

PLANNING COMMITTEE
28 JUNE 2017

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 28 June 2017.

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Sean Bibby, Chris Bithell, Derek Butler, David Cox, Adele Davies-Cooke, Ian Dunbar, Veronica Gay, Patrick Heesom, Dave Hughes, Kevin Hughes, Richard Jones, Billy Mullin, Mike Peers, Neville Phillips, and Owen Thomas

APOLOGIES: Councillors: David Evans, Christine Jones and Richard Lloyd

IN ATTENDANCE:

Chief Officer (Planning and Environment); Development Manager; Service Manager - Strategy, Senior Engineer – Highways Development Control; Senior Planners, Solicitor and Committee Officer.

9. DECLARATIONS OF INTEREST

No declarations of interest were made.

10. LATE OBSERVATIONS

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting.

Councillor Patrick Heesom asked if the observations shown under 'noted' for agenda item 6.1 was a response from the Planning Authority. The Solicitor confirmed that this was the Planning Authority's response to the previous observations.

11. MINUTES

The draft minutes of the meeting held on 7 June 2017 were submitted.

The Solicitor reported an amendment to page 6 of the minutes and advised that the last paragraph should be amended to read:-

Councillor Adele Davies-Cooke declared she had already made her mind up in respect of the application and on having taken legal advice would speak as local Members only before the item was debated and then leave the room after speaking - agenda item number 7.5 – Full Application – Erection of Farm Shop and associated works, formation of new vehicular and pedestrian access at Coppy Farm, Cilcain Road, Gwernaffield (056664).

Councillor Mike Peers commented on the new style of minutes and suggested that where third party speakers are recorded that this be made clear

in the minutes. He also suggested that a summary of the debate be included in the minutes. The Chief Officer (Planning and Environment) reported that the new style of minutes would be reviewed by the Planning Strategy Group in 12 months.

In response to a question from Councillor Richard Jones, the Team Manager – Committee Service advised that the webcast recordings of all Planning Committee meetings would be retained indefinitely in the webcast library on the Council's website.

RESOLVED:

That, subject to the amendment listed above, the minutes be approved as a true and accurate record and signed by the Chairman.

12. ITEMS TO BE DEFERRED

The Chief Officer (Planning and Environment) advised that none of the items on the agenda were recommended for deferral by officers.

13. REPORTS OF THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)

RESOLVED:

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

14. APPEAL DECISIONS

APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE PROPOSAL FOR ONE RESIDENTIAL UNIT ON THE FIRST FLOOR IN THE NORTH BARN RANGE, AND ENLARGING THE GROUND FLOOR UNIT INTO THE ADJACENT BAY INCLUDING REMOVAL OF A C21 STAIR. TO REPLACE THE RETURN OF THE BOUNDARY WALL ON THE NORTH WEST CORNER OF THE BARN RANGE IN RECLAIMED RUBBLE SET IN LIME MORTAR TO MATCH THE EXISTING AND PAINT THE PAIR OF NEW FRENCH DOORS IN THE ESTATE LINSEED BASED GREEN. FORM A WINDOW OPENING IN THE EXISTING DOOR ON THE SOUTH ELEVATION AT NERQUIS HALL, NERCWYS – DISMISSED (053466)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE LISTED BUILDING CONSENT FOR ONE RESIDENTIAL UNIT ON THE FIRST FLOOR IN THE NORTH BARN RANGE, AND ENLARGING THE GROUND FLOOR UNIT INTO THE ADJACENT BAY

INCLUDING REMOVAL OF A C21 STAIR. REPLACE THE RETURN OF THE BOUNDARY WALL ON THE NORTH WEST CORNER OF THE BARN RANGE IN RECLAIMED RUBBLE SET IN LIME MORTAR TO MATCH THE EXISTING AND PAINT THE PAIR OF NEW FRENCH DOORS IN THE ESTATE LINSEED BASED GREEN, FORMATION OF A WINDOW OPENING IN THE EXISTING DOOR ON THE SOUTH ELEVATION AT NERQUIS HALL, NERCWYS – DISMISSED (053467)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE CONSTRUCTION OF A BUILDING TO HOUSE A BIOMASS INSTALLATION AND TO STORE FARM EQUIPMENT AND MATERIALS AT NERQUIS HALL, NERCWYS – DISMISSED (053469)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE LISTED BUILDING CONSENT FOR THE CONSTRUCTION OF A BUILDING TO HOUSE A BIOMASS INSTALLATION AND TO STORE FARM EQUIPMENT AND MATERIALS AT NERQUIS HALL, NERCWYS – DISMISSED (053470)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE CONVERSION AND EXTENSION OF REDUNDANT PIGGERIES TO STORE VEHICLES AND GARDEN EQUIPMENT FOR THE BENEFIT OF THE EXISTING DWELLING AT NERQUIS HALL, NERCWYS – DISMISSED (050788)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY MR. R. FURSE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE LISTED BUILDING CONSENT FOR THE CONVERSION AND EXTENSION OF REDUNDANT PIGGERIES TO STORE VEHICLES AND GARDEN EQUIPMENT FOR THE BENEFIT OF THE EXISTING DWELLING AT NERQUIS HALL, NERCWYS – DISMISSED (050789)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY MR. & MRS J. CLARE AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A DWELLING AT LAND AT WESTACRES, BERTHEN ROAD, LIXWM – DISMISSED (055951)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

APPEAL BY ELAN HOMES LTD AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF 24 NO. DWELLINGS WITH ASSOCIATED GARAGES, PARKING, GARDEN AREAS AND OPEN SPACES WITH DEMOLITION OF EXISTING SERVICE STATION AND OUTBUILDINGS AT ARGOED SERVICE STATION, MAIN ROAD, NEW BRIGHTON – ALLOWED (055310)

Councillor Mike Peers commented that the Committee had unanimously refused this application and commented on the advice which had been given previously in 2010 by the Planning Officer that affordable housing was required on the site but rather than put them on the site the monies should be used for off-site affordable housing provision. However, the Inspector had commented that this did not accord with the adopted Development Plan so such obligation was not necessary in the case of the appeal development.

He also commented on the Inspector's report, but questioned the comments within the report which stated that no evidence had been provided and said that evidence had been provided on behalf of the Planning Committee. He also questioned the Inspector's comments around the character of the development and provision of affordable housing.

RESOLVED:

That the decision of the Inspector to allow this appeal be noted.

8. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting there were 13 members of the public in attendance.

(The meeting started at 1.00pm and ended at 3.10pm)

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Chairman

PLANNING COMMITTEE ON 28TH JUNE 2017

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
052119	Mostyn Community Council	Full Application - Proposed Development of a Hospital and Re-ablement Centre for People Disadvantaged by an Autistic Spectrum Disorder and/or Learning Disability, Including Proposed Residential Blocks and Independent Living Building (Previously Approved under Planning Permission 045395) at Alyn Works (Former) & Kinsale Golf Course (Part), Mostyn	<p>The Planning Officer highlighted the late observations which had been previously circulated.</p> <p>Ms. Andrea Dishman, Applicant, spoke in support of the application.</p> <p>Councillor D. Rooney, Mostyn Community Council, spoke against the application.</p>	That planning permission be refused against the officer's recommendation.
056601	Leeswood Community Council	Full Application - Erection of 7 No. Dwellings at Ivy Cottage, Queen Street, Leeswood	<p>The Planning Officer highlighted the late observations which had been previously circulated.</p> <p>Miss. J. Rogers, third party speaker, spoke against the application.</p>	That conditional permission be granted, subject to the applicant entering into a Section 106 agreement, providing a unilateral undertaking or the making of an advance payment which provides for play equipment.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
056806	Llanasa Community Council	Full Application - Erection of Four Dwellings at Top-Yr-Allt, Llinegr Hill, Penyffordd		That planning permission be refused, in line with officer's recommendation.
056521	Queensferry Community Council	Full Application - Erection of 8 No. dwellings at New Inn, Station Road, Sandycroft.	Mrs. S. Stevens, third party speaker, spoke against the application.	That planning permission be refused against the officer's recommendation.
056796	Broughton and Bretton Community Council	Full Application - Single Storey Rear Extension at Catchpenny Cottage, Bretton Lane, Bretton	Ms. J. Ellis-Jones, agent for the applicant, spoke in support of the application.	That planning permission be granted subject to the conditions listed in the report in line with the officer's recommendation.