

**MINUTES of a MEETING
of the
PLANNING COMMITTEE
held in the
Council Chamber, BUCKLEY
on
Tuesday 27th February 2018**

PRESENT

Councillor M J Peers – in the Chair

Cllr V E Blondak	Cllr R B Jones	Cllr E L Preece
Cllr C A Ellis	Cllr W A Lewis	Cllr M P Teire
Cllr I D Howes	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
Cllr J S Jones	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

16991- APOLOGIES

Apologies for absence and reasons were received and approved from Councillors N A Cropper (family commitments) and D Ellis (work commitments).

16992- DECLARATIONS OF INTEREST

No Declarations of Interest were made in relation to this Agenda. It was –

Resolved – that no Declarations of Interest were noted.

16993- MINUTES

Resolved - that the Minutes of the Meeting of the Planning Committee held on 23rd January 2018, as now submitted, be signed by the Committee Chair.

16994- 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>
057957	9 Daulwyn Road, Burntwood Erection of wooden garage Mr David Bowler	No observations with the exception of a request to have it clarified what the intended use was of the wooden garage.

(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>
057165	Land adjacent to Mill Lodge, Mill Lane Blueoak Estates Ltd Demolition of existing buildings and erection of 13no. houses and 6no. apartments	Councillor D Ellis had forwarded observations to Flintshire County Council on this application, those observations were attached to the Agenda. The Town Council approved its support for the observations.
057689	Land side of (Res Dev) Dovedale, Alltami Road Anwyl Construction Co Ltd Erection of 4no. detached dwellings	Councillor D Ellis forwarded observations to Flintshire County Council on this application, those observations were attached to the Agenda. The Town Council approved its support for the observations. The Town Council expressed its concerns that the development had become ad-hoc in style and appeared to have been dealt with by the Developer in this manner purely to avoid the need for affordable housing. This point was made in the Council's letter to Flintshire County Council dated 29 th November 2017 whereby the non-compliance to HSG10 was highlighted.
057726	Globe Way Lester Fabrications Erection of building to accommodate	The Town Council to provide the following late observations to Flintshire County Council:-

offices, workshops and storage,
construction of external storage areas
and car parking

Recommended Refusal on the following grounds:-
1. In 2009 Flintshire County Council applied to itself for outline planning permission for the site. As part of the approval for the outline planning permission the provision of a community car park off Mount Pleasant Road was required. The Design and Access Statement stated that the car park would make a significant contribution to the health and safety issues on Mount Pleasant Road and would alleviate the problems of any increase in traffic as a result of the development.
2. In 2012 a full application was made for the site by the current applicant and was approved with the provision of a community car park.
3. The current application was for a larger building, but with no car park. This could not be acceptable.
4. The current application indicated an encroachment on to designated mitigation land.
5. The current application was for a three storey building which would have an overbearing aspect on its surroundings.

057840 Ingleside
Drury Lane, Drury
Mrs Hannah Lawrie
Proposed single storey rear kitchen extension and re-roofing of lean-to amendment to previously approved application ref: 056627

No observations

057854 The Croft, Alltami Road
Mr Mel Roberts
Erection of extension to the existing Granny Annex

No observations

057913	28A Moorefields Mr & Mrs A Brocklebank Rear upper floor storey extension on existing ground floor extension	No observations
057925	184 Mold Road Mr & Mrs G & S Hoggins Application for variation of condition no. 3 attached to planning permission ref: 057217 to read : The proposed first floor windows on the western elevation shall be obscure glazed	No observations
057955	Units 1 & 2, 13 to 17 Brunswick Road Oakfield Property Change of use of existing shop unit (Unit 1) from class A1 (shops and retail outlets) to class A2 (professional services), fit out works and new shopfront. Unit 2 to remain unaltered and as class A1.	No observations
057963	11 Brunswick Road Mr Gary Ames Demolition of storage unit in service yard at rear of 11 to 17 Brunswick Road, Buckley, construction of new 2 metre high fence to rear of 1 to 5 Parkside and formation of new car parking	No observations
057982	1 The Mews, Knowle Lane Mr & Mrs P Mitchell Erection of first floor side extension and part two storey extension to gable	No observations

16995- 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