

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 17 December 2014

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

4	Minutes	That subject to the suggested amendments, the minutes be approved as a correct record and signed by the Chairman.
5	Planning Application 052369 by Aldi Stores Limited for Food Store at Broughton Shopping Park	That planning permission be granted subject to a Section 106 Agreement and to the conditions to be agreed under agenda item 7.1 at this meeting.
7.1	General Matters - Full Application for a Foodstore (Use Class A1) and 5 Three Bedroom Affordable Houses (Use Class C3) with Associated Car Parking, Access, Servicing and Landscaping at Broughton Shopping Park, Broughton (052369)	<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 or Unilateral undertaking covering the following contributions and requirements in respect of the five affordable dwellings:-</p> <ul style="list-style-type: none"> i. contribution of £1,100 per dwelling in lieu of on-site open space provision for enhancements to open space provision in the locality ii. contribution of £12,257 for capacity improvements to Broughton Primary School which has less than 5% surplus spaces iii. clauses to ensure the dwellings are made affordable in perpetuity and are occupied in accordance with an approved allocations policy, to the immediate locality in the first instance
7.2	Outline Application - Proposed Re-Development for the Erection of 12 Dwellings Including Deolition of Existing Outbuildings and Creation of Nw Access at Bank Farm, Lower Mountain Road, Penyffordd (052377)	<p>That planning permission be granted subject to:-</p> <ul style="list-style-type: none"> • the conditions detailed in the report of the Chief Officer (Planning and Environment), • the three additional conditions requested by the Independent Planning Consultant (photographic survey, limit number of dwellings to 12 and implement permission within 2 years of approval)

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		<ul style="list-style-type: none"> • the completion of a Section 106 Obligation to cover the payment of commuted sums in respect of Education Provision (in accordance with the provisions of SPG 23), on site play provision (in accordance with the provisions of LPG 13) and the construction of a footpath link between the site and the village of Penyffordd • the application being referred to Welsh Government under the Direction.
7.3	Full Application - Residential Development to Provide 10 No. Two Bedroom Apartments and 4 No. One Bedroom Apartments and Associated Parking at New Inn, Station Road, Sandycroft(052570)	That planning permission be refused on the grounds of the proposal being out of character with the streetscene, overdevelopment in terms of height and its impact on amenity, and flood risk issues.
7.4	Full Application - Change of Use of the Sundawn Garden Centre to a Plant Hire Depot, Including the Demolition of the Existing Garden Centre Buildings, the Erection of a Workshop Building and the Conversion of the Teapot Cafe for Use as Ancillary Office Accommodation at Teapot Cafe & Sundawn Garden Centre, Llwybr Hir, Caerwys (052645)	That planning permission be refused for the reasons detailed in paragraph 2.01 of the report of the Chief Officer (Planning and Environment).
7.5	Full Application - Erection of Office	That planning permission be granted subject to the conditions detailed in the report of the Chief

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	(B1) and Storage (B8) Building with Associated Landscaping and Parking at Vista, St. David's Park, Ewloe (052803)	<p>Officer (Planning and Environment), with condition 16 being amended to include the provision of appropriate on-site parking for employees, and subject to the applicant entering into a Section 106 Obligation or Unilateral Undertaking to secure the following:-</p> <ul style="list-style-type: none"> - Ensure the payment of £4,000 towards the Authority's costs of consultation and making of a traffic regulation order to restrict on-street parking
7.6	Renewal of Outline Planning Permission 046362 to Allow Residential Development at Former Laura Ashley Unit, Pontybodkin Hill, Leeswood (052599)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) which includes the deletion of condition 7, and subject to the applicant entering into a Section 106 Obligation, Unilateral Undertaking or advance payment of £55,407 towards additional secondary school places/improvements of Castell Alun High School, Hope and a commuted sum of £16,500 towards the enhancement of an existing recreational area within Leeswood.
7.7	Full Application - Erection of 4 Dwellings. (i) Substitution of House Type on Previously Approved Phase 1 Plot 38; (ii) Substitution of Sub-Station with Additional Dwellings; (iii) Erection of 2 Dwellings (Re-Plan of Plots 19 & 20 Phase 2) at Cae Eithin, Village Road, Northop Hall (052406)	<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 supplementary Section 106 agreement or unilateral undertaking to link this development with the requirement for the affordable housing provision and the open space and education contributions as required by 048855 and 052388.</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>

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7.8	Removal of Condition No. 6 Attached to Planning Permission Ref: 048032 as Amended by Planning Permission Ref: 030805 at Overlea Drive, Hawwarden (052429)	That planning permission 048032, as amended by permission 050805 be amended by the deletion of Condition 6 in its entirety.
7.9	General Matters - Proposed Amendment to Section 106 Agreement - Morrison's Supermarket, High Street, Saltney (045999)	That the Chief Officer (Planning and Environment) be given delegated authority to re-negotiate the clause within the existing Section 106 Agreement entered into in connection with planning permission ref. 045999, to allow the land to be developed for community use (subject to the relevant planning permission being obtained).
7.10	Appeal by Notemachine Against the Decision of Flintshire County Council to Refuse Planning Permission for the Installation of an ATM at 18 High Street, Mold - DISMISSED (051948)	That the decision of the Inspector to dismiss this appeal be noted.
	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).
8	Appeal by Anwyl Construction Company Limited in respect of land at Old Hall Road/Green Hill Avenue, Hawarden	That in light of legal advice, the Local Planning Authority should proceed on the basis of the recommendation contained in the officer's report.