

Broughton and Bretton Community Council
Planning Committee – 01st September 2026

Planning applications:

No.	Planning Application Number	Proposal	Address	CASE OFFICER
1.	FUL/000722/26 Ward: Broughton South	Single-storey pitched roof front extension to provide a fully accessible shower room, internal and external alterations to widen doors, provision of access ramp to the side of the property. All work is under a Disabled Facilities Grant.	71, Parkfield Road, Broughton, Chester, CH4 0SA	Reg Date 27.08.2026 Target Date 22.10.2026 Officer Barbara Kinnear
2.	DET/000696/26 Ward: Broughton North East	Application for Approval of Details Reserved by Conditions 3 & 4, Planning Permission FUL/000452/26	Business Aviation Centre, Flint Road, Saltney Ferry, Chester, CH4 0GZ	Reg Date 18.08.2026 Target Date 13.10.2026 Officer Alison Dean
3.	FUL/000329/26 Ward: Broughton North East	Installation of a new temporary storage unit adjacent to the existing building - refer to appended documents for further details. New site layout required, no adjustment to site drainage, no change in height or scale of existing building.	STAYCOLD EXPORT LTD, Unit 2a, HAWARDEN INDUSTRIAL PARK, Manor Lane, Hawarden, Deeside, CH5 3US	Reg Date 30.07.2026 Target Date 30.10.2026 Officer Barbara Kinnear
4.	FUL/000660/26 Ward: Broughton North East	Proposed External Lighting Columns to Existing Trailer Park Area.	BRITISH AEROSPACE AIRBUS LTD, Chester Road, Broughton, Chester, CH4 0DR	Reg Date 31.07.2026 Target Date 25.09.2026 Officer Barbara Kinnear
5.	TPO/000650/26 Ward: Broughton South	T1 Oak Adjacent to no8 to be dismantled to ground level	8, Woodfield Close, Broughton, Chester, CH4 0FE	Reg Date 28.07.2026 Target Date 22.09.2026

Broughton and Bretton Community Council
Planning Committee – 01st September 2026

Planning applications:

No.	Planning Application Number	Proposal	Address	CASE OFFICER
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				Officer Alison Wilkinson
6.	FUL/000596/26 Ward: Broughton North East	Proposed new dormer bungalow	DIGBY FARM, Bretton Lane, Bretton, Chester, CH4 0DX	Reg Date 21.07.2026 Target Date 15.09.2026 Officer Stef Connah
7.	Ward:			Reg Date Target Date Officer

Broughton and Bretton Community Council
Planning Committee – 01st September 2026

Planning Applications confirmed by FCC

No.	Planning Application Number & Date	Proposal	Address	CASE OFFICER
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1.	Ward:	Application for Approval of Details Reserved by Condition 3, Planning Permission FUL/001069/25	Aldi Store, Broughton Shopping Park, Chester Road, Broughton, Chester, CH4 0DP	Approved 11.08.2026 Stef Connah
2.	Ward:			Approved
3.	Ward:			Approved
4.	Ward:			Approved
5.				
6.				

Broughton and Bretton Community Council
Planning Committee – 15th September 2026

Planning applications:

No.	Planning Application Number	Proposal	Address	CASE OFFICER
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1.	Ward:			Reg Date Target Date Officer
2.	Ward:			Reg Date Target Date Officer
3.	Ward:			Reg Date Target Date Officer
4.	Ward:			Reg Date Target Date Officer
5.	Ward:			Reg Date Target Date Officer
6.	Ward:			Reg Date Target Date Officer
7.	Ward:			Reg Date Target Date Officer

Broughton and Bretton Community Council
Planning Committee – 15th September 2026

Planning Applications confirmed by FCC

No.	Planning Application Number & Date	Proposal	Address	CASE OFFICER
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1.	FUL/000643/26 Ward: Broughton South	Proposed 2 storey side extension with new side wall stepping in to follow boundary	50, The Boulevard, Broughton, Chester, CH4 0SW	Approved 02.09.2026 Stef Connah
2.	Ward:			
3.	Ward:			
4.	Ward:			
5.				
6.				

LICENCE

FOR USE OF LAND KNOWN AS

**GREEN LANE FARM, MAIN ROAD, BROUGHTON, CHESTER CH4 0NS
(CYM362020)**

BETWEEN

**TRUSTEES OF LADY R.A. GLADSTONE'S 1987 SETTLEMENT,
(Licensor 1 – Landlord)**

**BROUGHTON AND BRETTON COMMUNITY COUNCIL
(Licensor 2 - Tenant)**

AND

**FLINTSHIRE COUNTY COUNCIL
(Licensee)**

DATED

Corporate Manager
Capital Programme & Assets
Flintshire County Council
Tŷ Dewi Sant, Ewloe
St. Davids Park
Ewloe
CH5 3FF

TERMS AND CONDITIONS OF LICENCE

BETWEEN TRUSTEES OF LADY R.A. GLADSTONE'S 1987 SETTLEMENT & BROUGHTON AND BRETTON COMMUNITY COUNCIL ("the Licensor's") and FLINTSHIRE COUNTY COUNCIL (herein after called "the Licensee") for access and use of PREMISES known as **GREEN LANE FARM, MAIN ROAD, BROUGHTON, CHESTER CH4 0NS (CYM362020)** as shown edged red on the attached plan 1.

1. The Licence is for a period of 5 years from the date of the Licence.
2. The Licence is for use of land (shown edged red) for the construction and locating of a weather monitoring station only and is to consist of a 2.4m x 2.4m stone hardstanding area, enclosed with timber post, gate and rail fence. Internally, a rain monitoring station and associated apparatus are to be housed.
3. Free and uninterrupted access is to be made on foot, or with vehicular transportation (by agreement) from the adopted Highway though the Licensee's retained land commonly known as Broughton Allotments (access route shown as Brown hatched line) for the purpose of construction, monitoring, repairing and removing the Monitoring Station outlined under this Licence.
4. The Licence may be determined by either party giving to the other a reasonable notice period, in writing, of not less than 6 months at any time before the expiration of the aforementioned period.
5. The Licence Fee will be £250.00 per year, or monthly proportions thereof, to be split on a 70% Tenant - 30% Landlord basis.
6. The Licensee shall make a financial contribution of £600.00, to each of the Licensor's proper agents fees in relation to reviewing on behalf of their respective parties the Licence.
7. The Licensee is to ensure that any and all equipment or materials that may be brought to site shall be stored safely and securely and that any and all appropriate firefighting equipment shall be provided.
8. The Licensee shall comply with all statutory requirements affecting the Premises or the use thereof under this Licence.
9. From time to time, and at the discretion of the Licensor's, Officers and/or Agents of the Licensor's will visit the said Premises in order to inspect in order to ensure compliance, by the Licensee, with the Terms and Conditions of this Licence.
10. The Licensee accepts that the Licensor's gives no warranty in respect

of the suitability of the Premises as used and/or accessed by the Licensee under this Licence and that underground cables, pipes or other services may exist. The Licensee shall be liable/responsible for the costs of repair etc to any of the aforementioned items having been damaged during the currency of this Licence.

11. The Licence hereby granted shall be personal to the Licensee, not capable of assignment nor shall be deemed to pass any legal rights or interests in the said Premises to the Licensee and is provided by the Trustees of Lady R.A. Gladstones 1987 Settlement as landowner & The Community Council of Broughton and Bretton as Tenant for the above purpose only.
12. The Licensee shall enter the site and occupy the same entirely at their own risk.
13. The Licensee shall ensure, relative to its occupation, that any relevant access gates, egress points shall be secured at all times during the currency of this Licence.
14. The Licensee is to indemnify the Licensor from and against all third-party claims, damages, costs, expenses and any other liabilities whatsoever arising from or in connection with the use of the Premises under this Licence.
15. During the currency of this Licence, the Licensee will ensure that adequate security and protection, for the Licensed Area is provided, against children and other parties. The Licensee shall ensure that any and all work areas shall be properly and adequately secured and visible to any members of the public, the Licensor's employees and/or duly authorised agents accessing the Premises for the period of the existence of Weather Monitoring Station.
16. The apparatus/equipment which are located/stationed on the Premises will be at the Licensee's own risk and no claim whatsoever may be made by the Licensee against the Licensor for any damage or loss from any cause whatsoever.
17. The Licensee shall clear from the Licensed Area any litter, rubbish or waste deposited thereon by the Licensee during the currency of this Licence; The Licensee shall also remove any material of a hardstanding nature imported to construct the compound and Weather Monitoring Station. The Licensee shall leave the land free from such materials and shall reinstate a layer of topsoil to the satisfaction of the Licensee (The area to be put in no worse a condition that the commencement of the Licence).
18. The Licensee shall ensure that Public Liability Insurance cover of a minimum of £10M (ten million pounds) to indemnify the Licensor's is maintained during the currency of the Licence, and at all times during

the currency of this Licence and during the period of the existence of the site compound, the Licensee shall fully and effectively indemnify the Licensor's from and against any breach of this condition.

19. The Licensee shall ensure and undertake any and all works necessary to reinstate, to the satisfaction of the Licensor's Authorised Officer any and all of the Licensor's land damaged directly by the Licensee, during the currency of this Licence, and shall include [but not limited to] any roadway, tarmac surface, landscaped area, fencing etc.
20. The Licensee shall erect suitable notices/signage on the Licenced Area advising of the intended works and which shall be removed following completion of the works permitted under this Licence.
21. The Licensee shall ensure that authorised access to the subject land from the Licensor Agents, Officers or Authorised 3rd parties (Tenants) shall not be restricted, hindered or stopped as a result of the works under this Licence.

I/We hereby agree to the aforementioned Clause Nos. 1 - 21

Signed:
(For and on behalf of TRUSTEES OF LADY R.A. GLADSTONE'S 1987 SETTLEMENT)
Dated:

Signed:
(For and on behalf of COMMUNITY COUNCIL OF BROUGHTON AND BRETTON)
Dated:

Signed:
(For and on behalf of FLINTSHIRE COUNTY COUNCIL)
Dated:



BROUGHTON AND BRETTON Community Council
Accounts for Payment
Aug-26

Ref:	Voucher No:	Payee:	Amount	Amount Net	VAT
BACS	BB/26/47	Litter Collector - August Salaries	£1,516.11	£1,516.11	£0.00
BACS	BB/26/48	Clwyd Pension - August Salaries	£522.77	£522.77	£0.00
BACS	BB/26/49	HMRC - August Salaries	£403.49	£403.49	£0.00
BACS	BB/26/50	H W Oultram - Van Fuel - July	£63.28	£53.04	£10.24
DD	BB/26/51	SSE Energy - Street Lighting - June	£733.91	£611.59	£122.32
BACS	BB/26/52	SLA - August			
DD	BB/26/53	ICO - Renewal	£47.00	£47.00	£0.00
BACS	BB/26/54	One Voice Wales - Innovative Practice Conference - Chairman	£109.00	£109.00	£0.00
BACS	BB/26/55	Cllr Lowe - MMA 2026	£208.00	£208.00	£0.00
BACS	BB/26/56	North & Mid Wales Association for Local Councils - Membership	£60.00	£60.00	£0.00
BACS	BB/26/57	The Range - Bird Seed	£15.69	£15.69	£0.00
CRD 1740	BB/26/58	War Memorial Institute - Annual Grant	£1,500.00	£1,500.00	£0.00
DD	BB/26/59	Broughton & Bretton Community Centre - Annual Grant	£1,500.00	£1,500.00	£0.00
		TOTAL	£6,679.25	£6,546.69	£132.56

Chairman:

Chair of Finance:

Clerk & Financial
Officer:

BROUGHTON AND BRETTON Community Council
Accounts for Payment
Sep-26

Ref:	Voucher No:	Payee:	Amount	Amount Net	VAT
BACS	BB/26/60	Litter Collector - September Salaries	£1,798.51	£1,798.51	£0.00
BACS	BB/26/61	Clwyd Pension - September Salaries	£608.75	£608.75	£0.00
BACS	BB/26/62	HMRC - September Salaries	£578.67	£578.67	£0.00
BACS	BB/26/63	H W Oultram - Van Fuel - August	£59.70	£50.04	£9.66
DD	BB/26/64	SSE Energy - Street Lighting - July	£801.48	£667.90	£133.58
BACS	BB/26/65	SLA - August			
		TOTAL:	£3,847.11	£3,703.87	£143.24

Chairman:

Chair of Finance:

Clerk & Financial
Officer: