

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 9 September 2015

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	Full Application - Erection of 59 Dwellings, Open Space, Access and Associated Infrastructure at Issa Farm, Mynydd Isa (053208)	<p>That the application be refused for the following reasons:-</p> <ul style="list-style-type: none"> • Departure from the UDP • Outside the settlement boundary • Did not comply with policies GEN3 and HSG3 • The need of residents not being addressed • Duty to protect planning policy.
6.2	Extension of the Existing Waste Management Site Together with the retention of a New Waste Transfer Building and erection of Product Storage Bays, retention of a New Weighbridge and retention of a building to Provide Office Accommodation at Flintshire Waste Management, Ewloe Barns Industrial Estate, Mold Road, Ewloe (052359)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the additional condition referred to in the late observations.
6.3	Outline Application - Erection of 19 Dwellings at Ty Carreg, Stryt Isa, Hope (053445)	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 either into a Section 106 agreement, a unilateral undertaking or making of an advance payment to satisfy the following requirements:-

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		<ol style="list-style-type: none"> 1. Ensure the payment of a commuted sum equivalent to £1100 per dwelling in lieu of on site play and recreation provisions. Such sum to be paid to be used as a contribution towards the provision of a wheeled sports facility at The Willows Recreation Ground, Hope. Such sum to be paid upon occupation of 50% of the approved dwellings. 2. Ensure the payment of a commuted sum of £55,407 which is required to provide specialist Art teaching accommodation at Castell Alyn High School. Such sum to be payable before the commencement of development. <p>If the obligation pursuant to Section 106 of the Town & Country Planning Act 1990 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> <p>After the vote had been taken, Councillor Ray Hughes returned to the meeting and the Chairman advised him of the decision.</p>
6.4	Full application - Change of house types on plots 146-154, 157-159, 162-171, 173-174 and addition of 2no. plots at "Croes Atti", Chester Road, Oakenholt (053783)	<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 application entering into a Section 106 obligation/Unilateral Undertaking to re-impose all the requirements of the original legal agreement attached to the outline planning permission i.e.</p> <ul style="list-style-type: none"> • Scheme to be in general conformity with the Revised Development Brief • Construct or to reimburse the Council for the reasonable cost of a footpath/cycleway linking the site with Leadbrook Drive • Phasing/occupation of housing • Setting aside 1.5 hectares of land and its transfer for a school site and an extension to the school site of not less than 1.0 hectare • Setting aside of land for a shop site

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		<ul style="list-style-type: none"> • Setting aside of a site of 0.45 hectares for a health centre • Setting aside of a site of 0.25 hectares for a community centre and its transfer • Provision of 4.5 hectares of open space including an enclosed equipped children's play area, a landscape strategy, a management strategy for open space areas including establishment of a management company • Provide for a maximum of 10% of number of dwellings for affordable
6.5	Full application - Erection of single storey dwelling and associated works on land adjoining "Sea View", Llanasa Road, Gronant (053789)	<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 Agreement or Unilateral Undertaking to secure a visibility sight line in perpetuity in a westerly direction, with no obstruction in excess of 1.00m above the level of the nearside channel.</p> <p>If the obligation pursuant to Section 106 of the Town & Country Planning Act 1990 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>
6.6	Full Application - Change of Use to Equestrian and Caravan Storage at Tyddyn y Gwynt Farm, Rhydymwyn (053794)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.7	Full Application - Change of Use from Agricultural Storage Area to Residential and Erection of 1 No. Dwelling at Ffordd y Waen, Nannerch (053293)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), the additional conditions referred to in the late observations and subject to the applicant entering into a Section 106 Agreement ensuring occupation by the three ladies and upon subsequent disposal of the dwelling offered either to the Council or to a Registered Social Landlord at market value.
6.8	Full application - Change of use of ground floor to 3no. flats at "Cross Keys", Church Street, Connah's Quay	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 £733 per apartment towards

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	(053381)	improvements to the existing play area at York Road, Connah's Quay.
6.9	Appeal by Mr. David Read Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Single Wind Turbine (45 Metre Hub Height, 67 Metre Blade Tip Height) Two Metering Units, Access Track, Assembly and Crane Areas at Ty Coch, Crossways Road, Pen y Cefn, Caerwys (051826)	That the decision of the Inspector to dismiss this appeal be noted.
6.10	Appeal by Mr. & Mrs M. Jones Against the Decision of Flintshire County Council to Refuse Planning Permission for Replacement of Existing Buildings with 1 No. Eco Dwelling at Marsh Farm, Chester Road, Oakenholt (052504)	That the decision of the Inspector to dismiss this appeal be noted.