

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday the 17th February, 2025.

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

Councillors: M. Buckley, D. Challenger, N. Davies, C. Griffiths, E. Jones, M. Moore, M. Whittaker and I, Roberts.

APOLOGIES FOR ABSENCE: Councillor P. Cunningham, M. Hanson, D. Jones, M. Perfect, V. Perfect and J. Stoneley.

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

217. PUBLIC ENQUIRY ITEM

There were no members of the public present.

218. DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT

There were no declaration of interests.

219. MINUTES

Councillor D. Challenger proposed the Minutes of the meeting held on Monday 20th January 2025 be approved, which was seconded by Councillor M. Buckley.

RESOLVED: That the minutes of the Meeting held on Monday 20th January 2025 be approved as a correct record and signed by the Chair.

220. PLANNING APPLICATIONS

a. Planning Applications to be considered.

Application Number	Proposal	Location
COU/000611/24	Part retrospective change of use to a plastics recycling facility (sui generis) to include the installation of plastic recycling mechanical plant and equipment with overhead canopy, erection of 2 no. Enclosures to house mechanical recycling equipment, erection of 2 no. Modular buildings comprising a weighbridge office, installation of 7 no. Underground storage tanks, erection of a 2.5m close board wooden fence, and storage of plastic packaging in concrete interlocking block bays	27, Gelicity House, Castle Park Industrial Estate, Flint, CH6 5XA

Councillor I. Roberts raised several concerns and requested assurances on the following matters, although he acknowledged that recycling plastics is a wonderful idea.

- Impact of microplastics on the environment and the potential ecological concerns.
- Potential fire risks and the implications of a fire in surrounding areas.
- Impact on high tides, which are already affected by climate change.
- Impact of industrial vehicles in the surrounding area and the lack of employee parking.
- Impact of underground storage tanks, specifically, how they function and what substances would be stored in these tanks.

Councillor I. Roberts also commented that the development is already 60-70% complete. He suggested this matter should be directed to the Flintshire Planning Department, questioning why work has commenced prior to obtaining full planning permission. He further stated that some consent from Natural Resources Wales may have been granted for operational purposes.

Councillor I. Roberts emphasised the importance of the area for tourism and that visitors should be able to walk the coastal path without being diverted through an industrial park.

Councillor D. Challenger proposed that the Council object to the application based on the matters raised and also question why work had been allowed to commence prior to planning permission being granted. This was seconded by Councillor M. Whittaker.

Councillor N. Davies proposed that the Council also write to Natural Resources Wales to enquire about monitoring procedures for plastics entering the water and the frequency of testing. This was seconded by Councillor E. Jones.

RESOLVED: That the comments made regarding this application are passed onto the Flintshire Planning department and a letter be sent to Natural Resources Wales to enquire about monitoring procedures for plastics entering the water and the frequency of testing.

Application Number	Proposal	Location
FUL/000068/25	Demolition of side out building – proposed part 2 storey part single storey side extension	56 Kings Ave, Flint, CH6 5JR

Councillor M. Buckley proposed the Council supports this application and this was seconded by Councillor D. Challenger.

RESOLVED: That the comments made regarding this application are passed onto the Flintshire Planning department.

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

Application Number	Proposal	Location	Decision
FUL/000055/25	Side extension with carport and first floor bedroom over.	15 Coed Onn Road, Flint, CH6 5NE	Support

RESOLVED: That the Planning Applications determined were noted.

221. LAND OFF Ffordd Dewi, Croes Atti, Flint – Start of Pre Application Consultation

Councillor M. Buckley stated that assurances are needed to ensure Anwyl completes the current development before starting the proposed new phase. She pointed out that the development originally began 10 years ago, and many residents remain dissatisfied with the unfinished work, both inside and outside. Additionally, when residents contact Anwyl, they are not receiving any engagement or responses.

Councillor D. Challenger said he has concerns with increased traffic which causes a number of issues including access onto the estate, traffic congestion and the speed bumps on Coed Onn Road access point have no effect on road users. Furthermore, he highlighted that development works are causing potential ecological damage to the Pandy Pool.

Councillor C. Griffiths added that a further of 130 properties will potentially create an addition of 260 plus vehicles on the estate.

Councillor M. Buckley proposed that the Council write to Sat Plan Planning & Development addressing all the concerns raised above. This proposal was seconded by Councillor D. Challenger.

RESOLVED: That the Council write to Sat Plan Planning & Development addressing all the concerns raised.

Date of Council Meeting	Monday 17 th February 2025
..... Chair	