

**MINUTES of a MEETING  
of the  
PLANNING COMMITTEE  
held in the  
Council Chamber, BUCKLEY  
on  
Tuesday 25<sup>th</sup> September 2018**

**PRESENT**

Councillor D Ellis – in the Chair

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

**IN ATTENDANCE**

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

**17261- APOLOGIES**

Apologies for absence and reasons were received and approved from Councillors R B Jones (holiday), M J Peers (holiday) and E L Preece (work commitments).

**17262- DECLARATIONS OF INTEREST**

Two Declarations of Interest were made in relation to Agenda item 4(b) – Planning Application 058489, by Councillors E J Hutchinson and H D Hutchinson. It was –

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

**17263- MINUTES**

*Resolved - that the Minutes of the Meeting of the Planning Committee held on 24<sup>th</sup> July 2018, as now submitted, be signed by the Committee Chair.*

**17264- 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:-*

<b><u>Plan No.</u></b>	<b><u>Location, Applicant and proposed Development</u></b>	<b><u>Observations</u></b>
058772	Padeswood Road South, Buckley F G Whitley & Sons Substitution of 6no. house types from previously approved planning application ref 035613	No observations
058858	82 Liverpool Road  Mr S Phillips and Miss R Wray Erection of extension to the side of the property	No observations

*(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:-*

<b><u>Plan No.</u></b>	<b><u>Location, Applicant and Proposed Development</u></b>	<b><u>Observations</u></b>
058489	Land to the rear of 81 Drury Lane Muller Property Group Outline application for the demolition of No. 81 Drury Lane and construction of up to 66 dwellings	Councillors H D Hutchinson, M J Peers and C M Preece 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.
058566	10 Church Road Mr & Mrs Humphries Outline application for the erection of a 2 storey dwellinghouse, including drainage, landscaping and all other works associated with, to completion	No observations
058625	Arosfa, Stanley Estate Mrs J Price Erection of orangery to rear of dwelling	No observations
058632	Fern Cottage, 1 Higher Common Way Mr Steven Roberts Erection of first floor extension	No observations

058637	Padeswood Cement Works, Chester Road, Padeswood Castle Cement Limited Extension to existing warehouse (retrospective)	No observations
058668	28A Moorefields Mr & Mrs A Brocklebank Balcony to rear of property	No observations
058672	3 Rhuddlan Road Mr Gerard Hall Application for removal or variation of a condition following grant of planning permission 057603	No observations
058689	Castle Cement Ltd, Chester Road, Padeswood Castle Cement Limited Application for the approval of details reserved by condition nos: 17 (wildlife management scheme) and 18 (landscaping/woodland management scheme) attached to planning permission ref. 057343	No observations
058696	The Gables, Alltami Road, Alltami Ms Gregory Proposed extension and alterations to existing semi detached dwelling	No observations
058725	Red Ridge, Nant Mawr Road Mr Antony Pitt Householder application to raise fourth garden terrace, by 30cm-60cm, to height of third garden terrace	Attached to the Agenda was an email from a neighbouring property, which raised a number of objections. The Town Council approved its support for the observations.
058750	Roseneath Medical Practice, Buckley Health Centre, Padeswood Road Mr Bryn Davies, Grwp Cynefin Erection of new sub-station	No observations

058795	10 Mold Road Mrs A Davies Change of use to launderette with ancillary café/tearoom	No observations
058796	10 Mold Road Mrs A Davies Display of new signage	No observations
058818	Land off Alltami Road Mr Bingham Construction of 2no. dwelling houses and detached garages	No observations

**17265- 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.*

**17266- ANWYL HOMES DEVELOPMENT, ALLTAMI ROAD, BUCKLEY  
PLANNING APPLICATION 057689**

The Committee received and considered a detailed report of the correspondence between the Town Council and the Wales Government Cabinet Secretary for Energy, Planning and Rural Affairs with regard to the above. Specific reference was made to a request by the Town Council to call-in the above application by stopping the issuing of the Certificate of Decision, in order for a full review of the application and decisions made with regard to the site. The Committee was advised that the Cabinet Secretary through the Wales Government Planning Directorate had declined the call-in request using reasons that the call-in request had not been concluded when the planning permission had been issued although the request was made ten weeks before planning permission was granted. The other reasons given related to development of the site overlooking of other properties and loss of green space, which the Town Council was advised were matters of a local not national nature. It was noted that the Town Council had not used the above criteria in any of its correspondence and had kept specifically to national issues.

Mention was also made of the commuted sum that was originally requested from the developers but was never actually applied for. It was therefore –

*Resolved – that the Clerk be instructed to respond further to the Welsh Assembly Government outlining the Town Council's concern over the apparent misunderstanding and timing of the request to stop the issuing of the Certificate of Decision and the none recovery of the commuted sum.*

**17267- ITEMS TABLED FOR MEMBERS' PERUSAL**

The following items were tabled for Members' perusal:-

1. Planning Aid Wales – Planning4Communities – August 2018.
2. One Voice Wales – email Call for evidence – Delivery of housing through the planning system.

*Resolved – that the above items tabled for Members' perusal be received and noted.*

**CHAIR**