

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday 20th July 2026.

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

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

APOLOGIES FOR ABSENCE: Councillors M. Buckley, I. Roberts and J. Stoneley.

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

52. PUBLIC ENQUIRY ITEM

A member of the public wished to speak on agenda item 6(d).

The Chair, Councillor R. Davies read a statement outlining information he had gathered regarding the current situation of the site referred to in Item 6(d) – Pre-Consultation for Land at the Former Working Men's Club, Woodfield Avenue, Flint. The statement was presented to ensure that Councillors and members of the public were as fully informed as possible.

A member of the public addressed the Council and expressed concerns regarding the proposed development. They stated that the proposed dwellings would be situated on the boundary of their property and raised concerns about the increased footfall and traffic. They also commented that, if the development were to proceed, they hoped the number of dwellings could be reduced and that the buildings would not be constructed at an increased height, as this would result in a significant loss of privacy for neighbouring residents.

The Chair thanked the member of the public for their comments and explained that the current consultation was part of the 28-day pre-application process. Should the developer decide to submit a formal planning application to Flintshire County Council, it would be referred to Flint Town Council for consultation again, at which stage the member of the public would have a further opportunity to make representations if they wished.

RESOLVED: The report was noted.

53. DECLARATIONS OF INTEREST – MEMBERS CODE OF CONDUCT

There were no declaration of interests recorded.

54. MINUTES

Councillor D. Challenger proposed the Minutes of the meeting held on 15th June 2026, be approved, which was seconded by Councillor E. Jones.

RESOLVED: That the minutes of the Meeting held on Monday 15th June 2026, be approved as a correct record and signed by the Chair.

55. PLANNING APPLICATIONS

a. Planning Applications to be considered.

Application Number	Proposal	Location
FUL/000546/26	Adding two new windows (and window openings)	Unit 3 Acorn Business Park, Ground Floor, Aber Park Industrial Estate Road, Flint, CH6 5YN

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

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

Application Number	Proposal	Location
FUL/000405/25	Application for removal or variation of condition 2 following planning permission 064249	Bryn Edwin Hall Residential Home, Northop Road, Flint Mountain, Flint, CH6 5QG

Councillors considered the planning application and raised no comments.

RESOLVED: That Flint Town Council has no comments to make on the application.

Application Number	Proposal	Location
FUL/000527/26	Change of use of four office units (use class b1) to residential dwellings (use class c3), with associated minor external works including garden fencing, paving, and landscaping. One office unit will be retained in b1 use. No new buildings are proposed	Field Farm, Oakenholt Lane, Oakenholt, Flint, CH6 5SU

Councillors considered the planning application and raised no comments.

RESOLVED: That Flint Town Council has no comments to make on the application.

Application Number	Proposal	Location
FUL/000427/26	Conversion of existing office space into two no. Flats (splitting one flat from previously approved application ful/000066/26). Existing - timber windows and doors, red brickwork, slate roof. Proposed - double-glazed timber windows to match existing. Site area - 616 m2	23-25, Church Street, Flint, CH6 5AE

Councillor M. Hanson proposed that the Council object to the application on the grounds that it would result in the loss of existing office accommodation within the town centre, reducing valuable commercial space. She was also concerned that the proposal sought to maximise the number of residential units at the expense of retaining valuable commercial premises.

Further concerns were raised regarding the lack of adequate parking provision to serve the additional residential units.

This was seconded by Councillor D. Challenger.

RESOLVED: That the Council objects to this application, 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

Following receipt of additional information from Flintshire County Council Officers, Councillors considered the application further.

Councillor M. Perfect proposed that the Council supports the need for appropriate operational and staff facilities at the cemetery. However, she expressed concerns regarding the proposed shipping/storage container to be located at the front of the cemetery.

Councillor M. Perfect stated that, given its prominent position, the container was inappropriate within such a sensitive setting. She commented that the entrance to the cemetery should provide a respectful and welcoming environment for visitors paying their respects to loved ones, and that the appearance of a shipping/storage container was not sympathetic to the character and purpose of the site. She suggested that the facilities should instead be provided in a more appropriate and visually sympathetic form that better complements the setting of the cemetery. This was seconded by Councillor M. Hanson.

RESOLVED: That Flint Town Council supports the application, subject to the comments raised above.

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

Application Number	Proposal	Location	Decision
FUL/000469/26	Change of use of land from stables and the keeping of horses to a mixed use comprising stables and the keeping of horses along with a 6 pitch traveller family site, along with the erection of boundary fencing and	Land north of Chester Road, Flint, Flintshire, CH6 5SF	Object

	access improvements to the 2 no existing openings from Chester Road and the raising of the land - retrospective		
ADV/000364/26	Erection of a small format advertising display	Coleshill Filling Station, Service Station, Holywell Road, Flint, CH6 5RR	Support
FUL/000535/26	Installation of air source heat pump	100, Coed Onn Road, Flint, CH6 5QE	Support with comments regarding noise levels

RESOLVED: That the Planning Applications determined were noted.

c. Planning Decisions

Application Number	Proposal	Location	Decision
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	Approved
FUL/001070/25	Proposed extension to form additional bedrooms and living space	26, Bron Y Glyn, Cornist Lane, Flint, CH6 5HF	Approved
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	Approved
FUL/000310/26	Development of detached bungalow	Tree Tops, Allt Goch, Flint, CH6 5NF	Approved
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	Approved
FUL/000185/26	Installation of SudsPod sustainable drainage units on the downpipes of the parish church.	Church Of St Mary and St David, Church Street, Flint, CH6 5AD	Approved

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

d. Pre-consultation - Pre-Consultation for Land at the Former Working Men's Club, Woodfield Avenue, Flint.

Councillor M. Perfect advised that, in her capacity as County Councillor, she had already submitted comments on the pre-application. She acknowledged that, from previous meetings, she was aware that Councillor C. Griffiths and a number of local residents had expressed serious concerns regarding the proposed development.

Councillor M. Perfect raised concerns about the suitability of the site's single access point, stating that she would be uncomfortable with the number of vehicles potentially entering and leaving the development via such a narrow entrance, particularly as no secondary access or exit was proposed.

She also expressed concerns regarding the likely increase in traffic and parking demand. Although the developer had advised that the proposed one-bedroom flats were intended for single occupants, Councillor M. Perfect remained concerned that the development could still generate a significant number of vehicles, adding to existing parking pressures in the area.

Further concerns were raised regarding the overlooking of neighbouring properties due to the height and scale of the proposed buildings, together with the potential overdevelopment of the site and the cumulative impact on an already congested street.

Councillor M. Perfect encouraged members of the public to view the pre-application plans, which were available at the library, and urged residents to submit their own comments during the consultation period, emphasising that individual responses would help ensure local views were fully represented.

Councillor C. Griffiths commented that the plans available at the library were insufficient, as they were difficult to read and appeared to be old paperwork.

The Chair, Councillor R. Davies confirmed that the link provided within the consultation letter received, if you are able to go online was informative and advised that the Council could approach the developer to ask whether a link to the information could, for example, be published on the Town Hall website to improve accessibility for residents.

Councillor N. Davies commented it would be valuable to highlight the significant need for accommodation suitable for people with physical disabilities, particularly wheelchair users. The provision of downstairs wheelchair-accessible properties would be beneficial and that this location would provide a very central area for people requiring this type of accommodation. She also highlighted that there are a number of people on the waiting list in the Flint area requiring suitable accessible housing.

Councillor M. Whittaker acknowledged that, to his understanding, the developer was not obliged to reopen consultation on the existing application, but that the current consultation provided an opportunity for residents and interested parties to make their views known.

Councillor M. Whittaker also raised a question regarding the process and whether the developer may seek to progress both the existing approved application and the new proposal concurrently. He noted that the process was complex and wished to ensure residents were clear on the situation.

The Chair, Councillor R. Davies, explained that the developer could continue to progress the development in accordance with the application that had already been approved.

He advised that, should the second application be successful, the developer could proceed with that proposal instead. However, if the second application was not approved, the developer could revert to the previously accepted application.

Councillor M. Perfect advised that she had asked the developer whether all immediate neighbours could be informed of the proposed plans. She asked members of the public present in the Chamber who were directly neighbouring the site whether they had received any information by post, as the developer had previously assured her that this would be undertaken.

Members of the public confirmed that they had not received any correspondence.

Councillor C. Griffiths expressed concern that notification of the planning application appeared to be limited to notices displayed on lampposts. She said that residents of Maes Y Dre and Woodfield Avenue, who would be directly affected by the proposed development, should be notified. She also raised concerns regarding existing traffic and parking pressures in the surrounding streets, commenting that, in her experience when travelling from home, it was already difficult to manoeuvre along Ffordd Llewelyn and Ffordd Glyndŵr due to parked vehicles. And commented that the proposed development could have an adverse impact on the privacy and amenity of neighbouring properties due to their close proximity.

Councillor M. Hanson commented that a response should include concerns regarding the density of development that is increasingly being proposed within Flint, particularly in relation to social landlord housing. She referred to other areas where high-density developments had been proposed and stated that the impact of such schemes on existing communities should not be underestimated.

Councillor M. Hanson expressed concern that developments were being designed to maximise the number of units on a site without sufficient consideration being given to the surrounding community and the effect on existing residents. Many existing council estates within Flint were well-designed, with open space and good surroundings, and that this should be an aspiration for future social housing developments. Concerns were expressed that the proposed density of development could impact on residents' privacy, enjoyment of their homes and the character of the surrounding area.

Councillor M. Perfect proposed that the comments raised during the discussion be submitted to the developer as part of the pre-application consultation process. This was seconded by Councillor M. Hanson.

RESOLVED: That the comments raised be submitted to the developer as part of the pre-application consultation response.

56. PEN GOCH HILL PLAYING FIELD

Councillor C. Griffiths asked that Flintshire County Council be requested to remove the debris from the area and reinstate the land with green grass for the enjoyment of local residents.

Councillor C. Griffiths said although the site is being referred to as a brownfield site, the North East Wales Archives and Records Office had confirmed that the land is recorded as a greenfield site and had provided her with documentation to support this.

She further commented that Flintshire County Council does not own Flint or Flintshire, stating that these areas belong to the people who live within them and said residents' pay council tax which contributes towards funding the services provided.

Councillor C. Griffiths proposed that the Council write to Flintshire County Council requesting that the land be reinstated as greenfield land. The proposal was not seconded and therefore was not put to a vote.

RESOLVED: That there was no resolution as the proposal was not seconded.

57. PLACE MAKING

The Chair, Councillor R. Davies referred to an email received from Ms Karen Whitney-Lang, Regeneration Manager at Flintshire County Council, inviting a representative from the Council to join the new Placemaking Stakeholder Partnership Group. The first meeting of the group was scheduled to take place on Friday, 16 October.

The Chair asked if any Councillors put themselves forward to represent Flint Town Council on the group.

Councillor M. Whittaker proposed Councillor M. Hanson to represent the Council, which was seconded by Councillor M. Perfect.

Councillor M. Perfect commented that this was an exciting opportunity for the town. She explained that all towns across Wales had been asked to develop plans and that Flint Town Council had previously submitted various ideas and suggestions regarding improving the town centre.

She highlighted the importance of encouraging more businesses into the town, improving links between the town centre and the retail park, enhancing signage, and strengthening connections between the town centre and the coastal path. She added that the plans provided an opportunity to consider improvements for Flint over the next 10 to 15 years.

RESOLVED: That Councillor M. Hanson be appointed as Flint Town Council's representative on the Placemaking Stakeholder Partnership Group.

Date of Council Meeting	Monday 20th July 2026
..... Chair	