TOWN PLANNING COMMITTEE

The Minutes of the proceedings of the hybrid meeting of the Town Planning Committee, held on Monday 21st September 2026.

PRESENT: Councillor M. Whittaker (in the Chair).

Councillors: M. Buckley, D. Challenger, N. Davies, C. Griffiths, M. Hanson, E. Jones, M. Moore, V. Nevitt, M. Perfect, V. Perfect, J. Rees and J. Stoneley.

APOLOGIES FOR ABSENCE: Councillors: R. Davies and I. Roberts.

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

82. PUBLIC ENQUIRY ITEM

There were no public enquiry items.

83. DECLARATIONS OF INTEREST – MEMBER'S CODE OF CONDUCT

There were no declarations of interest made.

84. MINUTES

Councillor M. Moore proposed the Minutes of the meeting held on 20th July 2026, be approved, which was seconded by Councillor N. Davies.

RESOLVED: That the minutes of the Meeting held on Monday 20th July 2026, be approved as a correct record and signed by the Chair.

85. PLANNING APPLICATIONS

a. Planning Applications to be considered.

Application Number	Proposal	Location
FUL/000588/26	Retrospective application. This application seeks full planning permission for the change of use of an existing outbuilding, ancillary to the main dwelling, to a beauty studio (sui generis). The previous planning permission (ref. FUL/000285/22) has expired and was granted on a temporary one-year basis. This application seeks permanent planning permission for the proposed use.	62, Queens Avenue, Flint, CH6 5JP

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

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

Application Number	Proposal	Location
FUL/000721/26	Proposed change of use from A1 retail into B1 business use no changes to external fenestration	49 Church Street, Flint, CH6 5AD

Councillor M. Perfect said she had no objections to the application but raised an observation that she was concerned a retail premises was being changed to offices. She said she would not like to see the High Street become predominantly occupied by office premises.

Councillor M. Hanson raised a concern regarding the potential impact on parking and asked whether Highways had assessed the intention of the business to allow taxis to stop outside the premises. She queried whether this could cause an impact on Church Street, particularly as there are existing yellow lines outside the premises and asked whether the potential impact of vehicles stopping or parking had been assessed.

Councillor M. Hanson proposed that the Council does not object to the application but shares the above observations and concerns. This was seconded by Councillor D. Challenger.

RESOLVED: That the Council does not object to the planning application but submits the observations raised by Councillors.

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

Application Number	Proposal	Location	Decision
FUL/00588/26	Retrospective application. this application seeks full planning permission for the change of use of an existing outbuilding, ancillary to the main dwelling, to a beauty studio (sui generis). the previous planning permission (ref. FUL/000285/22) has expired and was granted on a temporary one-year basis. this application seeks permanent planning permission for the proposed use	62 Queens Ave, Flint, CH6 5JP	Support
FUL/000549/26	Landscaping garden to create a lower level to allow privacy and space for a summer house/gazebo	74 Llys Curig, Oakenholt, Flint, CH6 5FW	Support decision of the Planning Officer
FUL/000003/26	Erection of a new 4-bedroom former bungalow (retrospective) with associated parking	Ty Ar Y Bryn, Bryn Road, Flint	No Observations
FUL/000549/26	Amendments to submitted application FUL/000549/26 Part retrospective application to landscape garden to create a lower	74, Llys Curig, Oakenholt, Flint, CH6 5FW	FTC agrees to the determination of this application

	level to allow privacy and erection of a summerhouse/gazebo.		under delegated powers

RESOLVED: That the Planning Applications determined were noted.

c. Planning Decisions

Application Number	Proposal	Location	Decision
FUL/000372/24	Construction of 121 affordable homes, new vehicular and pedestrian accesses off Ffordd Pedrog including public open space, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works (amended proposal)	Land at Quarry Farm and Leadbrook Drive, Oakenholt, Flintshire	Appeal Decided P01 Allowed
ADV/000364/26	Erection of a small format Advertising Display	Coleshill Filling Station, Service Station, Holywell Road, Flint, CH6 5RR	Approved
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	Approved
FUL/001016/25	Conversion of existing residential pool house into residential annexe	Coed Llys, Bryn y Garreg, Flint Mountain, Flint, CH6 5QU	Approved
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	Approved
FUL/000399/26	Change of use of semi detached residential dwelling to an HMO C4. Maximum of 4 persons.	51 Trelawny Avenue, Flint, CH6 5JD	Approved
FUL/000535/26	Installation of air source heat pump	100 Coed Onn Road, Flint, CH6 5QE	Approved

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

NOTE: Councillor J. Stoneley left the meeting.

86. STANLOW HYDROGEN READY MODULAR COMBINED HEAT AND POWER PROJECT - EIA SCOPING CONSULTATION AND NOTIFICATION

The Vice Chair, Councillor M. Whittaker, reported that the Council had received a statutory consultation from the Planning Inspectorate, on behalf of the Secretary of State, regarding the

Stanlow Hydrogen Ready Modular Combined Heat and Power Project, a Nationally Significant Infrastructure Project (NSIP).

The project, proposed by Essar Energy Transition Fuels (EET Fuels) at the Stanlow Manufacturing Complex in Ellesmere Port, involves a proposed hydrogen-ready modular Combined Heat and Power facility. The consultation relates to the Environmental Impact Assessment (EIA) Scoping Opinion and seeks comments on the proposed scope and level of detail to be included in the Environmental Statement. The statutory deadline for responses is 1st October 2026.

Councillor M. Hanson said that it was difficult at this stage to provide detailed comments without further information. She raised concerns regarding the potential health and environmental impacts of the proposed development and the need for a robust and meaningful assessment of these impacts, particularly given the proximity of the Stanlow site to Flint.

Councillor N. Davies raised concerns regarding the industrial and potentially contaminated nature of the area and the potential implications for Flintshire and future generations.

Councillor D. Challenger proposed that all Councillors be given the opportunity to consider the consultation further and provide any comments or concerns to the Town Clerk by Friday, for consideration and inclusion in the Council's response to the Planning Inspectorate. This was seconded by Councillor M. Buckley.

RESOLVED: That Councillors provide any comments or concerns regarding the EIA Scoping Consultation to the Town Clerk by Friday, for consideration and submission to the Planning Inspectorate by the statutory deadline.

Date of Council Meeting	**Monday 21st September 2026**
	…… **Vice-Chair**