

TOWN PLANNING COMMITTEE

The Minutes of the proceedings of a meeting of the Town Planning Committee held in the Council Chamber, Town Hall, Flint, on Monday the 9th January, 2017.

PRESENT: Deputy Town Mayor, Councillor Mrs. V. Perfect.
Councillor J. Johnson, (in the Chair).
Councillors: L.A. Aldridge, O.B.E.,
P. Cunningham. The Reverend B. Harvey,
G.T. Jones, M.W. Moore, Mrs. M. Perfect,
N. Schofield.

APOLOGIES FOR ABSENCE: were received from: The Town Mayor,
Councillor I.B. Roberts.
Councillors: Mrs. B.A. Aldridge, J.P.,
G.F. Conway, D.L. Cox, J.P., M/s L. Francis,
Mrs. L. Jones, S. Jones, T. Renshaw,
N. Williams.

IN ATTENDANCE: J. A. Loveridge, Town Clerk.
Mrs. S.C. Williams, P.A. to the Clerk.

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DECLARATION OF INTEREST – MEMBERS CODE OF CONDUCT:

There were no declarations of interest.

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MINUTES:

RESOLVED:

That the Minutes of the proceedings of the meeting held on Monday the 5th December, 2016, be confirmed as a correct record and signed by the Chairman, Councillor J. Johnson.

124.

DROPPED KERBS ON COED ON ROAD:

Councillor L A Aldridge said that he was pleased that the link road from the Oakenholt roundabout to Coed Onn was to be opened and that an end was in sight to the traffic issues that had caused problems for so long in the adjacent roads. He felt however that it would be worthwhile for the County Council to consider requiring the developer to offer to the residents on Coed Onn road in the vicinity of the link dropped kerbs for their properties to

allow for off street parking. This would ensure the safety and security of the residents' vehicles and maximise the traffic flow along the road. It was in his view unreasonable to expect residents to pay the large sums involved in providing their own dropped kerbs when a developer had the facilities to undertake the work. Whilst he was confident that traffic concerns would be lessened by the opening of the link road it was still important to monitor the situation as the take up on the development increased. He therefore considered that the Town Council should repeat and reemphasise the observations it had previously made with regard to the Local Development Plan and maintain the view that there should be no further development to the East and/or South East of the Town and that in the meantime traffic patterns be monitored. A number of members spoke in support of these views and after discussion it was:-

RESOLVED:-

That the Town Council do welcome the link road and ask the County Council to require the developer of the estate to provide dropped kerbs to those residents of Coed Onn road affected by the increased traffic flow in the interests of their own safety and efficient traffic management .Notwithstanding that welcome the Town council do also register their continuing view that detailed traffic impact studies are required as more of the development becomes occupied before any further development to the East and/or South East of the Town is considered and to that end the council repeats its resolution of 13th July 2015 now reproduced reaffirmed in this resolution .

- 1 That F.C.C. designate no further land for development to the East and South East of our town Flint. On the basis that at this moment in time approximately only 10 % of the allocated development has taken place.
- 2 That the Authority recognises the statement made within the traffic management analysis which high-lights the appropriate level of vehicle activity suitable for the round-about at the Croes Atti development as substantial evidence why the above is a legitimate statement.
- 3 Furthermore if any further allocations of development in those stated areas were to be granted it would seriously under-mine the integrity of the environment.
- 4 That the Authority takes into account the substantial development due take place in the centre of our town, following the demolition of the Maisonettes then the re- development of a hundred new homes on the old Walks plus the extra sheltered care and the new health suite on the site of the old Leas, all which have been given formal consent.
- 5 The Authority also needs to take into account the new development already taken place (Centenary Square) and the potential re-development of former Magistrates Court and Police Station as well as the potential for re-development of the Clinic site once the Health Suite is completed.

- 6 That there needs to be a significant period of time given to the Town to assess the impact of traffic movement as further evidence to why there should not be any further allocation of permissible development.
- 7 Finally without being accused of being over parochial I am of the opinion that Councillors in this Town have taken their responsibilities and requirements in planning processes diligently and now it is the time for others to accept their share of any new developments that may ultimately emerge from the process.

125.

COMMUNITY NOTICE BOARD:

Councillor Mrs V Perfect advised that she had received a number of requests for a community notice board to be made available in the Town. She recognised that there was a Town Hall notice board but felt that some provision nearer to the centre of Town would be an advantage. A number of members spoke in support of this but stressed that to have any value use would have to be managed carefully and the board kept up to date. This would involve time and would create some extra work. The Town Clerk explained that planning permission may be needed for a new notice board and that bearing in mind members' comments it may be best to approach the County Council to see if there was scope for them to site and operate such a facility at either the connect Office or the Library.

RESOLVED

That the Town Clerk do make enquiries of the County Council to establish if they would be prepared to site and /or operate a community notice board at either the connect offices or the Library and that a report be brought back to a future meeting of this committee.

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PLANNING APPLICATIONS:

Plan No: 056338
Proposal: Conversion of 1 No. retail unit to 2 no units
With internal and external alterations.
Location: 33-35 Chester Street, Flint.

RESOLVED:

That there be no objections to the above application.

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PRE- APPLICATION NOTICE:

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION UNDER ARTICLE 2
IN RESPECT OF A PROPOSED HOUSEHOLD RECYCLING CENTRE AT OAKENHOLT, FLINT.

The Town Clerk advised members that a computer disc containing details of this consultation had been received on the 13th January. The consultation was being carried out on behalf of the County Council as the Waste Disposal authority. The proposal was in outline only and concerned the creation of a new recycling facility at Oakenholt to serve both Flint and Connahs Quay. The existing Flint facility which only operated restricted hours would close altogether but the Greenfield site would continue to operate. Councillor L.A. Aldridge spoke in favour of the principle of creating such a centre and felt that the Town Council should consider this with Connahs Quay Town Council at a joint meeting. He accepted that there would be opportunities for detailed examination at a later stage if an actual application was made but felt it important to sound a note of caution over the traffic management issues and the impact on the cycle path. Accepting that the application was outline only a number of members felt that there was not enough detail to even consider the principle. Concerns were raised about the scale of the operation and the possibility of noxious smells from composting etc. in addition to the traffic concerns already noted . After further discussion it was:-

RESOLVED:-

- 1, That the Town Clerk do approach Connahs Quay Town Council to see if they would have a joint meeting to give the fullest consideration to this issue.
2. That as a preliminary response the Town Council do raise the issues of scale of operation with the County Council and seek further detail on the traffic management proposals given the nature and extensive use of the dual carriage way .
- 3 That over and above the vehicular traffic considerations the Town Council do ask the County Council to protect the users of the Cycle path and discharge their duty to promote sustainable travel by rerouting the Cycle path to join the existing coastal path on the coastal side of the railway as previously proposed by this Town Council.
4. In addition to those concerns the council notes that there may be environmental considerations stemming from the wild life in the area and the nearby RSPB site .
5. That assurances be sought as to the steps proposed to protect the visual amenity of the area and to eliminate any noxious odours.