

PLANNING COMMITTEE
30 AUGUST 2023

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 30 August 2023

PRESENT: Councillor Richard Lloyd (Chair)

Councillors: Chris Bithell, Paul Cunningham, Rob Davies, Adele Davies-Cooke, Carol Ellis, Gladys Healey, Paul Johnson, Richard Jones, Hilary McGuill, Mike Peers and Dan Rose

APOLOGIES: Councillors: Mike Allport, Bernie Attridge, Helen Brown, Dave Hughes and Ted Palmer

ALSO PRESENT: The following attended as Local Members:

Councillors Glyn Banks and Gina Maddison - agenda item 6.1 (FUL/000077/22)

Councillor Ian Hodge - agenda item 6.2 (OUT/000042/22)

Councillors Marion Bateman and Linda Thew - agenda item 6.5 (063810)

IN ATTENDANCE: Chief Officer (Planning, Environment & Economy), Service Manager - Strategy, Service Manager - Development, Senior Engineer - Highways Development Control, Senior Planning Officers, Solicitor and Democratic Services Officers

14. DECLARATIONS OF INTEREST

The Chair declared a personal interest on agenda item 6.1 (FUL/000077/22) as he had been contacted on more than three occasions by members of the public and the applicant, but had not responded to the emails.

The Solicitor advised the Committee that the regulations on declarations of interest had been changed to reflect that 'significant contact' on planning applications related to a Member being contacted on four or more occasions by the applicant or same objector either orally or in writing.

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/ieListDocuments.aspx?CId=490&MId=5494&LLL=0>

16. MINUTES

The minutes of the meeting held on 19 July 2023 were confirmed as a correct record, as moved and seconded by Councillors Mike Peers and Richard Jones.

RESOLVED:

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

17. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment & Economy) advised that agenda items 6.3 and 6.4 were recommended for deferral due to access issues on the site visit and to resolve technical issues on proposed site levels and access arrangements for parking. The recommendation was moved and seconded by Councillors Chris Bithell and Mike Peers.

RESOLVED:

That agenda items 6.3 and 6.4 (FUL/000621/23 and CONS/000790/22) be deferred to resolve the access and technical issues, to enable a further site visit to be undertaken and a revised report at a future date.

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 nine members of the public present at the start of the meeting.

(The meeting started at 1pm and ended at 3.25pm)

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Chair

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PLANNING COMMITTEE ON 30 AUGUST 2023

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000077/22	Llanasa Community Council	Full application - Erection of 21 affordable dwellings with adoptable highway access at Rhewl Fawr Road, Penyffordd, Holywell	John Grange (Resident) spoke against the application. Chris Ralphs (Agent) spoke in support of the application. Councillors Glyn Banks and Gina Maddison (Local Members) spoke against the application.	That planning permission be granted subject to the Section 106 Obligation and conditions set out in the report, in accordance with the officer recommendation.
OUT/ 000042/22	Holywell Town Council	Outline application - Demolition of existing dwelling and erection of a block of four residential apartments, one of which is to be affordable together with associated works land at Lornell, Halkyn Street, Holywell, Flintshire	Sioned Edwards (Agent) spoke in support of the application. Councillor Ian Hodge (Holywell Town Council) spoke against the application. On behalf of Councillor Ted Palmer (Local Member), Councillor Paul Johnson spoke against the application.	That planning permission be granted subject to the conditions set out in the report, in accordance with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/ 000621/23	Trelawnyd and Gwaenysgor Community Council	Full application - Conversion and extension of outbuilding to form a home office and gym, demolition of part of a boundary wall to create off street parking space with an electric vehicle charging point at Arweinfaf, Gwaenysgor	-	That the application be deferred to resolve the access and technical issues, to enable a further site visit to be undertaken and a revised report at a future date.
CONS/ 000790/22	Trelawnyd and Gwaenysgor Community Council	Conservation area application - Conversion and extension of an outbuilding to form a home office and gym; and the demolition of part of a boundary wall to create an off-street parking space with an electric vehicle charge point at Arweinfaf, Gwaenysgor	-	That the application be deferred to resolve the access and technical issues, to enable a further site visit to be undertaken and a revised report at a future date.
063810	Northop Community Council	Full application - Erection of 12 no. holiday lodges, reception/office and associated works at Northop Country Park, Northop, Mold	Councillors Marion Bateman and Linda Thew (Local Members) spoke against the application.	That the application be referred back to Planning and Environment Decisions Wales (PEDW) to note that the Committee does not support the recommendation to grant planning permission for the following reasons: <ul style="list-style-type: none"> • The economic, social and environmental benefits do not outweigh environmental harm and public safety issues.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
				<ul style="list-style-type: none">• Application not justified in this location.• Cumulative impact of this and the other proposed development.• The application does not therefore support the objectives of The Well-Being of Future Generations (Wales) Act 2015.