

**PLANNING COMMITTEE**  
**4 OCTOBER 2017**

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 4 October 2017

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

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

**ALSO PRESENT:**

The following attended as local Members:

Councillor Geoff Collett for agenda item 6.10 (056742)

Councillor Gladys Healey for agenda items 6.4 (056859) and 6.12 (057225)

**IN ATTENDANCE:**

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

The Solicitor advised that he had received notification that Councillor Geoff Collett wished to speak as Local Member on agenda item 6.10 and Councillor Gladys Healey wished to speak as Local Member on agenda items 6.4 and 6.12. The Chair exercised his discretion to allow Councillor Healey to speak on agenda items 6.4 and 6.12.

**29. DECLARATIONS OF INTEREST**

Councillor David Evans advised that he wished to speak as a Local Member only, on agenda item 6.5 - Full application - change of use from C3 to C4 to a 4 bed (small) House of Multiple Occupation (HMO) at 8 Wellington Street, Shotton, Deeside, (057129), and agenda item 6.11 - Full Application – Erection of 5 No. dwellings at 120 Shotton Lane, Shotton, (057115). Councillor Evans said he would speak on the items and leave the room after speaking and before a debate took place.

Councillor Sean Bibby declared that he had submitted a formal objection in respect of agenda item 6.11 and would leave the room before the application was debated and voted on.

Councillor Christine Jones explained that she had taken legal advice in respect of agenda item 6.9 - Full Application – Erection of 4 storey extra-care building to accommodate 44 No. single bed apartments and 11 No. two bed apartments with supporting accommodation at Ysgol Fabanod Perth y Terfyn, Halkyn Road, Holywell, (057261), and said that whilst she did not have a personal or prejudicial interest she had publicly supported the application and

would therefore leave the room whilst debate and vote on the application took place.

Councillor Adele Davies-Cooke said that having taken legal advice she would speak as local Member only on agenda item number 6.3 – Application for removal of Condition No. 6 (temporary access) and variation of Condition No. 8 (opening hours) following grant of planning permission 056664 at Coppy Farm, Cilcain Road, Gwernaffield. (057296), and would leave the room after speaking and before the item was debated.

Councillor Geoff Collett declared a personal interest in agenda item 6.10 Full Application – Residential development for 160 No. dwellings and associated gardens and car parking at Maes Gwern, Mold, (056742), and advised that he had been granted dispensation to speak for 5 minutes and would leave the room before the item was debated and voting took place.

### **30. LATE OBSERVATIONS**

The Chairman allowed Members an opportunity to read the late observations which had been circulated at the meeting and were appended to the agenda on the Flintshire County Council website:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MIId=4188&Ver=4&LLL=0>

### **31. MINUTES**

The draft minutes of the meeting held on 6 September 2017 were submitted.

#### Accuracy

Page 7: Councillor Patrick Heesom – referred to application 056694 and said there had been four reasons given for refusal of the application. He asked that the minutes be amended to include the additional reasons that the proposal represented significant harm, undermining local and national policies designed to safeguard open countryside and communities with rural aspects and the impact on the approach to the settlement. The proposal would also erode the rural character and appearance of the site and the locality with the resulting harm to the character and appearance of this part of the settlement.

#### **RESOLVED:**

That subject to the amendment proposed by Councillor Patrick Heesom, the minutes be approved as a true and accurate record and signed by the Chairman.

**32. ITEMS TO BE DEFERRED**

The Chief Officer (Planning and Environment) recommended that agenda item number 6.8 – Outline Application – for the Erection of 10 No. Dwellings at Siglen Uchaf, Ruthin Road, Gwernymynydd, be deferred. He explained that during the site visit some concerns had been raised around highway visibility which the officer reported to the trunk road agency. As the Agency had requested more time to consider the adequate visibility on site the Chief Officer reiterated his recommendation to defer the item until feedback from the Agency was provided.

On being put to the vote, the item was deferred.

**RESOLVED:**

That agenda item number 6.8 – Outline Application – for the Erection of 10 No. Dwellings at Siglen Uchaf , Ruthin Road, Gwernymynydd, be deferred.

**33. REPORTS OF THE CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**RESOLVED:**

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

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

On commencement of the meeting, there were 14 members of the public and no members of the press in attendance.

(The meeting started at 1.00pm and ended at 4.58pm)

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**Chairman**

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**PLANNING COMMITTEE ON 4 OCTOBER 2017**

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
057263	Flint Town Council	Full Application – Erection of new retail units with associated access, car parking, servicing and landscaping arrangement and amendments to the existing car park at Flint Pavilion Sports Centre, Earl Street, Flint.	Mr. K. 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 accordance with the officer's recommendation.
057316	Hawarden Community Council	Full Application – Erection of two detached residential dwellings at Groomsdale Cottage, Groomsdale Lane, Hawarden.		That planning permission be refused in accordance with the officer's recommendation.
057296	Gwernaffield Community Council	Application for removal of Condition No. 6 (temporary access) and variation of Condition No. 8 (opening hours) following grant of planning permission 056664 at Coppy Farm, Cilcain Road, Gwernaffield.	Mr. R. Lloyd spoke against the application.  Councillor Adele Davies-Cooke, as local Member, spoke against the application and left the room after speaking.	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation.
056859	Hope Community Council	Full Application – Erection of detached dwelling and garage at The Spinney, Huxleys Lane, Hope.	Mr. B. Miller spoke against the application.  Mr. D. Cooper, the applicant, spoke in support of the	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
			application.  Councillor Gladys Healey, as local Member, spoke against the application.	
057129	Shotton Town Council	Full application - change of use from C3 to C4 to a 4 bed (small) House of Multiple Occupation (HMO) at 8 Wellington Street, Shotton, Deeside	Mr. M Lakhani, the applicant, spoke in support of the application.  Councillor David Evans, as local Member, spoke against the application and left the room after speaking.	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation, and subject to an additional condition requiring details of bin and recycling facilities to be submitted to the Council and agreed in writing by the Council.
057318	Buckley Town Council	Full Application – Proposed 17.5 m Jupiter single stack column installed on new D6 root foundation and associated works at Muirfield Road, Buckley.	Mr. K. Zanft, agent for the applicant, spoke in support of the application.	Deferred.
057070	Hawarden Community Council	Full Application – Erection of single storey extension to side and rear of dwelling at 18 Moorfield Road, Hawarden.	Mr. M. Wasbrook spoke against the application.  Mrs. J. Clarke, the applicant, spoke in support of the application.	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation.
053325	Gwernymynydd Community Council	Outline Application for the erection of 10 no. dwellings at Siglen Uchaf, Ruthin Road, Gwernymynydd.	Deferred	Deferred
057261	Holywell	Full Application – Erection of 4	Councillor Christine Jones left	That planning permission be granted

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
	Town Council	storey extra-care building to accommodate 44 No. single bed apartments and 11 No. two bed apartments with supporting accommodation at Ysgol Fabanod Perth y Terfyn, Halkyn Road, Holywell.	the room before a debate and vote on the item took place.  Mr. L. Reeves, the applicant, spoke in support of the application.	subject to the conditions listed in the report, in accordance with the officer's recommendation.
056742	Mold Town Council	Full Application – Residential development for 160 No. dwellings and associated gardens and car parking at Maes Gwern, Mold.	Councillor A. Parry, Mold Town Council, spoke against the application.  Councillor Geoff Collett, as local Member, spoke against the application	Deferred
057115	Shotton Town Council	Full Application – Erection of 5 No. dwellings at 120 Shotton Lane, Shotton.	Councillor David Evans, as local Member, spoke against the application and left the room after speaking.  Councillor Sean Bibby left the room before debate and vote on the application took place	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation.
057225	Hope Community Council	Full Application – Proposed double storey rear extension and internal alterations at 13 Kiln Lane, Hope.	Mrs. K. McGorian, spoke against the application.  Councillor Gladys Healey, as local Member, spoke against the application.	That planning permission be granted subject to the conditions listed in the report, in accordance with the officer's recommendation.
<b>Appeal</b>				

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
<b>Decisions</b>				
051143	N/A	Appeal by Nant y Ffrith Energy Limited against the decision of Flintshire County Council to refuse planning permission for the erection of wind turbine up to 77 m vertical tip height with associated crane pad, substation building, formation of new track and new entrance junction off unclassified road and provision of temporary construction compound at Mount Farm, Ffrith – <b>DISMISSED.</b>	N/A	That the decision of the Inspector to dismiss the appeal be noted.
055579	N/A	Appeal by Mrs Hannah Fargher against the decision of Flintshire County Council to refuse planning permission for the change of use to house in multiple occupation at 24 The Brackens, Buckley – <b>ALLOWED.</b>	N/A	That the decision of the Inspector to allow the appeal be noted.
056672	N/A	Appeal by A. Fryer & J. Phillips against the decision of Flintshire County Council to refuse planning permission for the outline application for residential development at Bryn y Baal Road, Bryn y Baal, Mold – <b>DISMISSED.</b>	N/A	That the decision of the Inspector to dismiss the appeal be noted.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	ACTION	RESOLUTION
056043	N/A	Appeal by Lloyd Homes against the decision of Flintshire County Council to refuse planning permission for the erection of 8 No. dwellings, garages and associated access at Llwyn Onn, Lixwm – <b>DISMISSED</b> .	N/A	That the decision of the Inspector to dismiss the appeal be noted.