

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 15 January 2014

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.
6.1	Restoration of Cambrian Quarry by the Importation and Recycling of Inert Materials at Cambrian Quarry, Gwernymynydd (050695)	<p>That planning permission be granted subject to:-</p> <ul style="list-style-type: none"> • the condition detailed in the late observations; • the conditions detailed in the report of the Head of Planning; and • the applicant entering into a legal agreement under the terms of the Town & Country Planning Act 1990 (as amended) Section 106 to:- <ul style="list-style-type: none"> - surrender the old mineral and waste planning permissions - 15 year management post restoration as set out in the outline management plan with periodic review - control of operations within the quarry but outside of the application site in terms of hours of operation and no artificial lighting activities not related to the application <p>If the Section 106 Agreement (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>
6.2	Full Application - Erection of a Four Bedroom Detached Dwelling and Detached Double Garage at 37 Wood Lane, Hawarden (051234)	<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 property shall be occupied by the applicants Mr and Mrs Shaw in the first instance • If the property is put up for sale in the future 30% of the property value is repaid to the Council, secured as a charge on the property

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		<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>
<p>6.3</p>	<p>Change of Use to Smaller A1 Use at Ground Floor and 2 No. One Bedroom Apartments to the Rear of the Existing Building Allowing for New Apertures at Ground Floor at 79 Chester Road West, Shotton (051378)</p>	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning and subject to the application entering into a Section 106/Obligation/Unilateral Undertaking or making direct payment to provide the following:-</p> <ul style="list-style-type: none"> • Payment of £733.00 per residential unit in lieu of on site public open space. The payment would be used to enhance existing recreation facilities in the community and to be provided upon 50% sale or occupation of the development. <p>If the Obligation/Unilateral Undertaking or direct payment is not completed/made within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.</p>
<p>6.4</p>	<p>Reserved Matters Application - Amended Layout to Include Substitution of 15 No. House Types and Addition of 5 No. Dwellings at Adwy Deg, Fagl Lane, Hope (051449)</p>	<p>That planning permission be granted subject to:-</p> <ul style="list-style-type: none"> • the additional condition detailed in the late observations, • the conditions detailed in the report of the Head of Planning • the applicant entering into a supplemental Section 106 agreement which linked the approval granted under this application to the provisions of the Section 106 agreement entered into under Reserved Matters Approval Ref:- 048186, providing for the following:- <p>(a) The provision of 16 No. affordable homes, to be made available at 70% of market value with the Council retaining the 30% equity and nomination rights for</p>

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		<p>occupiers being retained by the Council having regard to people registered upon its Affordable Home Ownership Register.</p> <ul style="list-style-type: none"> (b) Ensure the payment of an educational contribution of £31,500 towards educational provision/improvements to local education facilities. The contribution shall be paid prior to occupation of the first dwelling. (c) Ensure payment of a sum of £45,000 towards the maintenance of the play area upon adoption. (d) Ensure payment of £29,150 in lieu of 50% on site provision of recreation/open space. (e) Ensure the transfer of wildlife mitigation land to a suitable body in order to secure its future management and funding. <p>In addition, the Supplemental Agreement shall provide for the additional payment of a £5500 recreation contribution in lieu of further on site provision arising from the additional 5 no. new dwellings. Such payment shall be made upon sale or occupation of 50% of the total dwellings approved.</p>
6.5	General Matters - Use of Land for the Stationing of Caravans for the Residential Purpose for 5 No. Gypsy Pitches Together with the Formation of Additional Hard Standings and Utility/Dayrooms Ancillary to that Use Land Adjacent to Ewloe Barn Wood,	That reason for refusal (2) relating to air pollution and the impacts of road traffic pollutants on the health of the site occupants be withdrawn and not pursued as a reason at the forthcoming appeal against the refusal of planning permission.

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	Magazine Lane, Ewloe (050463)	
6.6	Appeal by Mr. J.P. Carr Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of Four Dwellings at Land Adjacent to No. 1 Papermill Cottages, Papermill Lane, Oakenholt - DISMISSED (050243)	That the decision of the Inspector to dismiss this appeal be noted.
6.7	Appeal by Mr. Andrew Croston Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of 2, Two Bedroom Semi-Detached Dwellings with Parking to Front and Rear at Land off Fern Leigh, Brook Street, Buckley - ALLOWED (050291)	That the decision of the Inspector to allow this appeal be noted.
6.8	Appeal by Mr. J. Williams Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of 4 No. 2 Bed Apartments and 3 No. 1 Bed Apartments with Associated Parking at 3 Church View, Queensferry - DISMISSED (050531)	That the decision of the Inspector to dismiss this appeal be noted.