

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 16 January 2013

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

4	Minutes	That consideration of the minutes be deferred to the end of the meeting.
5	Items to be deferred	That agenda item 6.1 - Full application – Erection of 20 No. semi-detached dwellings, part reconfiguration of existing (unadopted) road and extending to form new road layout on land off Fair Oaks Drive, Connah's Quay (048610) be deferred.
6.6	General Matters - Outline Application for Erection of 12 Dwellings at Bank Farm, Lower Mountain Road, Penyffordd (050003)	That (subject to the current stop direction by Welsh Government being withdrawn) delegated powers be given to the Head of Planning to negotiate the detail of the Section 106 Obligation in conjunction with the local Member.
6.2	Outline Application - Demolition of 2 Existing Bungalows and Erection of 5 No. Dwellings at 85 - 87 Wepre Lane, Connah's Quay (048261)	<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 or advance payment of:-</p> <p style="padding-left: 40px;">a) £1,100 per dwelling in lieu of on site play provision; and</p> <p style="padding-left: 40px;">b) £2,500 per dwelling towards the management of the Deeside and Buckley Newts Special Area of Conservations (SAC).</p>
6.3	Reserved Matters - Details of Appearance, Landscaping, Layout and Scale and Access Thereto, Submitted in Accordance with Condition No. 1 of Outline Planning	<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 to provide the following:-</p> <ul style="list-style-type: none"> • The payment of a contribution of £195,000 towards affordable homes provision in the

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	Permission Ref.: 047769 to Allow Residential Development at Wilcox Coach Works, Afonwen. (048465)	community. Such sum to be paid upon completion or occupation of the 9 th dwelling hereby approved.
6.4	Metal Recycling Plant for End of Life Vehicles, Ferrous and Non Ferrous Metals, Redundant and Scrap Caravans and Roof Wall Panels at Point of Ayr, Ffynnongroyw (045069)	That planning permission be refused for the reasons detailed in the report of the Head of Planning.
6.5	Renewal of Outline Planning Permission Ref. 041006 for Proposed Residential Development at Holmleigh, Cheshire Lane, Buckley (049289)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, with condition 8 being amended to read ‘visibility splays of 2.4m x 43m’ and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to provide for the following:-</p> <p>a) ensure the payment of a contribution of £1750 per dwelling to the Council for ecological mitigation. Such sum to be paid to the Council prior to the occupation of any dwelling subsequently approved under Reserved Matters.</p> <p>b) ensure the payment of a contribution of £1100 per dwelling in lieu of on site play and recreation provisions. Such sum to be paid to the Council prior to the occupation of 50% of dwellings. Such sum to be used in the improvement of existing recreation and play facilities in the community.</p>
6.7	General Matters - Demolition of Existing Hotel Buildings and the Erection of 21 No. Apartments at Bryn Awel Hotel, Denbigh Road, Mold	<p>(a) That planning permission be granted subject to the new owner entering into a Section 106 Agreement or offering a unilateral undertaking in respect of the following issues:-</p> <ul style="list-style-type: none"> • In lieu of on site open space provision, payment of £733 per dwelling towards the

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	(045180)	<p>upgrading of existing open space provision within the locality</p> <ul style="list-style-type: none"> • An educational contribution of £49,028 to cater for the impact on primary education resources in Mold <p>(b) That a letter be sent to Members of the Committee detailing the calculation for the educational contribution and the schools which would benefit.</p>
6.8	Variation of Section 106 Agreement to Enable 'Rent to Buy' Scheme on Land at Mansfield, Lixwm (050246)	That the terms and relevant clauses of the Section 106 agreement entered into in connection with planning permission ref. 041741 dated 17 th December 2007, be amended to allow for the occupation of the 3 no. dwellings via a Rent to Buy scheme.
4	Minutes	That subject to the amendment proposed by Councillor R.C. Bithell, the minutes be approved as a correct record and signed by the Chairman.
6.9	Appeal by Mr. & Mrs P. & C.E. Hewitt Against the Decision of Flintshire County Council to Refuse Planning Permission for the Construction of a Loft Extension by Raising Part of the Existing External Walls and Roof to Accommodate a Bedroom, Dressing Room and En-Suite Bathroom and with New Roof Windows in the Existing Retained Part of the Roof at Stoneleigh, Bagillt Road, Holywell.	That the decision of the Inspector to dismiss this appeal be noted.

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	(049514)	
6.10	Appeal by Mr. Stephen Wilson Against the Imposition of Condition No. 3 of Planning Permission 049662 at Hillcrest, Caerwys Hill, Caerwys (049662)	That the decision of the Inspector to allow this appeal be noted.
6.11	Appeal by Lyons Den Fitness against the decision of Flintshire County Council to refuse planning permission for the placement of 3No. 'A' boards at "Lyons Den Fitness", Boot End, Bagillt (049874)	That the decision of the Inspector to dismiss this appeal be noted.