

**MINUTES of a MEETING  
of the  
PLANNING COMMITTEE  
held in the  
Council Chamber, BUCKLEY  
on  
Tuesday 28<sup>th</sup> November 2017**

**PRESENT**

Councillor M J Peers – in the Chair

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

**IN ATTENDANCE**

Mr M B Wright – Town Clerk & Financial Officer  
Mrs L George – Office Administrator  
Mrs T J Reece – Office Administrator

**16878- SUSPENSION OF STANDING ORDERS**

Prior to the commencement of the Planning Committee the Clerk advised the Members that in view of the time (9.25pm) it was unlikely that this Committee would complete its business by 9.30pm and there was still the General Purposes Committee to conduct its business. In view of this the Clerk recommended to the Committee that Standing Order 1(e) be invoked and that all the Agenda items on both this Committee and the General Purposes Committee be heard after 9.30pm. The Chair moved the motion and upon it being seconded, it was –

*Resolved – that Standing Orders be suspended for both this Committee and all the Agenda items on the General Purposes Committee.*

**16879- APOLOGIES**

Apologies for absence and reasons were received and approved from Councillors N A Cropper (family commitments), C M Preece (work commitments) and A G Williams (work commitments).

**16880- DECLARATIONS OF INTEREST**

One Declaration of Interest was made in relation to Agenda item 4(a) – Plan No. 057506 Land on south side of Megs Lane, by Councillor J F Thornton. It was –

*Resolved – that the Declaration of Interest was noted.*

16881- MINUTES

*Resolved - that the Minutes of the Meeting of the Planning Committee held on 24<sup>th</sup> October 2017, as now submitted, be signed by the Committee Chair.*

16882- 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>
057506	Land on south side of Megs Lane Mr Hill <u>Notice Under Article 12</u> <u>Amendments to submitted</u> <u>application</u> Outline application for residential development	The Committee endorsed Councillor A Woolley's observations, a copy of which was enclosed with the Agenda and the original of which had been forwarded to Flintshire County Council
057689	Land side of (Res Dev) Dovedale Alltami Road Anwyl Construction Company Ltd Erection of 4no. detached dwellings	The Committee made the following observations:- 1. The plan, if approved, would result in a total of 28 houses on the original site. When taken as a whole the site did not comply with planning policy HSG9. 2. The completed site would also not comply with HSG10 in that there would not be 30% affordable housing on a site that had been developed with more than 25 dwellings. 3. If approved, despite the above, there would be 24 four bedroomed properties on the site, which again breached Flintshire's Planning Policies. 4. The process by which the developer had approached obtaining planning permission for this site appeared to be a concerted attempt to get round Flintshire County Council's Planning Policies. 5. The amendments to the submitted application were therefore recommended to be refused.

*(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>
057405	9 Padeswood Road North Mrs Sally Rimmer Proposed vehicular crossing and parking	No observations
057646	Nant House, Becketts Lane Mr & Mrs Kinsman Erection of two storey rear extension and replacement of existing garage	No observations
057682	91 Church Road Mrs Higgins Erection of single storey rear extension	No observations
057703	Flintshire Waste Management Ewloe Barns Industrial Estate Mr Tim Harper Thorncliffe Building Supplies Ltd Application for variation of condition no. 2 following grant of planning permission 057002	No observations
057718	Injebreck, Field Farm Lane Mr Steve Jones Erection of single storey extension	No observations

**16883 FLINTSHIRE LOCAL DEVELOPMENT PLAN 2015 - 2030  
PRE-DEPOSIT PROPOSALS PUBLIC CONSULTATION  
(PREFERRED STRATEGY)**

The Committee received a copy of a letter from Flintshire County Council together with an email which provided a summary leaflet on the above matter. Members were reminded that both documents had been forwarded to them on Tuesday 7<sup>th</sup> November 2017. It was –

*Resolved – that the above report and enclosed correspondence be received and noted.*

Councillor C A Ellis apologised and left the meeting 9.40pm.

**16884- 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**