

**MINUTES of a MEETING
of the
PLANNING COMMITTEE
held in the
Council Chamber, BUCKLEY
on
Tuesday 24th April 2018**

PRESENT

Councillor M J Peers – in the Chair

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

IN ATTENDANCE

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

17090- APOLOGIES

Apologies for absence and reasons were received and approved from Councillors R B Jones (illness), C M Preece (family bereavement) and E L Preece (family bereavement).

17091- DECLARATIONS OF INTEREST

Three Declarations of Interest were made in relation to Agenda item 4(a) – Planning Applications 058212, by Councillors E J Hutchinson and H D Hutchinson and 058237, by Councillor J S Jones. It was –

Resolved – that the Declarations of Interest were noted.

17092- MINUTES

Resolved - that the Minutes of the Meeting of the Planning Committee held on 27th March 2018, as now submitted, be signed by the Committee Chair.

17093- 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>
058172	Kincora, Nant Mawr Road Outline application for residential development Mr Jonathan Large	No observations
058212	Land adj Woodside Cottages Bank Lane, Drury Lingfield House and Property Development Ltd Outline application for residential development, including access, open space and all associated works	The Committee made the following observations: 1. The address should read Burntwood and not Drury, the two were distinct settlements. 2. Concerns were raised in relation to the impact on the amenity of the area, particularly in respect of traffic flow and the access and egress. Policy AC13 referred to consideration of danger to the public and to traffic. This would be exacerbated if a one-way system was introduced. 3. The ecological amenity of the area would be adversely affected. 4. The plan appeared to indicate an inadequacy of parking facilities. 5. The increase in traffic flow would have an adverse effect on the roads in the immediate area, particularly Mount Pleasant Road and Drury Lane.
058229	Land adj to Withen Cottage and Cheshire Lane Quatrefoil Homes Ltd Erection of 14 no dwellings and associated works	The Committee recommended refusal of this application for the following reasons:- 1. Councillor S Peers had forwarded his comments to the County Council, the Town Council fully supported and endorsed Councillor Peers' views. Those observations were attached to Agenda. 2. The application indicated the closure of footpath 22, no alternative route for a footpath was indicated. This action contravenes legislation which required a diversion order to be sought. 3. Footpath 22 was regularly used by pedestrians accessing the Health Centre, the School and the town itself. Without an alternative footpath there was a serious health and safety issue

with regard to the fact that the road shown on the plan at points was only 4.5m wide. This would cause potential accidents between pedestrians and vehicles.

4. The narrowness of the road would impinge on the ability of not only emergency vehicles to access the development but also refuse collection vehicles.

5. The development, if approved, would increase traffic accessing Alltami Road within a very short distance of other vehicles accessing Alltami Road from recent developments including the Health Centre, the Anwyl development on the opposite side of the road and the other development on the same side of Alltami Road.

6. The development appeared to ignore the requirements placed by Flintshire County Council on the developments at the end of Muirfield Road where bollards were required to provide safety to pedestrians. No such bollards were indicated in this planning application.

7. The development would be next to a SSSI site and would therefore logically affect the biodiversity of that site.

058237 Spon Green Farm, Spon Green
Skye Homes Flintshire Ltd
Erection of 435 residential dwellings and
a 450m2 retail unit

The Committee recommended refusal of this application on the following grounds:-

1. The content of a document which had been enclosed with the Agenda, the document contained 10 reasons for refusal.

2. Additionally, the site interfered with the green barrier and contravened GEN4/17 in that the loss of the green barrier would inevitably result in the conjoining of different settlements with their own distinct cultures and characters.

3. The Master Plan for Buckley clearly indicated that future retail developments should be within the town centre. This application did not comply with the Master Plan.

4. The site was not within the UDP Settlement Boundary.
5. Although the UDP was due to be replaced by the LDP, certain of the UDP's Policies were still relevant, these included the protection of the green barrier where it was necessary and justified. In this case it was both necessary and justified as it strategically protected the green areas and curbed the outward spread of towns.
6. Although in excess of 400 houses were shown on the plan there was no consideration indicated in relation to the infrastructure of the town and how that infrastructure would cope with the additional demands for school places, Doctors Surgeries etc.
7. The question was asked had the Betsi Cadwaladr University Health Board been consulted on this plan, particularly with regard to the impact the application would have on health services in the town?
8. Would a Traffic Impact Assessment be conducted before this matter was considered by Flintshire County Council's Planning Committee, as the roads shown where access from the site would be gained were both narrow, restricted and subject to parked vehicles on a continuous basis?

(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>
058149	Holmleigh, Cheshire Lane Mr Gary Buckley Erection of 1no. dwelling	No observations
058181	The Croft, Alltami Road Mr Mel Roberts Application for a lawful development certificate for the existing use of a 'Granny Annex' built as a standalone	No observations

extension to the former dwelling
known as the Croft on Alltami Road

058191	White House, Pentre Lane Mr Arrowsmith Erection of side and rear extension	No observations
058216	Eboracum, Mold Road Mr I Bayliss Demolition of existing rear extension and conservatory and erection of two storey extension	No observations
058223	Bank Lane Holding, Bank Lane Mr C Ellis Construction of garage (alternative design to that previously approved)	No observations

17096- PLANNING APPLICATION 057689 – ERECTION OF 4 DETACHED DWELLINGS, LAND AT ALLTAMI ROAD, BUCKLEY

The Committee was reminded that the above application had been discussed at its meetings held on 28th November 2017 and 27th February 2018. On both occasions the Committee had objected to the proposals as the development as a whole appeared to have been progressed with a view to avoiding the provision of affordable housing under Flintshire County Council's Policy HSG10. The Committee was advised that as the application had been approved by Flintshire County Council on the casting vote of the Chair, the Clerk in conjunction with the Chair of this Committee, had forwarded an email to the Welsh Assembly Cabinet Secretary for Energy, Planning and Rural Affairs. The email requested the calling-in of the above application before the Certificate of Decision was issued.

The Chair gave a detailed account of the background to the matter and it was noted that the Cabinet Secretary had acknowledged the email, but not sent a formal decision notification. It was –

Resolved – that the Clerk's report, enclosed correspondence, the Chair's detailed account and the fact that the Clerk would notify the Committee when a formal decision notification was received, be accepted and noted.

17095- PLANNING APPLICATION DECISIONS

Enclosed with this Agenda item is the monthly update of planning decisions that have been notified to this Council by Flintshire County Council.

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

CHAIR