

**MINUTES of a MEETING
of the
PLANNING COMMITTEE
held in the
Council Chamber, BUCKLEY
on
Tuesday 26th September 2017**

PRESENT

Councillor M J Peers – in the Chair

Cllr V E Blondek	Cllr J S Jones	Cllr C M Preece
Cllr N A Cropper	Cllr R B Jones	Cllr E L Preece
Cllr C A Ellis	Cllr W A Lewis	Cllr M P Teire
Cllr D Ellis	Cllr S Peers	Cllr J F Thornton
Cllr E J Hutchinson	Cllr I Peters	Cllr A G Williams
Cllr H D Hutchinson	Cllr N Phillips	Cllr A Woolley

IN ATTENDANCE

Mr M B Wright – Town Clerk & Financial Officer
Mrs L George – Office Administrator
Mrs T J Reece – Office Administrator
Mr A White – Town Centre Manager & Technical Officer

16774- APOLOGIES

No apologies for absence were received.

16775- DECLARATIONS OF INTEREST

Eight Declarations of Interest were made in relation to Agenda item 4(b) – Plan No. 057295 Hawkesbury Hall, by Councillors C A Ellis, D Ellis, E J Hutchinson, H D Hutchinson, J S Jones, S Peers, M J Peers and I Peters. One Declaration of Interest was made in relation to Agenda item 4(a) – Plan No. 057056 Land on south side of Megs Lane, by Councillor J F Thornton. It was –

Resolved – that the Declarations of Interest were noted.

16776- MINUTES

Resolved - that the Minutes of the Meeting of the Planning Committee held on 25th July 2017, as now submitted, be signed by the Committee Chair.

16777- PLANNING APPLICATIONS

Resolved - (i) that the Town Clerk be authorised to convey to Flintshire County Council the Town Council's observations, as under (listed on the Agenda 4(a)), in respect of applications for development under the provisions of the relevant Town and Country Planning and Building Regulations legislation, namely:-

<u>Plan No.</u>	<u>Location, Applicant and proposed Development</u>	<u>Observations</u>
057056	Land on south side of Megs Lane Leith Planning Ltd Outline application for residential development	The Committee recommended refusal of this Outline planning application and endorsed the reasons as outlined by Councillor A Woolley. Those reasons are appended to these minutes. The Committee also recommended refusal on ecological grounds.
057384	Land adj Silverdale, Field Farm Lane Mr Hugh Roberts Erection of 5no. dwellings	The Committee made the following observations:- 1. The proposed properties would have an overlooking aspect on surrounding properties. 2. Access and egress from the development could cause traffic problems. 3. The application, if approved, would have required cutting across a wildlife corridor. Although a tunnel was envisaged, it would be another example of disturbance of wildlife habitat in the area. This could have had a detrimental effect on protected species such as the Great Crested Newt. 4. The indicated layout of the development would obstruct refuse vehicles from maneuvering within the development, particularly as there was a 90 degree bend. 5. There were no street lights on the main road and therefore traffic would egress a lit area onto an unlit main road. 6. The area was known to have surface water problems and Welsh Water's views on the matter were requested to be sought.

Having declared a personal and prejudicial interest on Planning Application Number 057295, the Chair left the Chamber together with other Members who had declared a personal and prejudicial interest on the above Planning Application, Agenda Item 4(b) was dealt with by the Vice Chair of the Committee.

Buckley Town Council Planning Committee, Tuesday, 26th September, 2017

Reasons for objecting to the granting of Planning Permission for Application 057056, for a Housing Development on land south of Meg's Lane, Buckley.

In general, this application is in contravention of several current legislative and planning articles, such as:

- 1) The Well-Being of Future Generations Act (Wales) 2015, in that it is unsustainable and both environmentally and ecologically destructive.
- 2) Planning Policy Wales and particularly TAN 1, in that it is:
 - a) Outside of the existing Development Boundary for Buckley.
 - b) Inappropriate development within an essential green barrier, where development would conflict with the existing Unitary Development Plan which was adopted on 28th September, 2011 and within which any approval of this application would inevitably eventually lead to the destruction of the entire green barrier to the south of the town.
- 3) It represents an unwarranted loss of agricultural land, contrary to Policy EC1 of the UDP. (Use for agriculture, forestry, outdoor sport or recreation)
- 4) While it may be argued that the county does not presently have a Joint Housing Land Availability Study completed and may not currently be able to demonstrate a fully adequate 5-year supply of land designated for housing, there are no pressing, compelling, or exceptional circumstances relating to this particular application which might argue for its approval on any of those grounds.
- 5) That is especially so given that there is no infrastructure plan attached to it. Also, that Buckley is strewn with sites for hundreds of new houses, which sites were granted planning permission years ago, yet upon which there has so far been no signs whatsoever of the commencement, let alone the completion of, any actual house-building work. That situation irrefutably establishes that there is no reason for approval of this application on any grounds of urgent need.

(ii) With regard to Agenda item 4(b) the Committee noted the following applications were dealt with in consultation with local Ward Members in view of the time limit for observations:-

<u>Plan No.</u>	<u>Location, Applicant and Proposed Development</u>	<u>Observations</u>
056897	West Court, 3 Tabernacle Street Mr B Williams and Ms D Gulomova Erection of 2no. dwellings	No observations
056792	Risboro, Nant Mawr Road Mr Robert Sheppard Amendment to planning permission ref: 052513 to reduce level of plots 1 to 4, and replace southern boundary wall with hedge and metal gates	No observations
057120	Drury Primary School, Beech Road, Drury Ysgol Gynradd Drury Erection of mobile Classroom, and associated works including general external works to link the proposal to existing ramp	No observations
057146	Unit 5, Spencer Industrial Estate, Standard Road Mr Peter Turley (P. T. Haulage) Siting of static caravan for use as office and document storage	No observations
057155	Amendments to submitted application Oakley, Alltami Road Parry Griffiths Homes Limited Erection of 3no. two storey detached dwellings with associated garages and external works	No observations
057167	17 Maxwell Close Mr M Wilson Outline application for the erection of a bungalow	No observations
057173	Land adj (Residential Development) Adlans and Langdale, Park Walk Thompson Developments Ltd Plot substitutions to plots 13, 14, 15, 16 and 17 to 4no. detached dwellings with integral garages and 1no. detached dwelling with separate garage	No observations

057201	6 Hawarden Drive Mr & Mrs Hanson Erection of single storey rear extension	No observations
057217	184 Mold Road Mr & Mrs G & S Hoggins Erection of first floor side extension	No observations
057221	12 Hawarden Drive Mr D Hayes Erection of single storey rear and side extension	No observations
057259	Lodore, 31 Megs Lane Mr S Morris Erection of extensions to rear and side of dwelling	No observations
057269	Site of former The Three Piece Suite Centre, Chester Road Mr R Hannon Outline application for the erection of 5no. dwellings	No observations
057279	Land to the side of Homeleigh, Alltami Road Mr Gary Buckley Erection of detached dormer dwelling	No observations
057295	Hawkesbury Hall, Mill Lane Mr Dermot Alan Fennell Listed Building application for the installation of railings to south boundary	The Committee endorsed Councillors C A Ellis, D Ellis and W A Lewis' observations, a copy of which was enclosed with the Agenda and the original of which had been forwarded to Flintshire County Council.
057318	Land at Muirfield Road CTIL & VF Proposed 17.5m jupiter single stack column installed on new D6 root foundation and associated works	The Committee endorsed Councillor C A Ellis' observations, which had been forwarded to Flintshire County Council:- Concern over the close proximity to dwelling was raising concern with residents. Whilst applicants say there were no ill effects this was not proven.

Councillor W A Lewis had made the following observations:-
 1) Health risk to residents.
 2) Proximity to residential homes.
 3) Ascetical look so close to the entrance to the estate.
 4) Any interference to current installations/providers.

057343	Castle Cement Ltd, Chester Road, Padeswood Castle Cement Ltd Demolition of the existing cement storage and loading facilities and the erection of a new Vertical Roller Mill (VRM), rail loading facility and modification to and extension of the existing railway line, together with ancillary development	No observations
057382	The Burntwood, 26 Burntwood Road Admiral Taverns Extension of front beer garden area and formation of parking area to rear	No observations
057383	The Burntwood, 26 Burntwood Road Admiral Taverns Removal of existing signs, new signage to be painted directly to the building, new post sign and A board and amenity board and associated lighting	No observations
057392	11 Daisy Hill Road Mr Ray Robertson Erection of 2 no. detached dwellings	No observations
057398	16-18 Mill Lane Mr Stephen Price Change of use from Class A1 to Dog Groomers	No observations

The Chair and other Members returned to the Chamber and the Vice Chair left the Rostrum.

16778- PLANNING APPLICATION DECISIONS

The Committee received the monthly update of planning decisions that had been notified to this Council by Flintshire County Council, Members noted that the spreadsheet also enclosed the reasons for any refusals.

Resolved – that the monthly update of Planning Decisions be received and noted.

Councillor N A Cropper gave his apologies (family commitments) and left the meeting at 8.25pm.

CHAIR