

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday the 28th April, 2025.

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

Councillors: M. Buckley, D. Challenger, P. Cunningham, N. Davies, C. Griffiths, M. Hanson, E. Jones, M. Moore, M. Perfect, V. Perfect, I. Roberts, J. Stoneley and M. Whittaker.

APOLOGIES FOR ABSENCE: Councillor D. Jones.

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

275. PUBLIC ENQUIRY ITEM

There were no members of the public present.

276. DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT

Councillor P. Cunningham declared an interest on the Town Planning Committee due to being a member of the Flintshire County Council Planning Committee and left the meeting.

RESOLVED: That the declaration of interests will be recorded.

277. MINUTES

Councillor N. Davies proposed the Minutes of the meeting held on Monday 17th March 2025 be approved, which was seconded by Councillor M. Buckley.

RESOLVED: That the minutes of the Meeting held on Monday 17th March 2025 be approved as a correct record and signed by the Chair.

278. PLANNING APPLICATIONS

a. Planning Applications to be considered.

Application Number	Proposal	Location
OUT/000092/25	Erection of a small detached building with storage areas internally and externally and permission for 7 number storage containers	Land adj. Hafod, Pentre Hill, Flint Mountain, Flint, CH6 5QN

The Chair reminded Councillors that this application was discussed at the last meeting and due to lack of information, several questions were raised which were forwarded to the Flintshire Planning Department. A Planning Officer responded that the portal had been updated, and this information was circulated to Councillors.

Councillor M. Perfect proposed to support this application and this was seconded by Councillor D. Challenger.

RESOLVED: That the Council supports this application, and these comments are passed onto the Flintshire Planning department.

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, Gelcity House, Castle Park Industrial Estate, Flint, CH6 5XA

Councillor I. Roberts proposed that the Council conditionally supports the application, subject to specific assurances from the applicant. These include confirmation that the applicant is fully aware of the appropriate regulatory processes, with licensing matters being managed by Natural Resources Wales and planning matters by Flintshire County Council.

Also, assurance that no further works will be undertaken until the necessary planning permission has been both applied for and granted. Furthermore, the importance of enforcement was highlighted, with the Council asking that, should any issues be reported, both Natural Resources Wales and Flintshire County Council commit to conducting site visits in a timely and effective manner

This proposal was seconded by Councillor M. Hanson.

RESOLVED: That the Council supports this application subject to the specific assurances from the applicant and these comments are passed onto the Flintshire Planning department.

Application Number	Proposal	Location
FUL/000372/24	Construction of 121 affordable homes, new vehicular and pedestrian accesses off Ffordd Pedrog including public open space, landscaping, highways work, foul and surface water drainage infrastructure and associated ancillary works (amended proposal)	Land at Quarry Farm and Leadbrook Drive, Oakenholt, Flint

Councillor M. Buckley proposed that the Council again objects to the planning application, noting that it is not included in the Local Development Plan, and that the Council continues to support the conclusions of the Planning Consultant's report previously submitted to Flintshire County Council. She also stated that this objection reflects the views of local residents. The proposal was seconded by Councillor M. Moore.

RESOLVED: That the Council objects to this application and that this is reported to the Flintshire Planning department.

Application Number	Proposal	Location
FUL/000192/25	Erection of a stable building and a small area of hardstanding	Land North of Chester Road, Flint, CH6 5SF

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

RESOLVED: That the Council supports this application and that this is reported to the Flintshire Planning department.

Application Number	Proposal	Location
FUL/000320/25	Full planning application for 130 affordable dwellings, on site public open space and site infrastructure	Land at Ffordd Dewi, Flint, CH6 5WB

Councillor M. Buckley proposed that the Council request an extension for the submission of comments on the planning application, as the application was only received today and Councillors have not had sufficient time to review the application. The proposal was seconded by Councillor M. Perfect.

RESOLVED: That the Town Council request an extension from Flintshire County Council for the submission of comments on the planning application.

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

Application Number	Proposal	Location	Decision
FUL/000188/24	<u>Amendments to submitted application FUL/000188/24</u> Proposed new single-family domestic dwelling on land to the rear of existing property	7, Coed Onn Road, Flint, CH6 5NE	Support
COU/000203/25	Change of use of the site into a dual use wedding & events venue with self-contained accommodation (sui generis) and individual self-contained tourist accommodation (use class c6) with amended site entrance.	Plas Bellin Hall , Oakenholt Lane, Oakenholt, CH7 6DF	Support
FUL/000257/25	Proposed single storey extension	48, Chester Road, Flint, CH6 5DU	Support
FUL/000277/25	Single storey rear extension	5, Queensbury Drive, Flint, CH6 5HD	Support

RESOLVED: That the Applications determined were noted.

c. Planning Decisions

Application Number	Proposal	Location	Decision
FUL/000068/25	Demolition of side outbuilding - Proposed two 2 storey side extension	56, Kings Avenue, Flint, CH6 5JR	Approved

FUL/001096/24	For sub division of unit A2 into a maximum of two units to be used within classes A1/A2/A3 plus external alterations	Unit 2A Flintshire Retail Park, Flint	Approved
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RESOLVED: That the Applications decisions made by Flintshire County Council were noted.

d. Notice of a Section 78 Appeal

Application Number	Proposal	Location
ADV/000582/24	Application for consent to display a digital advertisement erected on a monopole	The Service Area, Flintshire Retail Park, Flint, CH6 5GB

The Council considered a Notice of a Section 78 Appeal from Flintshire Planning Department.

RESOLVED: That the Appeal Notice was noted.

Date of Council Meeting	Monday 28 th April 2025
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