

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 23 March 2016

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	Items to be deferred	That application 054607 (Albion Social Club, Pen y Llan, Connah's Quay) be deferred.
6.1	Application for Variation of Condition Nos 2, 14 & 18 Following Grant of Planning Permission: 042468 at Parry's Quarry, Pinfold Lane, Alltami (054135)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the completion of a supplementary Section 106 (S106) agreement to attach the obligations contained in the S106 agreement dated 16 December 2008 in relation to planning permission 042468 to the permission arising out of this application.
6.2	Full Application - Erection of Waste Transfer Building, Weighbridge, Weighbridge Office, Access Road and Ancillary Development at Parry's Quarry, Pinfold Lane, Alltami (054201)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.3	Application for Variation of a Condition 4 (To Increase Tonnage Capacity), Condition 10 (Extension to Working Hours) and Condition No. 26 (Increase Height of Stockpiles) Following Grant of Planning Permission (052359) at Flintshire Waste Management, Ewloe Barns Industrial Estate, Mold Road, Ewloe (054536)	That planning permission be refused because of the potential for additional impacts on residential amenity from increased working hours and Sunday working.
6.4	Full Application - Change of Use of	That planning permission be granted subject to the conditions detailed in the report of

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	Land from Paddock to a Touring Caravan Facility (24 Touring Caravans) and Erection of Amenity Block at Ty Hir, Ffordd Glyndwr, Nercwys (054629)	the Chief Officer (Planning and Environment) with an amendment to condition 3 to read occupancy restricted to 1 st March to 14 th January in the following calendar year.
6.5	Full Application - Proposed Development of Solar Photovoltaic Panels and Associated Works Including Inverter Housings, Access Tracks, Security Fencing and Cameras at Deeside Lane, Sealand (053686)	That planning permission be refused for the reasons detailed in the report of the Chief Officer (Planning and Environment).
6.6	Full Application - Development of Solar Photovoltaic Panels and Associated Works Including Inverter Housings, Access Tracks, Security Fencing and Cameras at Manor Farm, Deeside Lane, Sealand (053687)	That planning permission be refused for the reasons detailed in the report of the Chief Officer (Planning and Environment).
6.8	Outline Application - Residential Development with Details of Access at Pandy Garage, Chester Road, Oakenholt (054077)	<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 to provide the following:-</p> <ul style="list-style-type: none"> a. Payment of £49,028 towards educational provision/improvements (toilets) for Croes Atti Primary School; b. Contribution of £1,100 per dwelling in lieu of on-site open space provision to fund improvements to the adjacent play area at Croes Atti Lane.

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		If the obligation pursuant to Section 106 of the Town & 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.
6.9	Full Application - Erection of 4 No. Dwellings (Starter Homes) at Rhyddyn Farm, Bridge End, Caergwrle (054615)	That planning permission be refused as the site was outside the settlement boundary, was an inappropriate development in the open countryside and would have a landscape impact due to its close proximity to Wat's Dyke.
6.10	Full Application - Change of Use to 16 No. Apartments with Associated Car Parking at 1-3 Pierce Street, Queensferry (054668)	<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 or Unilateral Undertaking, or making advance payment to secure the following:-</p> <ul style="list-style-type: none"> a. Ensure the payment of a contribution of £11,728 in lieu of on site recreation provision, the sum to be used to enhance the children's play area at Deeside Leisure Centre. The contribution shall be paid upon 50% of occupation or sale of the apartments hereby approved. b. Ensure the payment of a contribution of £3,000 towards the cost of amending existing Traffic Regulation Order to amend existing street parking bays and provide 'H markings' across the site access. Such sum to be paid prior to the commencement of the development hereby approved.

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		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.
6.11	Full Application - Change of Use from a Guest House to a Small Group Residential Children's Home at Gerddi Beuno, Whitford Street, Holywell (054594)	That planning permission be refused because of the perceived detrimental impact of the use on residential amenity and because it was in close proximity to schools.
6.12	Full Application - Change of Use from Agricultural to Residential and Siting of Park Home at Bryn Hedydd Farm, Llyn Helyg, Lloc (054686)	That planning permission be refused for the reason detailed in the report of the Chief Officer (Planning and Environment).
6.13	Full Application - Erection of 20 No. Semi-Detached Houses, 2 No. Semi-Detached Bungalows and 1 No. Special Needs Bungalow Together with Access Road and Parking at Land off Coed Onn Road, Flint (053662)	That the application be deferred to allow further consultation to take place.
6.14	Change of Use of Land to Residential Curtilage and Erection of Fence at White House, Sealand Road, Sealand (054753)	That planning permission be granted subject to conditions to include the removal of permitted development rights and requiring planting and retention of hedge of appropriate species on the outside of the fence.

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6.15	General Matters - To Agree the Wording of Refusal for Planning Application 053957 - Display Recycling at Unit 8a - 8b, Antelope Industrial Estate, Rhydymwyn (053957)	That the reason for refusal, as detailed in the report, be agreed.
6.16	General Matters - To Agree the Wording of Refusal for Planning Application 053959 - Display Recycling at Unit 6, Antelope Industrial Estate, Rhydymwyn (053959)	That the reason, for refusal as detailed in the report, be agreed.
6.17	Appeal by Mr. A. Baxter Against the Decision of Flintshire County Council to Refuse Planning Permission for Change of Use from Offices to 1 No. Dwelling at Glasmor Bach, Pen y Cefn Road, Caerwys (053884)	That the decision of the Inspector to dismiss this appeal be noted.
6.18	Appeal by Miss J. Hood Against the Decision of Flintshire County Council to Refuse Planning Permission for the Outline Application for the Erection of 1 No. Dwelling at 24 Borough Grove, Flint (052761)	That the decision of the Inspector to dismiss this appeal be noted.