

MINUTES of a MEETING
of the
PLANNING COMMITTEE
held in the
Council Chamber, BUCKLEY
on
Tuesday 24th September 2019

PRESENT

Councillor R B Jones - in the Chair

Cllr V E Bloudek	Cllr H D Hutchinson	Cllr M P Teire
Cllr C A Ellis	Cllr I Peters	Cllr J F Thornton
Cllr D Ellis	Cllr C M Preece	Cllr A G Williams
Cllr L G Fox	Cllr E L Preece	Cllr A Woolley
Cllr E J Hutchinson	Cllr P G Shone	

IN ATTENDANCE

Mr M B Wright – Town Clerk & Financial Officer
Mrs L George – Personal Assistant
Mrs T J Reece – Personal Assistant
Mr A J White – Town Centre Manager & Technical Officer (Contractor)

17706- APOLOGIES

Apologies for absence and reasons were received and approved from Councillors I D Howes (Family commitments), J S Jones (holiday), W A Lewis (family commitments), M J Peers (holiday) and N Phillips (holiday).

17707- DECLARATIONS OF INTEREST

A Declaration of Interest was made in relation to Agenda item 4(b) – Plan No. 060288, 20 Mornington Crescent, Drury, by Councillor L G Fox. It was –

Resolved – that the Declaration of Interest was noted.

17708- MINUTES

Resolved - that the Minutes of the Meeting of the Planning Committee held on 23rd July 2019, as now submitted, be signed by the Committee Chair.

17709- 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>
060285	Amendments to submitted Application Arosfa, Stanley Estate Mrs J Price Formation of dormer windows to front and rear of building	No observations
060336	Marleyfield House Nant Mawr Road Flintshire County Council New build 32 bed extension to an existing care home facility and associated administration/service areas with external landscaping	No observations save to endorse, support and congratulate the development.
Due to the volume of information received with this application full details had been placed in the Council Chamber for Members' perusal (Plan 060336).		
060374	The Windmill, 14 Mill Lane Mr R Braitch Conversion of redundant restaurant/bar into 13no. flats/	The following observations were made:- 1. The interests and the environment of the residents of Miller's Court apartments were required to be protected and the development should have had no adverse effect upon them. 2. The flats/apartments appeared to be too small, with limited parking and no provision for children to play outside. 3. The development, if approved, would limit the town centre's regeneration as it was an example of the loss of commercial properties in the town centre. There was a need to protect commercial properties within the town centre. 4. There was indicated only one parking space per flat. This was below the standard required. 5. The comparators used in the planning application were not equitable and referred to much larger urban conurbations. 6. It was acknowledged that the development would assist the need for social housing in the town.

7. During the building of the development, if approved, there would be considerable environmental concerns in respect of the access and egress to the site, which would be in very close proximity to a set of traffic lights.

(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>
060106	Haulfryn, Bannel Lane Mr Basil Whitley Erection of single dwelling	No observations
060136	Melrose Place, Nant Mawr Road Mr J Bryan Erection of single storey rear extension to dwelling	No observations
060139	Aberdyfi, Liverpool Road Mrs J Beavan Erection of a rear single storey extension	No observations
060203	25 Tram Road Mr Steve Lester Erection of rear single storey extension	No observations
060209	The Hollies, 4 Tram Road Mr & Mrs I Anglesea Erection of two storey extension to dwelling	No observations
060223	58 Langford Crescent Mr & Mrs Evans Erection of extensions to front and side of dwelling	No observations
060253	15-17 Mold Road Mr Clive Popplewell – Agent Change of use to 3no. apartments	The Town Council endorsed and supported the comments made by Councillors N Phillips and A G Williams, those comments had already been forwarded to Flintshire County Council.

060256	Telephone Exchange, Coppa View British Telecom Removal of two panes of glass from two windows on the ground floor west elevation and two from ground floor north elevations and installation of louvres to window frames	No observations
060259	Offerton, Padeswood Road North Mrs Stacey Jacks-Robson Dropping of kerb to create access and parking area	No observations
060260	Vancouver, Padeswood Road North Mr Nigel Devonald Formation of new vehicle access and parking area	No observations
060285	Arosfa, Stanley Estate Mrs J Price Formation of dormer windows to front and rear of building	No observations
060288	20 Mornington Crescent Mr & Mrs Fox Erection of extension, porch, garden wall and garage	No observations
060288	Amendments to submitted application 20 Mornington Crescent Mr & Mrs Fox Erection of extension, porch, garden wall and garage	No observations
060293	Premier Nursing & Homecare Ltd House, Pinfold Lane, Alltami Premier Homecare North Wales Ltd Proposed new access	It was noted that the application was a retrospective one in that the entrance had already been created. The Committee endorsed Councillor C A Ellis' request that a site visit be held to look at road safety. The Committee noted that Councillor C A Ellis had already made the request for a site visit to Flintshire County Council.

060296	6 Higher Common Road Mr James Burton Erection of extension to garage	No observations
060333	Isfryn, Pentre Lane Mr & Mrs Edwards Erection of 1no. dwelling	No observations

17710- PLANNING AID WALES – 17 QUESTIONS ON THE NATIONAL DEVELOPMENT FRAMEWORK

The Committee received and considered a covering email from Planning Aid Wales, which referred to a planning survey conducted by Cardiff University and the Queens University, Belfast. The email advised that the answers to the 17 questions on the consultation could be accessed by clicking on a link. However, when the link was activated certain of the answers could not be printed out. It was therefore –

Resolved – that the above report and enclosed correspondence be received and noted and should any Members wish to make comments as individuals they should do so by following the links on the enclosed email. Members were reminded that the closing date for responses was 30th September 2019.

17711- PLANNING AID WALES

The Committee received an invitation for someone from the Town Council to attend the 40th Anniversary Reception of Planning Aid Wales at the Senedd, Cardiff on 15th October 2019. It was –

Resolved – that the invitation be received and noted, and that Planning Aid Wales be advised that no representative from Buckley Town Council would be attending.

17712- PLANNING APPEALS

There were no Planning Appeals notified to the Town Council by Flintshire County Council in sufficient time to be included with the Agenda.

17713- 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.

17714- ITEM TABLED FOR MEMBERS' PERUSAL

The following item was tabled for Members' perusal:-

1. Covering email from Planning Aid Wales, which enclosed two reports in Welsh and a number of leaflets.

Resolved – that the item tabled for Members' perusal be received and noted.

CHAIR