

PLANNING COMMITTEE
3 APRIL 2019

Minutes of the meeting of the Planning Committee of Flintshire County Council held at County Hall, Mold on Wednesday, 3 April 2019

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Marion Bateman, Derek Butler, David Cox, Ian Dunbar, 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

APOLOGIES: Councillors: Sean Bibby, Chris Bithell, Carol Ellis and Adele Davies-Cooke

ALSO PRESENT: The following attended as local Members:

Councillors Cindy Hinds and David Williams - for Agenda Items 6.1 and 6.7 (057396 and 059431)

Councillor Mike Reece - for Agenda Item 6.2 (059174)

Councillor Paul Johnson - for Agenda Item 6.4 (057006)

Councillor Glyn Banks on behalf of Councillor Sian Braun - for Agenda Item 6.5 (059124)

Councillor Gladys Healey - for Agenda Item 6.6 (059428)

Councillor Bernie Attridge - for Agenda Item 6.8 (059409)

IN ATTENDANCE:

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

56. DECLARATIONS OF INTEREST

None.

57. 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 Council's website:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MI d=4301&LLL=0>

58. MINUTES

The draft minutes of the meeting on 6 March 2019 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.

59. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment & Economy) advised that no items were recommended for deferral.

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

RESOLVED:

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

61. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there were 14 members of the public and one member of the press in attendance.

(The meeting started at 1.00pm and ended at 4.15pm)

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Chairman

Meetings of the Planning Committee are webcast and can be viewed by visiting the webcast library at: <http://flintshire.public-i.tv/core/portal/home>

PLANNING COMMITTEE ON 3 APRIL 2019

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
057396	Penyffordd Community Council	Application for Approval of Reserved Matters for the Erection of 40 Dwellings Following Outline Approval Ref: 053656 at Rhos Road, Penyffordd.	Mr. R. Merrills, the Agent, spoke in support of the application. As Local Members, Councillors D. Williams and C. Hinds raised a number of concerns on the application.	That planning permission be granted subject to the applicant entering into a Section 106 Obligation, as set out in the report, in line with the officer recommendation.
059174	Bagillt Community Council	Full Application - New Build Extensions and Alterations to the Existing Pen y Bryn EMI Residential to Provide 36 No. Bedrooms and Additional Lounge Space and Services, to include Additional Car Parking at Pen y Bryn EMI Residential, Fron Deg, Bagillt.	Mr. D. Woodfine, the Agent, spoke in support of the application. Councillor C. Williams of Bagillt Community Council spoke against the application. Councillor M. Reece, as Local Member, spoke against the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.
059277	Sealand Community Council	Full Application - Development of Existing Highway Land to a Park & Ride Facility with Associated Infrastructure at Proposed Park & Ride, Shotwick Road, Sealand.		That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
057006	Holywell Town Council	Full Planning - Residential Development Including 15 No. New Housing Units and the Change of Use/Conversion of the Former Llesty Hospital Infirmary Wing to provide 14 No. Residential Units (total 29 No. dwellings) on land at Llesty Hospital, Old Chester Road, Holywell.	Councillor P. Johnson, as Local Member, spoke in support of the application.	That planning permission be granted subject to the applicant entering into a Section 106 Obligation, and subject to the conditions set out in the report, in line with the officer recommendation.
059124	Llanasa Community Council	Full Application - Demolition of Existing Dwelling and Erection of 3 No. Town Houses and Garages and Construction of New Vehicular Access at Parkfield, Llanasa Road, Gronant.	Mr. B. Wilcox spoke against the application. Councillor G. Banks (on behalf of the Local Member) spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: Adverse impact of the development on the character and appearance of the area and highway safety, not compliant with policies GEN1a, f and e.
059428	Hope Community Council	Full Application - Erection of a Detached Dwelling and Garage (Retrospective) at The Spinney, Huxleys Lane, Hope.	Councillor S.L. Davies of Hope Community Council spoke against the application. Councillor G. Healey, as Local Member, spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: Harm created by the perception of overlooking and the adverse impact that the garage has on the character and appearance of the area.

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY SPEAKERS / ACTION	RESOLUTION
059431	Penyffordd Community Council	Full Application - Erection of Two Storey Extension at 16 Priory Close, Penyffordd.	Mr. C. Worthington, the applicant, spoke in support of the application. As Local Members, Councillors D. Williams and C. Hinds spoke against the application.	That planning permission be granted subject to the conditions set out in the report and in line with the officer recommendation.
059409	Connah's Quay Town Council	Full Application - Change of Use from Residential Institution to 8 No. Bedsits at Kingdom Hall, Tuscan Way, Connah's Quay.	Councillor B. Attridge, as Local Member, spoke against the application.	That planning permission be refused, against the officer recommendation, on the following grounds: Overdevelopment of the site and substandard provision of parking spaces.