

## **TOWN PLANNING COMMITTEE**

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday 15<sup>th</sup> June 2026.

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

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

**APOLOGIES FOR ABSENCE:** Councillors V. Perfect and J. Stoneley.

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

### **24. PUBLIC ENQUIRY ITEM**

There were no public enquiry items.

### **25. TO ELECT A CHAIR FOR THE MUNICIPAL YEAR 2026/27**

Councillor M. Perfect proposed Councillor R. Davies as Chair of the Town Planning Committee and this was seconded by Councillor N. Davies.

**RESOLVED:** That Councillor R. Davies was elected as Chair of the Town Planning Committee for the Municipal Year 2026/27.

### **26. TO ELECT A VICE CHAIR FOR THE MUNICIPAL YEAR 2026/27**

Councillor M. Perfect proposed Councillor M. Whittaker as Vice Chair of the Town Planning Committee and this was seconded by Councillor N. Davies.

**RESOLVED:** That Councillor M. Whittaker was elected as Vice Chair of the Town Planning Committee for the Municipal Year 2026/27.

### **27. DECLARATIONS OF INTEREST – MEMBERS CODE OF CONDUCT**

Councillor M. Buckley declared an interest on agenda item 6a – Planning. (Minute No 29).

**RESVOLED:** That the Declaration of Interests were recorded.

### **28. MINUTES**

Councillor M. Buckley proposed the Minutes of the meeting held on 20<sup>th</sup> April 2026, be approved, which was seconded by Councillor N. Davies.

**RESOLVED:** That the minutes of the Meeting held on Monday 20<sup>th</sup> April 2026, be approved as a correct record and signed by the Chair.

## 29. PLANNING APPLICATIONS

### a. Planning Applications to be considered.

| Application Number | Proposal                                  | Location                                             |
|--------------------|-------------------------------------------|------------------------------------------------------|
| FUL/000472/26      | Change of use of chapel to 3 bed dwelling | Chapel House, Y Waen, Flint Mountain, Flint, CH6 5QR |

Councillor M. Perfect proposed that the Council object to the planning application on the grounds that the proposal represents a multiple occupancy development and would have an adverse impact on the surrounding area. Concerns were raised regarding the lack of adequate parking provision and the potential for additional vehicles to place further pressure on an already constrained area. Further concerns were also raised in relation to access arrangements, noting that the site is located off a narrow lane.

This was seconded by Councillor M. Buckley.

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

| Application Number | Proposal                                                                               | Location                        |
|--------------------|----------------------------------------------------------------------------------------|---------------------------------|
| FUL/000399/26      | Change of Use of semi detached residential dwelling to an HMO C4. Maximum of 4 people. | 51 Trelawny Ave, Flint, CH6 5JD |

Councillor I. Roberts reported that, in his capacity as County Councillor for Flint Castle, he had objected to the planning application and had requested that the matter be subject to a site visit and committee determination.

He expressed that the proposal represented a significant change to an area characterised by traditional three-bedroom family accommodation and could set a precedent for similar applications involving property conversions.

Concerns were raised regarding the concentration of houses in multiple occupation (HMOs) within Flint, with reference made to existing examples along Chester Road and in other parts of the town. It was suggested that there are already a sufficient number of HMOs in the area and that further conversions in similar residential areas would be inappropriate and potentially detrimental to the character of the neighbourhood.

Councillor M. Hanson seconded the objection and further expressed concern regarding the increasing number of applications for the conversion of both commercial properties and family homes into houses in multiple occupation.

She added that there is an ongoing trend that had been raised previously by the Town Council and that such developments should be carefully considered due to their potential impact on residential communities. Concerns were also raised regarding the practical enforcement of occupancy limits and the potential for properties to become overcrowded once converted.

Reference was made to previous examples within the wider area where enforcement issues had been identified following conversion to HMO use, including instances of retrospective planning applications.

Councillor M. Hanson said that the Town Council should make its views strongly known to the County Council, despite only holding a consultative role in the planning process, and that a site visit by the planning committee would be beneficial in fully understanding the potential impact of the proposal on surrounding residential amenities.

Councillor M. Buckley indicated agreement with the comments made by the previous speakers and acknowledged that there is a need for HMO accommodation for single persons who are unable to access the housing market. However, it was suggested that this need should be addressed through appropriate planning of new housing developments, including provision for more single-person accommodation, rather than through the conversion of existing traditional family homes.

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

| Application Number | Proposal                                                                                                                                                                                                                                                                                                          | Location                                              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| LBC/000354/26      | The proposal is to add new 'pay as you go' (payg) equipment at the station. the proposal is to add 3no. new ticket validators (pval's) to allow commuters to use payg for ticketless travel around tfw' wales and borders network. the proposal is to install 2no, post mounted pval's and 1no. wall mounted pval | Flint Railway Station , Market Square, Flint, CH6 5NW |

Councillor M. Whittaker advised that the proposed Pay As You Go installation would require additional equipment to enable reduced fare benefits for passengers, which could assist in addressing concerns regarding affordability of travel. It was emphasised that discussions should extend beyond Transport for Wales to include other operators, including Avanti West Coast, to ensure consistency across the wider rail network.

Councillor M. Hanson raised concerns regarding ticketing across different rail networks, particularly in relation to onward travel to Merseyrail and the Wirral and highlighted the need for clarity to avoid passengers receiving penalties due to differing ticketing arrangements.

Councillor I. Roberts suggested that correspondence be sent to the Welsh Government and the Transport Minister seeking assurances that there would be no reduction in staffing levels at Flint Station.

Councillor D. Challenger proposed support in principle for the Pay As You Go installation, subject to a clear commitment to retaining current staffing levels at the station, and that the Welsh Government and Transport Minister be contacted as outlined. This was seconded by Councillor C. Griffiths.

**RESOLVED:** That the Council supports the Pay As You Go proposal in principle, subject to a clear commitment to retaining current staffing levels at Flint Station, and that correspondence be sent to the Welsh Government and the Transport Minister seeking assurances that staffing levels will not be reduced.

| Application Number | Proposal                                                               | Location                                    |
|--------------------|------------------------------------------------------------------------|---------------------------------------------|
| FUL/000496/26      | Continuation of use of garden room for use at home office / hair salon | 3, Ffordd Eilian, Oakenholt, Flint, CH6 5FP |

Councillor M. Buckley proposed we agree to the determination of this application under the delegated powers of the officer and this was seconded by Councillor M. Hanson.

**RESOLVED:** That the Council agrees to the determination of this application under the delegated powers of the officer, and these comments are passed onto the Flintshire Planning department.

| Application Number | Proposal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Location                            |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| FUL/000501/26      | Change of use of part of existing cemetery land to provide operational and staff facilities; formation of a new vehicular access point and dropped kerb vehicle crossing off old london road; construction of a porous asphalt access road and parking hardstanding; siting of 1no. portable cabin and 1no. storage container on concrete foundation pads; installation of a package foul sewage treatment plant with treated effluent discharge to the existing ditch; and associated boundary hedge landscaping | Cemetery, Aber Road, Flint, CH6 5YA |

Councillor M. Perfect as County Councillor has asked the Planning department for more information on this application. She raised concerns regarding the condition and maintenance of the cemetery on Old London Road, reporting issues including grass cutting, general upkeep, overgrown trees, and the condition of boundary walls. It was further noted that materials relating to graves were being left in an untidy manner and that the site was not being maintained to an acceptable standard.

Concerns were also raised regarding proposals linked to potential changes on the site and that further clarity was required on any suggested developments and their implications for the cemetery. Whilst the principle of improved provision or staffing support may be welcomed, the detail of any proposals remained unclear and required further explanation therefore before providing comments, it is proposed we await further information and this was seconded by Councillor M. Hanson.

**RESOLVED:** That the Council requests further information and clarification on the application prior to providing a formal response.

| PEDW Hearing Reference | Proposal                                                                                                                                                                                                                                                | Location                                                                |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| CAS-04653-H5H1S8       | 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, Flintshire, CH6 5ST |

The Chair, Councillor R. Davies informed Councillors that an appeal has been made to Planning and Environment Decisions Wales (PEDW), in respect of the above site. The appeal follows refusal of planning permission application FUL/000372/24 for the above development.

A Hearing is scheduled to start on 08.07.2026, if any Councillors wishes to attend, to contact the Town Clerk.

Councillor M. Buckley indicated as County Councillor she will be attending.

**RESOLVED:** Noted.

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

| Application Number | Proposal                                                                                                                                                                                                                                       | Location                                                         | Decision                             |
|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------|
| FUL/000414/22      | <u><b>Amendments to submitted application FUL/000414/22</b></u><br>Residential development of 200 dwellings, means of access open space and all associated works                                                                               | Land off Northop Road, Flint Mountain, Flint Flintshire, CH6 5LH | Objected with comments               |
| FUL/000310/26      | Development of detached bungalow                                                                                                                                                                                                               | Tree Tops, Allt Gogh, Flint CH6 5NF                              | Support                              |
| FUL/000246/26      | Replacement dwelling this application is to replace the previously approved extension scheme under application reference FUL/000783/23, granted by Flintshire County Council                                                                   | Bell Cottage, Allt Gogh Lane, Northop, Mold CH7 6DL              | Support                              |
| FUL/000271/26      | Change of use from car park and storage to a car wash including the installation of a valet canopy and converting the existing building to an office with staff facilities                                                                     | Land adjacent to The Bed Centre, Holywell Road, Flint CH6 5ES    | Support                              |
| FUL/000313/26      | Proposed single storey side extension, rear window seat, internal reconfiguration, garage improvements with a new cladding, a new entrance canopy, and replacement windows and doors                                                           | 13 Min Awel, Flint CH6 5TG                                       | Support                              |
| FUL/000185/26      | Installation of sudspod sustainable drainage units on the downpipe's pf the parish church                                                                                                                                                      | Church of St Mary and St David, Church Street, Flint, CH6 5AD    | Support                              |
| FUL/000310/26      | Development of detached bungalow                                                                                                                                                                                                               | Tree Tops, Allt Goch, Flint, CH6 5NF                             | Support                              |
| FUL/001038/25      | Construction of 109 affordable homes new vehicular pedestrian accesses off Ffordd Pedrog, public open space including equipped play, landscaping, highway works, foul and surface water drainage infrastructure and associated ancillary works | Land at Quarry Farm, Leadbrook Drive, Oakenholt, CH6 5ST         | Objected including previous comments |
| FUL/000380/26      | Application for variation of condition 9 following grant of planning permission FUL/000776/22                                                                                                                                                  | Ysgol Croes Atti, Ffordd Dewi, Oakenholt, CH6 5WU                | Support                              |

|               |                                                                                                                         |                                                       |          |
|---------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------|
| FUL/000265/26 | Erection of a boundary fence and improvements to the existing access – retrospective                                    | Land of North Chester Road, Flint, CH6 5SF            | Objected |
| FUL/000332/26 | Change of use from class A1 (Retail Shop) to class A3 (Food and Drink) for the operation of a dessert takeaway and café | Flat, Quality House, 51, Northop Road, Flint, CH6 5LG | Support  |

**RESOLVED:** That the Planning Applications determined were noted.

**c. Planning Decisions**

| <b>Application Number</b> | <b>Proposal</b>                                                                                                                                                                    | <b>Location</b>                                          | <b>Decision</b>             |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------|
| FUL/000735/25             | <b>Householder Appeal Service</b><br>Two storey extension to rear to form improved bedroom with dining room below                                                                  | 1 Bryn Coch Cottages, Northop Road, Flint, CH6 5QQ       | P02 Allowed with conditions |
| FUL/000231/26             | Partial retrospective planning application for single storey rear extension                                                                                                        | 5, Ffordd Deiniol, Oakenholt, Flint, CH6 5FH             | Approved                    |
| FUL/000721/25             | Change of use of storage building for holiday accommodation purposes, including insertion of 2 no. dormers, revised access, boundary treatment and siting, including vision splays | Land opp. 12, Paper Mill Lane, Oakenholt, Flint, CH6 5SX | Refused                     |
| FUL/000979/25             | Proposed change of use and alterations of the former bank to the ground floor to provide 1no. residential flat                                                                     | 8, Trelawny Square, Flint, CH6 5NN                       | Approved                    |

**RESOLVED:** That the Planning Application decisions made by Flintshire County Council be noted.

|                                  |                                         |
|----------------------------------|-----------------------------------------|
| <b>Date of Council Meeting</b>   | <b>Monday 15<sup>th</sup> June 2026</b> |
| <p>.....</p> <p><b>Chair</b></p> |                                         |