

**MINUTES of a MEETING  
of the  
PLANNING COMMITTEE  
held in the  
Council Chamber, BUCKLEY  
on  
Tuesday 24<sup>th</sup> October 2017**

**PRESENT**

Councillor M J Peers – in the Chair

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

**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

**16825- APOLOGIES**

Apologies for absence and reasons were received and approved from Councillors N A Cropper (illness), J S Jones (family commitments), W A Lewis (family commitments) and E L Preece (work commitments).

**16826- DECLARATIONS OF INTEREST**

Seven Declarations of Interest were made in relation to Agenda item 4(b) – Plan No. 057514 Hawkesbury Hall, by Councillors C A Ellis, D Ellis, E J Hutchinson, H D Hutchinson, M J Peers, S Peers and I Peters. It was –

*Resolved – that the Declarations of Interest were noted.*

**16827- MINUTES**

*Resolved - that the Minutes of the Meeting of the Planning Committee held on 26<sup>th</sup> September 2017, as now submitted, be signed by the Committee Chair.*

**16828- 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>
057586	Former Co-operative Precinct Way T J Morris Ltd Display of 3no. fascia signs and 1 no. totem sign	No observations
057589	68 Mold Road Mrs Johanne Dutton Change of use to house in multiple occupation	

The Committee made the following observations in relation to planning application 057589:-

1. Flintshire County Council did not have a policy regarding homes in multi occupancy and without that policy there was the potential for increasing growth in HMOs which would, if unchecked, change the nature of areas of the town.
2. The plan as submitted could potentially house nine residents with potentially nine vehicles. Where were the cars intended to be parked, as parking away from the property could cause problems to Bistre Church, the OAP accommodation in Bistre Close and the adjacent Garage and Spar Shop?
3. The plan as indicated appeared to show a lack of discrete facilities, such as kitchen and washing areas, with all residents sharing one kitchen and one bathroom. This may have led to microwaves and/or mini cookers being used in the bedrooms thereby causing health and safety concerns.
4. The plan showed no common area for the residents to sit and relax in, they only had the bedrooms.
5. The single bedroom on the first floor measured 1.97m by 2.71m, was that a suitable size for living accommodation for one individual, particularly with regard to point 4 raised above?
6. The Council trusted that should the plan be approved all building regulation requirements would be adhered to and controlled and recommended that a sprinkler system should be installed.

*(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>
057454	136 Rhuddlan Road Mr Gary Edwards Erection of single storey side extension	No observations
057503	Parrys Quarry, Pinfold Lane, Alltami Mold Investments Ltd Application for the approval of details reserved by condition nos. 8	No observations

(compensation scheme and mitigation method statement), 10 (noise management plan), 13 (areas of hard surfacing), 15 (management plan to prevent the deposition of mud, debris and litter onto the public highway) and 22 (storage of plant, skips or other item associated with the development) attached to planning permission ref: 054135.

057504	<p>Parrys Quarry, Pinfold Lane, Alltami Mold Investments Ltd Application for the approval of details reserved by condition nos. 11 (management plan to prevent the deposition of mud, debris and litter onto the public highway) 16, (compensation scheme and mitigation method statement), attached to planning permission ref: 054050</p>	No observations
057505	<p>Parrys Quarry, Pinfold Lane, Alltami Mold Investments Ltd Application for approval of details reserved by condition No's 11, (Management Plan to prevent the deposition of mud, dust, debris and litter on the public highway) 12, (Noise management scheme) 15, (compensation scheme and method statement mitigation) attached to planning application reference: 055921</p>	No observations
057514	<p>Hawkesbury Hall, Mill Lane Dermot Fennell Erection of railings along the southern boundary</p>	<p>The Committee endorsed Councillor D Ellis' observations, a copy of which was enclosed with the Agenda and the original of which had been forwarded to Flintshire County Council</p>

057559	15-17 Mold Road Mr Paul Smith Alterations and improvements to shop to form 2no. units and to first floor residential amenity area to form 2no. apartments	No observations
057603	3 Rhuddlan Road Mr Gerrard Hall Erection of first floor extension to front of dwelling	No observations

**16829- 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.*

**CHAIR**