

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 25 July 2012

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A3	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
A4	Items to be deferred	The Head of Planning advised that none of the applications were recommended for deferral by officers.
A5.1	General Matters Application - Variation of condition no.3 attached to outline planning permission ref: 035575 to allow 7 years for the submission of reserved matters from the date of the outline planning permission being granted rather than the 5 years previously permitted at land at (whole site) (049426)	That option 1 be accepted to determine the application (which was next on the agenda) at this Committee meeting.
A5.2	Full Application - Variation of condition no.3 attached to outline planning permission ref: 035575 to allow 7 years for the submission of reserved matters from the date of the outline planning permission being granted rather than the 5 years previously permitted at land at (whole site) (049426)	<p>That condition No. 3 attached to the outline planning permission ref. 035575 be varied to allow 7 years for the submission of reserved matters from the date of outline planning permission being granted. That all previous planning conditions attached to the outline planning permission are re-imposed and subject to the conditions detailed in the report of the Head of Planning and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to re-impose all the requirements of the original legal agreement attached to the outline planning permission, with 30% being substituted for 10% for affordable housing:</p> <ul style="list-style-type: none"> • Scheme to be in general conformity with the Revised Development Brief, • Construct or to reimburse the Council for the reasonable cost of a footpath/cycleway linking the site with Leadbrook Drive, • Phasing/occupation of housing, • Setting aside of 1.5 hectares of land and its transfer for a school site and an extension to the school site of not less than 1.0 hectare,

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		<ul style="list-style-type: none"> • Setting aside of land for a shop site, • Setting aside of a site of 0.45 hectares for a health centre, • Setting aside of a site of 0.25 hectares for a community centre and its transfer • Provision of 4.5 hectares of open space including an enclosed equipped children’s play area, a landscape strategy, a management strategy for open space areas including establishment of a management company • Provide for a maximum of 30% of number of dwellings for affordable use
A5.3	Variation of condition no.15 attached to planning permission ref: 046595 at land at (whole site) Croes Atti, Chester Road, Oakenholt (049425)	That the application be deferred until the next meeting to allow the consultation period to expire.
A5.4	Full Application - Erection of 11 No. Dwellings at 105 The Highway, Hawarden. (049448)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning (with draft condition 5 amended as suggested), the additional condition detailed in the late observations and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to provide the following:-</p> <ol style="list-style-type: none"> a) Payment of an educational contribution of £10,500 towards primary educational provision/improvements to local education facilities at Hawarden Infants School and £7,000 towards similar secondary education level provision at Hawarden High School. The contributions shall be paid prior to occupation of the first dwelling. b) Ensure payment of a commuted sum payment in lieu of on site recreation/open space provision of £12,100 with such monies to be used to enhance existing play and recreation facilities within the community. Such sum payable upon sale or occupation of the fifth dwelling.

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A5.5	Full Application - Operation of an outdoor recreation activity known as Sphering at land opposite Bryn Coch Farm, Whitford, Holywell (049709)	That temporary planning permission be granted subject to the additional highway conditions detailed in the late observations sheet, condition four being amended to include “unless otherwise agreed in advance by the Local Planning Authority” and subject to the conditions detailed in the report of the Head of Planning.
A5.6	Full Application - Erection of a detached residential block at Kinsale School, Llanerch y Mor, Holywell (048983)	That planning permission be granted subject to the additional condition detailed in the late observations and the conditions detailed in the report of the Head of Planning.
A5.7	Full application - Erection of additional educational / residential facilities to compliment existing school provision for children/young adults with autistic spectrum disorder at Kinsale Hall, Llanerch y Mor (048115)	That the application be refused on the grounds of the application being detrimental to the character of the area and the landscape.
A5.8	Full Application - Demolition of Store Building and Storage Compounds and Erection of a Salt Store at Fulbrooke Buildings, Halkyn (049796)	That the application be refused on the grounds of highway safety and overbearing and detrimental impact of local residents.
A5.9	Application for outline planning permission - for erection of a dwelling on land rear of Islwyn, Trelogan, Holywell (049665)	That planning permission be granted subject to conditions to be determined by the Head of Planning.
A5.10	Full application - Proposed Demolition of Existing Single Storey Rear Extension and garage and	That the appeal be opposed due to the detrimental impact on the neighbouring property and the development being out of character with the local area.

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	replacement with a New Single Storey rear Extension to Provide Bedroom, Bathroom and Living Space for Wheelchair Access at 15 Hawarden Drive, Buckley (049623)	
A5.11	Full Application - Construction of waste transfer building and continuation of non-hazardous waste management operation at "Old Bridge Inn", Station Lane, Padeswood, Mold (049617)	That planning permission be granted subject to the applicant entering into a Section 106 Agreement to effectively revoke planning permission 4/0/16514 and to the conditions detailed in the report of the Head of Planning, with:- i) imposition of a condition as detailed in the late observations on noise mitigation ii) inclusion of the words 'and excluding food waste' on condition 7.
A5.12	General Matters - Residential Development Consisting of 51 No. Dwellings, New Road and Creation of Mitigation Land in Relation to Ecology on land between and behind Maison De Reves and Cae Eithin, Village Road, Northop Hall (048855)	That the reasons for refusal proposed within the original resolution on application reference 048855 (relating to ecology, highway safety, density and lack of a geological survey) are not pursued by the Council in the preparation of a case in relation to the appeal against the non determination of the application.
A5.13	Full Application - Erection of non-food retail units utilising existing vehicular access points, service yard, customer car park and pedestrian link and removal of existing petrol filling station canopy at Saltney Retail Park, River	That planning permission be granted subject to the completion of a Section 106 Agreement, receipt of a Unilateral Undertaking, or issuing an advance voluntary payment of £20,000 with the use to be discussed with the applicant and local Members and subject to the conditions detailed in the report of the Head of Planning.

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	Lane, Saltney, Chester (049292)	
A5.14	Full Application - for the Conversion of former public house with associated living accommodation to four dwellings of which three are for affordable rental housing at Llyn y Mawn Inn, Brynford (049641)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning and subject to the applicant entering into a Section 106 Obligation, unilateral undertaking and/or advance payment of commuted sum, in respect of the following matters:-</p> <ol style="list-style-type: none"> 1. to ensure the three new properties are retained for local people who require affordable rentable housing, and 2. in lieu of on site play provision a commuted sum of £2199.00.