

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Special Town Planning Committee, held on Monday the 12th May, 2025.

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

Councillors: M. Buckley, 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. Challenger, P. Cunningham and D. Jones.

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

294. PUBLIC ENQUIRY ITEM

There were no members of the public present.

295. DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT

Councillor J. Stoneley declared an interest on agenda item 4a, Planning Applications.

RESOLVED: That the declaration of interests will be recorded.

296. PLANNING APPLICATIONS

a. Planning Applications to be considered.

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 said she appreciates the need for social housing in Flint and is aware of the national housing crisis, particularly in relation to the rental market. She also expressed support for the need for a mix of housing types. However, she raised concerns based on a recent Wales Audit Office report, which highlighted that the planning department has not been making sufficient use of brownfield sites. She suggested that, rather than concentrating housing developments in large estates, the town would benefit more from smaller, scattered developments across existing brownfield sites, many of which already have good transport links.

Councillor M. Moore said that the original plan was for 800 houses and was supposed to include a health centre and a shop. Instead, he noted, the developer has built additional housing on the land designated for these community facilities.

Councillor N. Davies has highlighted key housing needs that would support long-term community sustainability to support residents with disabilities such as a number of bungalows could be specifically designed to enable people with disabilities to remain living independently within the community they know and love. Accessible housing options are limited, and this provision would offer dignity, choice, and continuity for residents who might otherwise be forced to relocate to other towns.

Also, a provision of affordable downsizing options, such as the inclusion of one and two bedroomed homes at affordable rates would offer single individuals and couples, specifically older residents, the opportunity to downsize. This will free up larger Council properties for families with children, helping address the shortage of family-sized social housing in the area.

She added our local schools, both primary and secondary, are facing falling enrolment numbers, leading to teacher redundancies and reduced funding. By creating housing that attracts and retains families, planned new developments would help to stabilise and increase school rolls, ultimately supporting the education sector and the wider community.

Flint requires a tenure mix of new build social rent properties and low-cost home ownership properties. This balance would ensure genuine affordability while offering a pathway to ownership. With smaller new developments in Flint, there would be opportunity to use the current disused/brownfield sites. This would support a more balanced, sustainable population, ensure local services remain viable, and promote a strong, inclusive community where people of all ages and needs can thrive.

Councillor M. Buckley added that, as a County Councillor, she sits on the Social and Health Overview and Scrutiny Committee and she has suggested at a recent meeting that the County Council considers utilising the soon to be vacant Croes Atti Care Home site as sheltered housing for both disabled people and the elderly.

Councillor M. Hanson said that this is a significant development and raised concerns about whether a housing grant would be available. She also expressed concern about the lack of clarity regarding who the social landlord would be and questioned what would happen if planning permission were granted but a social landlord is not secured. In such a case, she warned, the plans could be altered, and the development could become private housing. She stressed that more information is required before any decision is made. Councillor M. Hanson also noted that the proposed development would take up more green space and warned that approving it could set a precedent. She pointed out that the area in question is not included in the Local Development Plan (LDP) and cautioned that if the town continues to build in this manner, it risks merging with nearby Connah's Quay.

Councillor I. Roberts echoed the need for sheltered accommodation around the town, noting that the majority of the town's social housing is currently concentrated in the centre. He emphasised that existing brownfield sites should be utilised for this purpose and added that a meeting with Flintshire County Council to discuss the potential use of these sites would be beneficial.

Cllr Griffiths commented of the need for bungalows, including 2-bed bungalows that could facilitate a live-in carer and agreed that brownfield sites should be explored before expanding the proposed site.

The Chair shared an email from Councillor D. Challenger expressing concern about the impact on traffic along Coed Onn Road, which has become noticeably busier since the cut-through near the Richard Gwyn was opened. This issue has also been raised by residents and is of particular importance due to the number of school children who use this route.

Councillor E. Jones proposed that all of the above objections be accepted and formally submitted to the Flintshire Planning Department. This proposal was seconded by Councillor M. Moore.

RESOLVED: That the Town Council accepts all of the above objections and formally submits them to the Flintshire Planning Department and request a meeting with Flintshire County Council to discuss brownfield sites.

b. Uniper - Low Carbon Power Consultation

The Chair informed the meeting that a consultation booklet had been received prior to the meeting and, given that the consultation period ends on 6th June, felt it important to bring this to the Council's attention. The main focus of the consultation was based on the findings of the technical and environmental assessments, which identified the need for a change in the design. Images of the revised design were shared with members.

Councillor M. Hanson expressed concerns regarding the height of the towers, which are proposed to stand at 150 metres. She stated that such height would significantly impact visual amenity. She questioned what exactly would be emitted from the towers to necessitate such an increase in size, noting that this is a matter of concern. She further commented that the consultation materials were not very accessible to residents and were difficult to understand.

Councillor I. Roberts acknowledged the need for developments of this kind but stated that the scale raises serious concerns regarding visual amenity. He suggested that clearer visuals, such as images taken from ground level and from Flint Castle, would offer a better representation of the impact.

Councillor C. Griffiths reminded members that, during their site visit, they had been told the development would not impact the surrounding area. She echoed concerns about emissions from the towers.

Councillor N. Davies raised concerns about both human and ecological health, in addition to the visual effect of the towers. She noted that the Council had previously asked whether the development would produce any explosive gases and had been told it would not. However, with the proposed increase in tower size, she questioned whether this had changed.

Councillor R. Davies suggested that the Council formally request a representative from Uniper to attend a future Council meeting. The purpose of this request is to allow Uniper to discuss and explain in more detail the recent consultation process and the associated changes to their development plan.

Councillor M. Hanson proposed that all concerns raised be shared with Uniper, that Uniper are invited to attend a Council meeting and further suggested that, due to the potential health impacts on Flint and neighbouring towns, Public Health Wales be invited to conduct an independent report. This proposal was seconded by Councillor M. Buckley.

RESOLVED: That the Council submits all raised concerns to Uniper; invites Uniper to a Council Meeting to discuss and explain in more detail the recent consultation process and the associated changes and invites Public Health Wales to carry out an independent assessment regarding the potential health impacts of the proposed development.

Date of Council Meeting	Monday 12th May 2025
..... Chair	