

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 12 March 2014

Agenda Item No	Topic	Decision
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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.
5	Items to be deferred	That agenda items 6.1 (051105) and 6.3 (051424) be deferred.
6.2	General Matters - Change of Use of Agricultural Land to a Graveyard on Land Rear of 10 Crompton Close, Higher Kinnerton (051534)	That subject to the amendment to the third line of refusal reason 3, that the reasons for refusal be agreed.
6.4	Full Application - Erection of 36 No. Affordable Dwellings with Associated Parking, Access, Habitat Creation and Public Open Space on Land at Llys Ben, Northop Hall (050613)	That planning permission be refused for the reasons detailed in the report of the Head of Planning.
6.5	Full application for the erection of 35no. class C3 dwellings including associated landscaping and formation of new access from Cymau Lane at Abermorddu CP School, Cymau Lane, Caergwrlle, Wrexham (051482)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, additional highway conditions reported in the late observations, an extra condition for a Construction Management Scheme and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to deliver the following:-</p> <p>(a) The construction to DQR (Design Quality Requirements) and transfer at no charge to the Council of three 2 bed residential units prior to the completion of 18th dwelling on the site with such dwellings being used for affordable housing in perpetuity and nomination rights being referred by the Council. The dwellings shall be added to the Council housing stock for local residents in the Abermorddu community.</p> <p>(b) Ensure the payment of an educational contribution totalling £208,870 towards</p>

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		<p>educational provision/improvements to local education facilities (to be allocated as follows – Castell Alun £110,814, Abermoddu County Primary £98,056). The contribution shall be paid prior to occupation of the first dwelling and if some or all of the money is not spent within ten years of payment, it is to be returned to the developer together with any interest accrued.</p> <p>(c) Ensure payment of £75,000 to provide for the long term maintenance of the public open space area, and installation of play equipment in accordance with detailed specifications with the play equipment provided prior to 50% of the development being built.</p> <p>(d) Ensure the provision prior to occupation of any dwelling of a speed activated flashing neon sign on the approach to the site from Cymau Lane at a cost of £3,500 and to the Council's specification.</p>
6.6	Application for Removal of Condition No. 14 of Previously Approved Planning Permission Ref: 047624 at Dovedale, Alltami Road, Buckley (051481)	That condition 14 not be removed due to issues of stability and potential contamination of third party land.
6.7	Outline Application - Demolition of Existing Public House, Betting Office and Dwelling and Erection of 5 No. Apartments at 11 High Street and Bagillt Arms, High Street, Bagillt (051325)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, the two additional highway conditions in the late observations sheet and subject to the applicant entering into:-</p> <p>(a) A Section 106 Obligation/Unilateral Undertaking to ensure that the units are offered for rental to meet local housing needs.</p> <p>(b) A Section 106 Obligation/Unilateral Undertaking or advance payment of £733 per</p>

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		apartment towards the maintenance enhancement of open space in the locality.
6.8	Full Application - Regularisation of Existing Equipment Store at Mountain Park Hotel, Northop Road, Flint Mountain, Flint (050965)	That planning permission be refused on the grounds of the significant unacceptable impact on the residential amenity of adjoining properties by virtue of its scale and position.
6.9	Full Application - Erection of 3 No. Class B1 Industrial Units and Associated Car Parking and Amended Vehicular Access at Billy Jeans Cafe, Unit 2, The Haven Garage, The Nant, Pentre Halkyn (051580)	<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 S.106 agreement which provides for the following:-</p> <p align="center">- That development approved under planning permission Reference 051580 is not commenced until such time as the planning permission granted under Reference 050361 has been implemented.</p>
6.10	Full Application - Erection of a Detached Garage Block Incorporating Home Office and Workshop at 2 Ty Uchaf, Cefn Road, Cilcain (051686)	That planning permission be granted subject to conditions to be determined by the Head of Planning.
6.11	Full Application - Conversion of Rear of Former Church to Two Bed Apartment at Former English Congregational Church, High Street, Bagillt (051084)	<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 in respect of the following matter:-</p> <p align="center">- To ensure that the apartment is retained for local people who require affordable rentable housing.</p>

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6.12	Appeal by Mr. Andrew Lewis Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Hay Bay for Storage of Hay Products on Site at Field on Swan Lane Opposite The Cuppins, Pentre-Bach, Nercwys (050657) - ALLOWED	That the decision of the Inspector to allow this appeal be noted.