

**PLANNING COMMITTEE**  
**4 SEPTEMBER 2024**

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 4 September 2024.

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

Councillors: Mike Allport, Chris Bithell, Helen Brown, Adele Davies-Cooke, Carol Ellis, Dave Hughes, Paul Johnson, Richard Jones, Allan Marshall, Hilary McGuill, Ted Palmer and Mike Peers

**APOLOGIES:** Councillors: Paul Cunningham, Rob Davies, Gladys Healey

**IN ATTENDANCE:**

Chief Officer (Planning, Environment & Economy),  
Service Manager – Planning Strategy, Service Manager - Development,  
Senior Planning Officers, Team Leader – Highways Development Control  
Solicitor and Democratic Services Officers

**14. DECLARATIONS OF INTEREST**

Councillor Chris Bithell declared a personal interest in agenda item no. 6.3. as a member of Mold Town Council

**15. 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/documents/s83359/Late%20Obs%20-%204th%20Sept%202024.pdf?LLL=0>

**16. MINUTES**

The minutes of the meeting held on 17 July 2024 were confirmed as a correct record, as moved and seconded by Councillors Chris Bithell and Paul Johnson.

**RESOLVED:**

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

**17. ITEMS TO BE DEFERRED**

There were no items recommended for deferral.

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

**RESOLVED:**

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

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

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

(The meeting started at 1pm and ended at 2.41 pm)

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**Chair**

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**PLANNING COMMITTEE ON 4 SEPTEMBER 2024**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
OUT/000470/23 – RMH	Flint Town Council	Outline application - erection of up to 17 No. dwellings with associated works at Tan Y Bryn, Bryn Road, Flint	<p>Pete Lloyd (Agent) spoke in support of the application.</p> <p>Vic Davies (Resident) spoke against the application.</p> <p>A Statement was read out on behalf of Cllr Michelle Perfect against the application.</p>	Approved in accordance with the Officer's Recommendation subject to the conditions set out in the report and in the Late Observations.
FUL/000337/24 – RMH	Shotton Town Council	Full application - Change of use to 5-bedroom, 6-person HMO at 13, Rowden Street, Shotton, Deeside	A Statement was read out on behalf of Cllr Sean Bibby against the application.	<p>Refused contrary to Officer Recommendation on the following ground(s):</p> <p>Overdevelopment Proliferation of HMO's in Rowden Street and surrounding areas resulting in detrimental impact on the living conditions of nearby residential properties</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/000451/24 – SC	Mold Town Council	Vary/Remove Condition - Application for variation of condition no.10 attached to Planning Permission ref : FUL/000498/22 at KFC, Chester Road, Mold	Cllr Sarah Taylor read out a statement on behalf of Mold Town Council against the application.	Refused contrary to Officer Recommendation on the following ground(s):  Detrimental impact on the living conditions of nearby residential properties