

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday 20th October, 2025.

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

Councillors: M. Buckley, C. Griffiths, M. Hanson, E. Jones, M. Moore, V. Perfect and M. Whittaker.

APOLOGIES FOR ABSENCE: Councillors D. Challenger, P. Cunningham, N. Davies, D. Jones, M. Perfect, I. Roberts and J. Stoneley.

IN ATTENDANCE: L. Wood, Town Clerk, N. Thornton, Support Officer and Member of the Public.

131. PUBLIC ENQUIRY ITEM

There were no members of the public present.

132. DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT

There were no declaration of interests.

133. MINUTES

Councillor M. Buckley proposed the Minutes of the meeting held on Monday 15th September, 2025, be approved, which was seconded by Councillor E. Jones.

RESOLVED: That the minutes of the Meeting held on Monday 15th September, 2025, be approved as a correct record and signed by the Chair.

134. PLANNING APPLICATIONS

a. Planning Applications to be considered.

Application Number	Proposal	Location
FUL/000732/25	Change of use of 2 nd floor to 2 no flats with access	The Old Bank, Trelawny Square, Flint, CH6 5AH

Councillor M. Buckley proposed to support this application and this was seconded by Councillor V. Perfect.

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

Application Number	Proposal	Location
FUL/000847/25	Replacement of the existing flat roof with a pitched roof, construction of a front extension and a small rear	7 Hafod, Maes Afon, Flint, CH6 5HS

	extension to replace the existing Conservatory	
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Councillor E. Jones proposed to support this application and this was seconded by Councillor V. Perfect.

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

Application Number	Proposal	Location
FUL/000832/25	Rear elevation double storey extension	7 Halkyn Road, Flint, CH6 5HT.

Councillor M. Whittaker proposed to support this application, and this was seconded by Councillor V. Perfect.

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

Application Number	Proposal	Location
FUL/000657/25	Change of use of ground floor commercial unit and part of the first floor commercial unit (dog groomers) to residential use	Manchester House, 52-54 Chester Street, Flint, CH6 5DH

Councillor M. Buckley shared concerns that a business, established over 13 years ago, has been forced to vacate the building as a result of this application.

Councillor M. Hanson noted that there is no parking allocated for residential use.

Councillor M. Buckley proposed to object to this application, and this was seconded by Councillor V. Perfect

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

Application Number	Proposal	Location
FUL/000403/25	New stand alone building to provide early years and wrap around child care facilities with additional site improvement works	Cornist Park Primary School, Ffordd Yr Ysgol, Flint, CH6 5ET.

The Chair explained that Council had previously supported this application and that Flintshire County Council had asked whether the Council wished to make any representation at the Planning Committee to be held on 22nd October at 3:00 pm, either in person, virtually, or via a written statement.

Councillor M. Buckley reported that Councillor M. Perfect, as County Councillor, had already submitted a written statement.

Councillor M. Hanson proposed that, although the Council supports the application, it should inform Flintshire County Council of concerns regarding the narrow nature of the surrounding roads and the potential disruption that construction traffic could cause to local residents and road users. The Council therefore requests that Flintshire County Council designates a specific

route for all construction vehicles accessing the site and restricts vehicle movement times to avoid school start and finish periods. This was seconded by Councillor V. Perfect.

RESOLVED: That Flint Town Council supports the application and that the above comments regarding traffic management and construction impact are passed on to the Flintshire Planning Department.

Application Number	Proposal	Location
FUL/000435/24	Construction of 8 number dwellings creation of new access road from Northop Road and associated works	Land adj to Bod Hyfryd Nursing Home, Northop Road, Flint, CH6 5LH

Councillor M. Hanson expressed concern that this represents another attempt by the developer to access the larger part of the land, which would result in the loss of more of the town's valuable greenspace. Councillor M. Hanson noted that the proposed development could create issues with highways, GP services, schools, and general access to amenities. She emphasised the need for much clearer information regarding highways management during construction to avoid disruption to residents. Councillor M. Hanson acknowledged the need for additional housing, but the town has a number of brownfield sites should be prioritised.

Councillor R. Davies stated that, after reviewing the plans, they appear very similar to the previous submission, with the primary difference being the addition of two-bedroom houses.

Councillor M. Hanson proposed to object this application, and this was seconded by Councillor V. Perfect.

RESOLVED: That the Council objects to this application, and these comments 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/000770/25	Proposed single storey side extension	Be Lucky, Gwynedd Drive, Flint, CH6 5DP	Support

RESOLVED: That the Application determined was noted.

c. Planning Decisions

Application Number	Proposal	Location	Decision
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	Approved
FUL/000601/25	Retrospective application for the erection of a single storey extension at the rear of the property	1, Cwrt Cybi, Oakenholt, Flint, CH6 5WL	Approved
FUL/000693/25	Proposed single storey extension	48 Chester Road, Flint, Flintshire, CH6 DU	Approved

RESOLVED: That the Applications decisions made by Flintshire County Council were noted.

135. CONNAH'S QUAY LOW CARBON POWER PROJECT: DECISION ON INTERESTED PARTY STATUS PURPOSE

Council reviewed the Section 56 Notice for the Connah's Quay Low Carbon Power Project DCO application. The Chair, Councillor R. Davies, advised Council that a decision was required on whether to formally register as an 'Interested Party' with the Planning Inspectorate, including the identification of areas of interest or concern within the Council's application.

Councillor M. Hanson stated that the Council should register as an Interested Party and indicate concerns relating to the impact on the town's health and future generations, the impact on wildlife, transport issues including the number of heavy construction lorries that would travel through the town to the site, and the visual impact of the newly scaled-up towers. Councillor M. Hanson further noted that a key question should be asked regarding the size of the chimneys and whether the increase is genuinely the best option for people's health, or the cheaper option, as the emissions from these chimneys require careful consideration given the scale of the development.

Councillor M. Buckley reminded Council that the initial proposals did not indicate that ammonia would be emitted, highlighting this as a significant change to the application.

Councillor M. Hanson proposed with register as an interested party noting the above concerns. This was seconded by Councillor. M. Buckley.

RESOLVED: That Flint Town Council formally register as an Interested Party with the Planning Inspectorate for the Connah's Quay Low Carbon Power Project DCO application, including the concerns outlined regarding health, wildlife, transport, visual impact, and emissions.

Date of Council Meeting	Monday 20th October 2025
..... Chair	