

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday the 18th September, 2023.

PRESENT: Councillor R. Davies (in the Chair).

Councillors: D. Challenger, N. Davies, B. Goldsborough, C. Griffiths, L. Leigh, M. Moore, M. Perfect, V. Perfect, I. Roberts, J. Stoneley and M. Whittaker.

APOLOGIES FOR ABSENCE: Councillors: P. Cunningham and E. Jones.

IN ATTENDANCE: L. Wood, Town Clerk and N. Thornton, Support Officer.

80. PUBLIC ENQUIRY ITEM

There were no public enquiry items.

81. DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT

Councillor M. Buckley declared an interest on minute number 83 (Application COU/000791/23) and left the meeting.

Councillor L. Leigh declared an interest on minute number 83 (Application COU/000791/23) and left the meeting.

82. MINUTES

RESOLVED: That the minutes of the Meeting held on Monday 17th July 2023 be approved as a correct record and signed by the Chair.

83. PLANNING APPLICATIONS

a. Planning Applications to be considered.

Application Number	Proposal	Location
COU/000751/23	Change of use from vacant retail and offices to a ground floor bar with new shop front and flats on first and second floors	19 - 21, Barclays, Church Street, Flint, CH6 5AJ

Councillors M. Buckley and L. Leigh left the meeting.

Councillor I. Roberts said he always wishes to support investment in the Town and does not wish to see empty shops in the Street, however for this planning application, he must object on behalf of his residents. He has received a number of concerns from residents regarding the proposed outdoor seating areas close proximity to their homes and issues with possible noise levels.

Councillors agreed with concerns and objected to this application.

RESOLVED: That the Council objects to this application and that Flintshire Planning will be notified accordingly with comments.

Application Number	Proposal	Location
COU/000791/23	Change of use of land to form a 3-pitch traveller family site, along with the erection of a day room, boundary fencing, the installation of a septic tank and landscaping with access from Chester Road (existing access)	Land north of Chester Road, Flint, Flintshire, CH6 5SF

Councillor M. Moore shared concerns that the works on this development have already commenced although planning permission has not been granted. Councillor C. Griffiths agreed with this comment and added that there are already sufficient facilities for travellers in the Flint area.

Councillor M. Buckley said whilst the immediate neighbours either side of this application have no objections for this development, they did make contact several weeks before this application was submitted with some major concerns. It seemed that the progress of the site was going ahead at some speed without any planning being sought and in particular a septic tank was installed which caused major disruption to the neighbouring water supply.

As County Councillor, I raised these concerns along with communications from other residents to the Flintshire Planning Enforcement team who then visited the site to find that construction had commenced out without planning permission. A Retrospective Planning Application was submitted, and Councillor M. Buckley supports this application.

Councillor M. Buckley requested that the Town Clerk writes to Flintshire Planning Department to ask for guidance on these matters, how Council can comment and vote on retrospective planning applications.

Councillor J. Stoneley supports the actions of Councillor M. Buckley.

A vote was taken, and the majority of Councillors objected to this application.

RESOLVED: That the Council objects to this application and that Flintshire Planning will be notified accordingly.

Application Number	Proposal	Location
FUL/000812/23	Proposed Single Storey Rear Extension	136, Northop Road, Flint CH6 5LH

RESOLVED: That the Council supports to this application and that Flintshire Planning will be notified accordingly.

Application Number	Proposal	Location
FUL/000783/23	2 Storey Rear Extension – Rise Existing House Roof	Bell Cottage, Allt Gogh Lane, Northop, Mold CH7 6DL

RESOLVED: That the Council supports to this application and that Flintshire Planning will be notified accordingly.

b. Applications Determined - due to on-line consultation period closing prior to Council meeting.

Application Number	Proposal	Location	Decision
FUL/000599/23	Construction And Operation Of A 7.5mm Green Hydrogen Electrolyser (GHE) And Associated Infrastructure	Kimberly Clark Factory, Aber Park, Aber Road, Flint CH6 5EX	Support
FUL/000686/23	Two Storey Rear Extension And Decking Area	287 Chester Road, Oakenholt, Flint CH6 5SE	Support
FUL/000716/23	Retrospective Application For A Proposed 3-Bedroom Detached Dwelling With Associated Car Parking	Land adjacent to 22 Northop Road, Flint CH6 5LQ	Support
ADV/000734/23	Retention Of Metal V Sign Board	Bod Hyfryd Nursing Home, Northop Road, Flint CH6 5LH	Support
FUL/000629/23	Erection Of A Detached Dwelling And Double Garage	Land At Hafod, Pentre Hill, Flint Mountain, Flint CH6 5QN	Support
COU/000648/23	Change of use from Storage over shop to 2 no. 1 bedroom flats	2 Chester Street, Flint, CH6 5NR	Support

RESOLVED: That the decisions made by the Chairman and Ward Members were noted.

Date of Council Meeting	Monday 18th September 2023
..... Chair	