

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 24 July 2013

Agenda Item No	Topic	Decision
Part A – Items considered in public		
4	Minutes	That subject to the suggested amendment, the minutes be approved as a correct record and signed by the Chairman.
6.1	General Matters - Outline Application - Erection of a Single Storey Dwelling at Land Rear of 27 Maes Gwynfryn, Gwespwr, Holywell (047859)	That planning permission be refused for the reasons detailed in the report of the Head of Planning.
6.2	Outline application for the Demolition of 'Sunnyside' & 66A Mold Road and the Erection of 58 Houses Including Details of Access, Appearance, Layout and Scale at Land at Rear of 66A Mold Road, Mynydd Isa (048042)	<p>That planning permission be refused on the following grounds:-</p> <ul style="list-style-type: none"> - lack of affordable housing - unsatisfactory access proposals - inadequate ecological mitigation - inadequate play and open space provision - flooding and drainage issues - under provision of car parking - soil contamination.
6.3	Full Application - Conversion of West Wing into 11 No. Apartments at Westbury Castle, Abbey Drive, Gronant (050264)	<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 £733 per unit in lieu of on site play provision.</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>
6.4	Listed Building Application -	That listed building consent be granted subject to the conditions detailed in the report of the

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 24 July 2013

Agenda Item No	Topic	Decision
	Conversion of West Wing into 11 No. Apartments at Westbury Castle, Abbey Drive, Gronant (050265)	Head of Planning.
6.5	Full Application - Construction of a New Retail Unit and Associated External Works at Mold Ambulance Station, Bypass Road, Mold (050381)	<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 either a Section 106 Obligation, Unilateral Undertaking or the making of an advance payment to provide the following:-</p> <ul style="list-style-type: none"> • The payment of £2500 to provide for the cost of a Traffic Regulation Order and the associated signage along Lead Mills and at the junction of St. David’s Lane and Lead Mills. <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed, a unilateral undertaking not received, or advance payment not made 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 - Erection of a Two Storey Extension Including Balcony to Existing Barn at Deer Lodge, Cymau (050430)	That planning permission be refused for the reasons detailed in the report of the Head of Planning.
6.7	Full Application - Erection of 4 No. 2 bed apartments and 3 No. 1 bed apartments with associated parking on land rear of 3 Church View, Queensferry, Deeside (050531)	That planning permission be refused on the grounds of inappropriate scale of development and out of character leading to overlooking of adjacent properties to detriment of residential amenity.
6.8	Full Application - Construction of a	That planning permission be refused due to non-compliance with the Unitary Development

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 24 July 2013

Agenda Item No	Topic	Decision
	New Petrol Filling Station and Associated Access Road with Alterations to Existing Highway at W.M. Morrison PLC, Neighbourhood Centre, Ffordd Llanarth, Connah's Quay (050616)	Plan.
6.9	Full Application - Residential development consisting of the erection of 11 No. dwellings at Bryn Gwalia Bowling Club, Clayton Road, Mold (050662)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, the Highways condition in the late observations and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to provide:-</p> <ul style="list-style-type: none"> - a commuted sum of £1,100 per unit to enhance recreation provision in the area in lieu of on site open space provision - a payment of £24,514 education contribution towards Ysgol Bryn Gwalia <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>
6.10	Outline Application - Erection of a Dormer Bungalow at 1 Pystyll Cottages, Cymau (050744)	That planning permission be refused for the reasons detailed in the report of the Head of Planning.
6.11	Full Application - Re-plan to 14 No. Dwellings and Associated Garages and Parking Spaces on a Previously Approved Scheme of 44 No. Dwellings at Land at Overlea Drive,	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 supplemental S.106 agreement which links the permission granted under this application to the provisions of the S.106 agreement, offered unilaterally at the appeal allowing development under Permission Ref: 048032, providing for the following:-

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 24 July 2013

Agenda Item No	Topic	Decision
	Hawarden (050805)	<p>a) The provision of 4 No. affordable homes by means of gifting the units to Flintshire County Council to be made available to people registered upon its Affordable Home Ownership Register.</p> <p>b) Ensure the payment of a total educational contribution of £66,500 towards educational provisions in the locality (£38,500 towards primary educational provision/improvements, and £28,000 towards similar secondary education level provision.)</p> <p>The contributions shall be paid in 2 instalments of £33,250. The first instalment shall be paid upon the occupation of the 23rd dwelling and the second upon the occupation of the 35th dwelling.</p> <p>c) Ensure payment of a commuted sum payment, part in lieu of on site recreation/open space provision of £25,000, such sum to be used to upgrade existing facilities within 3 miles of the site. This sum shall be paid upon the occupation of the 10th dwelling.</p> <p>If the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed, a unilateral undertaking not received, or advance payment not made within six months of the date of the Committee resolution, the Head of Planning be given delegated authority to REFUSE the application.</p>
6.12	Appeal by Mr. Simon Parker Against the Decision of Flintshire County Council to Refuse Planning Permission for 049629 - Extensions & Alterations and 049630 - Erection of a Replacement Dwelling at Gelli Farm,	That the decision of the Inspector to dismiss both of these appeals be noted.

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 24 July 2013

Agenda Item No	Topic	Decision
	Gelli Road, Pen-yr-Allt, Holywell - (049629 & 049630) BOTH DISMISSED	
6.13	Appeal by Mr. J. Barton Against the Non-Determination by Flintshire County Council for One Planet Development - Erection of One Dwelling and Agricultural Buildings with Associated Works at Warren Dingle Farm, Mold Road, Penyffordd - (049721) DISMISSED	That the decision of the Inspector to dismiss this appeal be noted.
6.14	Appeal by Mr. L.R. Barker Against the Decision of Flintshire County Council to Refuse Planning Permission for the Retrospective Application for the Retention of a Dormer Bungalow at 10 Willowfield Estate, Pentre Halkyn - (050266) DISMISSED.	That the decision of the Inspector to dismiss this appeal be noted.