

PLANNING COMMITTEE
2 DECEMBER 2020

Minutes of the remote meeting of the Planning Committee of Flintshire County Council held on Wednesday, 2 December 2020.

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Mike Allport, Bernie Attridge, Chris Bithell, Derek Butler, Ian Dunbar, Veronica Gay, Gladys Healey, Patrick Heesom, Kevin Hughes, Paul Johnson, Christine Jones, Richard Jones, Richard Lloyd, Mike Peers, Neville Phillips and Owen Thomas

ALSO PRESENT: Councillors: Marion Bateman, Adele Davies-Cooke, Dave Hughes, Ian Roberts and Aaron Shotton (as observers)

IN ATTENDANCE:

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

Prior to the start of the meeting the Chairman expressed condolences on behalf of the Committee to Councillor Kevin Hughes on the sad loss of a close family member.

07 DECLARATIONS OF INTEREST

Councillor Neville Phillips declared a personal and prejudicial interest on agenda item 6.1 (061572) as a nearby property was owned by a family member.

Councillor Mike Peers also declared a personal and prejudicial interest on agenda item 6.1 (061572) as a family member was employed by Clwyd Alyn (the joint applicant).

The following Members declared that they had been contacted on three or more occasions by either the applicant, agent, or objectors, on agenda item 6.2 (059396): Councillors: Bernie Attridge, Ian Dunbar, Kevin Hughes, Christine Jones, Richard Jones, Paul Johnson, Richard Lloyd, Mike Peers, Owen Thomas, and David Wisinger (Chairman).

Councillor Mike Peers declared a personal and prejudicial interest on agenda item 6.4 (061720) as he was the owner of the property. Councillor Peers advised that he had been granted a dispensation by the Standards Committee on 30 November 2020, to write directly to officers and the Planning Committee regarding his application.

08 LATE OBSERVATIONS

The Chairman explained that the late observations had been circulated to Members of the Committee prior to the meeting, a copy of which was appended to the agenda on the Flintshire County Council website:

<https://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MId=4853&Ver=4&LLL=0>

09 MINUTES

The draft minutes of the meeting on 28 October 2020 were confirmed as a correct record, as moved by Councillor Chris Bithell and seconded by Councillor Ian Dunbar.

RESOLVED:

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

10. ITEMS TO BE DEFERRED

No items were recommended for deferral.

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

RESOLVED:

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

12. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There was one member of the press present.

(The meeting started at 1.00 pm and ended at 3.32 pm)

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Chairman

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PLANNING COMMITTEE ON 2 DECEMBER 2020

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
061572	Argoed Community Council	Full Application – development of 56 dwellings including new roadway, parking areas, landscaping and drainage connections including formation of swale at land to the rear of 66a Mold Road, Mynydd Isa	<p>A statement of objection from the Local Member, Councillor Hilary McGuill, was appended to the report in the agenda.</p> <p>A statement of objection from the Local Community Council was appended to the report in the agenda.</p> <p>A statement of objection from a local resident was appended to the report in the agenda.</p> <p>A statement of support from the Agent for the application was appended to report in the agenda.</p> <p>A statement of support from local residents was appended to the report in the agenda.</p>	<p>That planning permission be granted subject to the applicant entering into a Section 106 Obligation to provide the following:</p> <ul style="list-style-type: none"> • an undertaking to ensure that the affordable dwellings, at the tenures identified by the approved documents, remain affordable in perpetuity; • Primary and Secondary school contributions in accordance with SPGN 23 – Developer contributions to Education; • Public Open Space commuted sums of £733.00 per dwelling, in lieu of on-site provision; <p>and the conditions within the report, in accordance with the officer's recommendation.</p>

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
059396	Gwernaffield Community Council	Full Application – erection of 80 dwellings, convenience store and associated development at Coppy Farm, Cilcain Road, Gwernaffield.	<p>A statement of objection from the Local Member, Councillor Adele Davies-Cooke, was appended to the report in the agenda.</p> <p>A statement of objection from the Local Community Council was appended to the report in the agenda.</p> <p>A statement of objection from the Local Residents Group was appended to the report in the agenda.</p> <p>A statement of support from the Agent for the application was appended to the report in the agenda.</p> <p>A statement of support from a local resident for the application was appended to the report in the agenda.</p>	That planning permission be refused, in accordance with the officer's recommendation, for the reasons as set out in the report and subject to the following amendment to paragraph 2.01, reason 1: the wording "settlement boundary of Mold" to read "settlement boundary of Gwernaffield".

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
		General Matters – proposed amendment to Section 106 Agreement – Residential Development at Croes Atti, Flint		<p>That the Section 106 Agreement relating to the Land be varied to provide:</p> <ul style="list-style-type: none"> • an increase in the land constituting the School Site from 0.6ha to 1.05ha and requiring that land to be transferred to the Council; • removal of the requirement to retain 0.45ha of land for use as a Health Centre; • an increase in the school extension land from 1.00ha to 1.45ha; • to extend the date required for commencement of development of the school on the school site to 10 years from the date of varied agreement.
061720	Buckley Town Council	General Matters - Full Application – sun room and garage extension with bedroom extension above at 7 Pinewood Road, Drury		That planning permission is in compliance with the development plan and no other material considerations would have led to planning permission being refused by the Committee, and the planning permission should not therefore be revoked.