

PLANNING COMMITTEE
23 MAY 2018

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 23 May 2018

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Marion Bateman, Sean Bibby, Chris Bithell, David Cox, Ian Dunbar, Carol Ellis, David Evans, Patrick Heesom, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Neville Phillips and Owen Thomas

APOLOGIES: Councillors: Derek Butler, Adele Davies-Cooke, Veronica Gay, Dave Hughes and Mike Peers

ALSO PRESENT: The following attended as local Members:

Councillor Mike Lowe (as adjoining ward Member) - for Agenda Item 6.5 (058024)
Councillor Carolyn Thomas - for Agenda Items 6.3 and 6.4 (055789) and (057943)

IN ATTENDANCE:

Chief Officer (Planning, Environment & Economy); Service Manager - Strategy; Team Leader - Planning; Senior Planners; Senior Solicitor, Overview & Scrutiny Facilitator and Democratic Services Officer

81. DECLARATIONS OF INTEREST

No declarations of interest were made.

82. 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/documents/s49062/Late%20observations%20-%2023rd%20May%202018.pdf?LLL=0>

The Chief Officer (Planning, Environment & Economy) advised of an amendment to the late observations. Notification had been received within the timeline from Mrs. L. Murtell who wished to speak as a member of the public for Agenda Item 6.4 - Outline Application for the Erection of Single Storey Dwelling to the Rear of Acrefield at Acrefield, Erw Ffynnon, Queen Street, Treuddyn.

83. MINUTES

The draft minutes of the meeting on 25 April 2018 were submitted and confirmed as a correct record.

RESOLVED:

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

84. ITEMS TO BE DEFERRED

Prior to considering the items recommended for deferment, the Chief Officer (Planning, Environment & Economy) advised on the following matters:-

- Training has recently been provided by the Welsh Planning Inspectorate but only one date had been made available to Members. It had been agreed that the Chief Officer would obtain a copy of the presentation and re-deliver the training to those Members who had been unable to attend. A date for the training had been arranged for 12th July at 5.30 p.m. and an e-mail confirmation would be sent to Members in due course;
- Members of the Committee will have received an e-mail from the Senior Solicitor that a previous decision of the Planning Committee on Dollar Park had been considered by the Court of Appeal. There had not been time to add the report to the agenda for this meeting, therefore the decision would be reported to the June meeting. The decision vindicated the Planning Officer for all the work she had done on this application;
- Members of the Committee will have also received an e-mail from the Development Manager explaining the Welsh Government's (WG) recent decision to consult on the dis-application of paragraph 6.2 of Technical Advice Note (TAN) 1 and how much weight is given to the lack of a 5 year land supply for housing when determining applications for residential development. The WG consultation ends on 21st June and it was proposed that a report would be submitted to the next Planning Strategy Group meeting on 15th June to agree a consultation response on behalf of the Council.

Councillor Richard Jones commented on the recent Court of Appeal decision, as detailed above, and suggested that, whilst Emma Hancock, the Planning Officer who had dealt with the application was no longer with the Authority, a letter should be sent to her thanking her for her work and informing her of the decision, which was important in terms of a professional view point. The Committee agreed that the Chairman send a letter to Emma Hancock from following the meeting.

Councillor Chris Bithell advised of a recent meeting he had attended with the Cabinet Secretary for Energy, Planning and Rural Affairs where it had been announced that Planning Policy TAN 1 would be suspended. He had welcomed this announcement but noted that now WG were merely consulting on the dis-application. He encouraged all Members to respond to the consultation individually.

Councillor Jones asked whether, given the suspension of Planning Policy TAN 1, it was possible to stop and re-examine planning applications where there had been weight given to this Policy and permission had been granted but

certificates had yet to be issued. The Chief Officer advised that all applications were being reviewed in light of the WG consultation. For planning applications where the Committee had previously made a resolution, these had been granted in line with correct information at that time. A letter had been sent to the Inspectorate to highlight the suspension of TAN 1 in view of any appeals being considered. He agreed to circulate a copy of the list of appeals awaiting decision to the Planning Committee following the meeting. The Senior Solicitor confirmed that the consultation on TAN 1 was irrelevant to the planning decisions previously made by the Committee.

Items to be deferred

The Chief Officer (Planning, Environment & Economy) advised that, following the earlier discussion, the following item was recommended for deferral, to enable a revised report to be submitted to the next available meeting. The report would take into account the WG decision to potentially dis-apply Paragraph 6.2 of TAN 1:-

Agenda Item 6.1 - Outline Application for Residential Development at Megs Lane, Buckley (057056)

The Chief Officer also advised that the following item was recommended for deferral, as since the publication of the agenda, the applicant had withdrawn the application:-

Agenda Item 6.2 - Outline Application for the Erection of a Dwelling at Bayonne, Hafod Road, Gwernaffield (058124)

Councillor Jones moved the deferral of both applications which was seconded and agreed by the Committee.

RESOLVED:

That agenda item 6.1 be deferred to the next available meeting of the Committee for the reason stated.

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

RESOLVED:

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

86. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 48 members of the public and two members of the press in attendance.

(The meeting started at 1.00pm and ended at 2.50pm)

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Chairman

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PLANNING COMMITTEE ON 23 MAY 2018

| ITEM NO | TOWN/ COMMUNITY COUNCIL | SITE/PROPOSAL | THIRD PARTY SPEAKERS / ACTION | RESOLUTION |
|----------------|--|--|--|--|
| 057056 | Buckley Town Council | Outline Application for Residential Development at Megs Lane, Buckley | - | That the item be deferred to enable a revised report to be submitted to the next available meeting. |
| 058124 | Gwernaffield Community Council | Outline Application for the Erection of a Dwelling at Bayonne, Hafod Moor, Gwernaffield | - | That the item be deferred following the applicants decision to withdraw the application. |
| 055798 | Treuddyn Community Council | Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) Required by Condition No. 2 of Outline Planning Permission Ref: 051831 at Station Yard, Corwen Road, Coed Talon | Councillor Carolyn Thomas, as local Ward 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. |
| 057943 | Treuddyn Community Council | Outline Application for the Erection of Single Storey Dwelling to the Rear of Acrefield at Acrefield, Erw Ffynnon, Queen Street, Treuddyn. | Mrs. L. Murtell, spoke against the application. Mr. H. Evans, as the Agent, spoke in support of the application. Councillor Carolyn Thomas, as local Ward Member, spoke against the application. | That the item be deferred to enable a revised report to be submitted to the next available meeting. |
| 058024 | Broughton and | Change of Use and Extension | Councillor Mike Lowe, as | That planning permission be refused |

| ITEM NO | TOWN/ COMMUNITY COUNCIL | SITE/PROPOSAL | THIRD PARTY SPEAKERS / ACTION | RESOLUTION |
|---------------|---------------------------------|--|--|--|
| | Bretton Community Council | to Dwelling to form House in Multiple Occupation at 46 Gladstone Road, Broughton | adjoining local Ward Member, spoke against the application. Mr. I. Hastie, spoke against the application. | against the officer's recommendation on the following grounds: <ul style="list-style-type: none"> • The development would have an unacceptable impact of the character and appearance of the area; and • The development would give rise to an unacceptable impact on on-street parking. |
| APPEAL | | | NOTED | |
| 056335 | | Appeal by Mold Golf Club Against the Decision of Flintshire County Council to Refuse Planning Permission for the Removal of Condition No. 1 Attached to Planning Permission Ref: 052686 to Allow Permanent Retention of Protective Net Barrier at Mold Golf Club, Cilcain Road, Pantymwyn – ALLOWED | Noted. | |