

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 19 June 2013

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

4	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
5	Items to be deferred	The Head of Planning advised that none of the items on the agenda were recommended for deferral by officers.
6.1	Full Application - Proposed House Type Substitutions and Amendments to Plots 62-99, 105-107, 110-118 and associated works at Croes Atti, Chester Road, Oakenholt (050258)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, the additional condition detailed in the late observations and subject to the applicant entering into a section 106 obligation/Unilateral Undertaking to re-impose all of the requirements of the original legal agreement attached to the outline planning permission i.e.:-</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 • 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 10% of number of dwellings for affordable use <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.</p>

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6.2	Full Application - Demolition of public house and erection of up to 9 No. dwellings and associated works at Calcot Arms, Milwr Road, Holywell (050634)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, the reduction in the ridge line of the proposed apartment Block B to approximately 0.2m above the height of the existing Calcot Arms building and subject to the applicants entering into a Section 106 Agreement, providing a unilateral undertaking, or otherwise making payment in respect of:-</p> <ul style="list-style-type: none"> • The sum of £733 per dwelling in lieu of on site open space towards the upgrading of existing play facilities within the locality • The sum of £24,514 for the additional capacity at Perth y Terfyn Infants School. <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.</p>
6.3	Full Application - Conversion of West Wing into 11 No. Self Contained Apartments at Westbury Castle, Abbey Drive, Upper Gronant (Partly Retrospective) (050264)	That the application be deferred to allow discussions to take place with the applicant about options for the site access.
6.5	Listed Building Application - Conversion of West Wing into 11 No. Apartments at Westbury Castle, Abbey Drive, Gronant (050265)	That application 050265 be deferred.

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6.5	Full Application - Change of use of upper parts of vacant retail unit to create 6 No. self contained flats (2 x studio, 3 x 1 bed 1 x 2 bed) at 57 Chester Road West, Shotton, Deeside, Flintshire (050508)	<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 a commuted sum of £733 per flat towards the improvement of existing recreational facilities in the Community.</p> <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.</p>
6.6	Full Application - Change of use from shop to a dwelling including minor alterations at 98 Chester Road West, Shotton, Deeside, Flintshire (050698)	That planning permission be granted subject to the conditions detailed in the report of the Head of Planning.
6.7	Retrospective Application - Erection of a garden wall and fence at "Cwm y Graig", Rhewl, Holywell (050154)	That planning permission be refused due to the proposal not satisfactorily addressing concerns over stability/integrity of the slope to the south of the site.
6.8	Full Application - Erection of 10 No. houses, associated access and parking on land side of 53 Brunswick Road, Buckley (050804)	<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>(a) £1,100 per dwelling in lieu of on-site play provision and</p> <p>(b) an educational contribution of £24,514 towards the provision of primary school places at Mountain Lane Primary School.</p> <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as</p>

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		outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.
6.9	Full Application - Engineering works to provide flood defence strengthening along 1.5 km of the River Dee embankment to include sheet piling to a maximum depth below ground of 12m and a minimum height of 7.2m AOD and a proposed temporary access route and site compound at RAF Sealand South Camp, Welsh Road, Sealand, Deeside (050730)	That planning permission be granted subject to the conditions detailed in the report of the Head of Planning with condition 6 being amended to exclude the use of impact driving percussive piling and condition 8 being changed to require submission of a noise control scheme prior to the start of the work.
6.10	Full Application - Realignment of part of the internal estate road to allow for amendment to the location and siting of on-site public open space on land at (Res. Dev. - Alltami Heath), Field Farm Lane, Buckley (050661)	That planning permission be refused due to the unknown implications of the changes on the approved scheme and on existing properties in the vicinity and due to the reduction of the public open space.
6.11	Full Application - Erection of a 3 bedroom detached dwelling with garage (for disabled person) on land adj. 45 Broughton Hall Road, Broughton, Chester (050545)	That planning permission be refused due to the failure to provide satisfactory information to warrant local need under Policy HSG3.