday letting unit for larger groups & alterations &	A statement of objection from the Local Member, Councillor Tudor Jones, was appended to the report in the agenda.	That planning permission be granted, subject to the conditions set out in the report, in line with officer's recommendations.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
		construction of a covered area to create a seven bedroom letting unit in the main Pwllgwyn building & to improve the five existing holiday letting guest accommodation units in the stable range & creation of an additional single bed letting unit at the Pwllgwyn Hotel, Afonwen	A statement from the agent was included in the late observations as circulated.	
061296	Broughton and Bretton Community Council	Full application – Single storey side extension at Fern Bank, Old Warren, Broughton	No third party observations were included in the agenda or included in the late observations circulated.	That planning permission be granted, subject to the conditions set out in the report, in line with officer's recommendations.
060475	Whitford Community Council	Full Application - Erection of Drive-Thru Restaruant Unit and Drive-Thru Coffee Shop Unit (Use Class A3), Access, Landscaping and Associated Works at McDonalds, St. Asaph Road, Lloc	<p>A statement of objection from Councillor Chris Dolphin, as Local Member, was appended to the report in the agenda, with additional comments of objections included in the late observations as circulated.</p> <p>A statement of objection from a local resident had been appended to the report in the agenda.</p>	<p>That planning permission be refused against the officer's recommendation on the following grounds:</p> <ul style="list-style-type: none"> <li>• Inappropriate development in the open countryside; and</li> <li>• Highway safety concerns</li> </ul>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
060792	Hope Community Council	Application for a Change of Use from a Dwelling/house (Use Class C3) to a Home for 11 Children (Use Class C2), Including the Conversion of the Garage Annex to On-Site Education Facility, and the Demolition of an On-Site Building and its Replacement to Provide a Self-Contained Unit for One of the Children (11 Children In All). Also to Include Car Parking at Oaklea Grange, Sandy Lane, Higher Kinnerton.	<p>A statement of objection from Councillor Gladys Healey, as Local Member, were appended to the report in the agenda.</p> <p>A statement of objection from a local resident group had been appended to the report in the agenda.</p> <p>A statement from the agent was included in the late observations as circulated.</p>	That planning permission be granted, subject to the conditions set out in the report, in line with officer's recommendations.
060741	Saltney Town Council	Application to Modify Section 106 Agreement at Morrisons, High Street, Saltney.	<p>A request for deferral from Councillor Veronica Gay, was included in the late observations as circulated.</p> <p>A summary of objections from two Saltney Community Councillors was included in the late observations as circulated.</p>	That modification of the S106 agreement such that the paragraph 3 to the first schedule is deleted is agreed in accordance with officer recommendation.