

**Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 8 October 2014**

Agenda Item No	Topic	Decision
4	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
5	Items to be deferred	That applications 052223 (Agenda item 6.1 - Units 1-4, The Squares, Mostyn) and 052414 (Agenda item 6.2 - Pwll Gwyn Hotel, Denbigh Road, Afonwen) be deferred.
6.3	Full Application - Change of Use of Existing Public House into a Single Dwelling at Black Lion Inn, Village Road, Northop Hall (052486)	That the application be deferred to allow a further site visit to take place.
6.4	Full Application - Erection of 20 No. Dwellings (Phase 2) at Village Road, Northop (052388)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), an additional condition in the late observations and subject to the applicant entering into a Section 106 agreement or unilateral undertaking in respect of the following:-</p> <ul style="list-style-type: none"> <li>• To gift 2 three bed dwellings to North East Wales Homes to be used as affordable housing</li> <li>• To provide a commuted sum of £1,100 per dwelling in lieu of on-site open space provision</li> <li>• To provide a contribution of £55,407 to fund capacity improvements at Hawarden High School.</li> </ul> <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 Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>

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6.5	Outline Application - Erection of 5 No. Two Storey Dwellinghouses, Formation of Service Road and All Other Associated Works at Tram Road, Buckley (051906)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the applicant entering into a Section 106 Obligation, Unilateral Undertaking or advance payment of £1,100 per dwelling 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 or advance payment not received within six months of the date of the committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>
6.6	Full Application - Demolition of Existing Car Showrooms and Service Garage and Development of 5 No. Detached Dwellings at Williams Quality Cars, 129 Church Road, Buckley (052285)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking or making a direct payment to provide payment of £5,500 for the enhancement of existing public open space in the nearby 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 or payment not received, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>
6.7	Full Application - Erection of 2 Storey Office, With Associated Landscaping and Parking at The Running Hare, St. David's Park Spine Road, Ewloe (052507)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and the additional condition referred to in the late observations (to include the provision of the 10 extra spaces).</p>

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6.8	Full Application - Erection of a Dwelling at Land Adjacent to 21 Marnel Drive, Pentre (051742)	That consideration of the application be deferred to allow a site visit to take place.
6.9	Full Application - Construction of Earthworks and Retaining Structures to Deal with Change in Levels at the Rear of Plots 52 - 56 at Field Farm Lane, Buckley (052401)	That planning permission be refused as the proposal would result in overlooking, have an overbearing impact on existing properties at Field Farm and Aberllanerch Drive and was contrary to space around dwellings guidance and policies GEN1, D1 and D2 of the UDP.
6.10	Outline application for the proposed new Development of 10No Detached Dwellings and associated access road. (Outline Application) at "Bodowen Surgery", Halkyn Road, Holywell (052349)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.11	Full Application - Erection of 3 No. 3 Storey Blocs to Create 21 No. Self Contained Residential Units; Provision of Accesses off Glanrafon Road and Chapel Street; Hard and Soft Landscaping and all Other Associated Works at Old Bakery, Glanrafon Road, Mold (052105)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), the additional condition in the late observations on a scheme for foul drainage and subject to the applicant entering into a Section 106 agreement, unilateral undertaking or early payment for £733 per unit in lieu of onsite open space 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 Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>
6.12	General Matters - 1. Erection of a Crematorium with Associated Car	That application 051043 be considered at a Special Planning Committee meeting to be held no later than 29 <sup>th</sup> October 2014.

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	Parking, New Access, Landscaping and Garden of Rest on Land East of A5119 & South of Tyddyn Starkey Lane, Northop. 2 Construction of a New Crematorium, Associated Car Park, Access Road and Ancilliary Works, Landscaping, Gardens of Remembrance and Area for Natural Burials on Land at Kelsterton Lane/Oakenholt Lane, Near Northop (052334)	
	Local Government (Access to Information) Act 1985 - to consider the exclusion of the Press and Public	That the press and public be excluded from the meeting for the following agenda item which was considered to be exempt by virtue of paragraph 16 of Schedule 12A of the Local Government Act 1972 (as amended).
<b>7</b>	Appeal by Development Securities PLC in respect of land to the North of Broughton Shopping Park	That in light of legal advice, the Local Planning Authority should proceed on the basis of the recommendation contained in the officer's report and not to contest the appeal.