

HAWARDEN COMMUNITY COUNCIL

Minutes of the **MEETING** of the **PLANNING COMMITTEE** held on
9 FEBRUARY 2015

PRESENT: Chair: Councillor David Mackie
Vice-Chair: Councillor Alison Halford

Councillors: As per Council Meeting

Officers: R N Barnes, Clerk & Financial Officer

APOLOGIES FOR ABSENCE:

As per Council meeting

DECLARATIONS OF INTEREST:

There were none

MINUTES OF THE PREVIOUS MEETING:

IT WAS RESOLVED: that the Minutes of the Meeting of the Committee held on 12 January 2015 be received as a true record and that they be signed by the Chair.

MATTERS ARISING FROM THE MINUTES:

There were none.

PLANNING APPLICATIONS:

IT WAS RESOLVED:

- (a) To formally note that the participation of those Councillors who were also Members of the County Council, in both the debate and subsequent vote, was on the basis that the views expressed were preliminary views taking account of the information made available to the Community Council. The County Councillors reserved their final views on the applications until they were in full possession of all relevant arguments for and against.
- (b) That the County Planning Authority be advised that this Council's observations on the applications submitted to it for consideration were as per the attached schedule

PLANNING APPLICATION DECISIONS:

IT WAS RESOLVED: that the planning application decisions be noted.

FLINTSHIRE LOCAL DEVELOPMENT PLAN – CANDIDATE SITES:

The Chair welcomed Mr Andy Roberts, Flintshire County Council’s Planning Strategy Manager to the meeting.

Mr Roberts explained that the Local Development Plan (LDP) was at a key stage where candidate sites had been put forward by landowners and developers. He said that the LDP would replace the Unitary Development Plan (UDP) but it would take some three to four years for the process to be completed. The County Council was however consulting Town and Community Councils at an early stage to ascertain views on candidate sites and areas which Councils might feel should be protected from development.

Mr Roberts stressed that the candidate sites were not the “Council’s Sites” and that no sites had any weight attached to them. He said that Flintshire County Council would shortly be producing a Register of Candidate Sites, the majority of which would not form part of the finalised LDP. The Register would be for information, not for consultation purposes, although as previously stated the views of Town and Community Councils were being sought. The Register would be in A4 format with a schedule for each site containing its key information.

Mr Roberts stressed that the LDP cannot deliver planning development but could provide opportunities.

In response to questions raised by Members Mr Roberts advised:-

- Communities would have an indicative growth band. However all development would be judged against it sustainability.
- National Planning Wales requires that the highest grade of agricultural land must be protected.
- Former industrial sites i.e. brownfield sites can be regarded as windfall sites.
- The LDP was a ‘development plan’, not a planning application and there existed a real opportunity to hold a sensible dialogue.

The Chair thanked Mr Roberts for his attendance at the meeting.

IT WAS RESOLVED:

- (a) To reconsider this matter at the Committee’s March meeting with particular regard to the location of the candidate sites and the need to protect the green barrier.
- (b) to consider whether a Working Group or a special meeting should be convened to deal with this.

MEMBERS’ INFORMATION ITEMS:

Councillor Judith Hough asked for the following matters to be placed on the Committee’s March agenda:

- North Wales Draft Transport Plan
- Northern Gateway Plan