

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 24 February 2016

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.
5	Items to be deferred	That applications 6.7 and 6.8 be deferred and that a site visit be undertaken prior to consideration of the applications by Committee.
6.1	Full Application - Proposed New Vehicular Access to Parry's Quarry, Off Pinfold Lane, Alltami (054050)	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 on the submission and approval of a traffic management plan.
6.2	Application for Variation of Condition Nos 2, 14 & 18 Following Grant of Planning Permission: 042468 at Parry's Quarry, Pinfold Lane, Alltami (054135)	That the application be deferred to allow clarification of the amendments to the conditions and the reasons for the changes.
6.3	Full Application - Erection of Waste Transfer Building, Weighbridge, Weighbridge Office, Access Road and Ancillary Development at Parry's Quarry, Pinfold Lane, Alltami (054201)	That the application be deferred.
6.4	Full Application - Proposed New Vehicular Access to Serve Plot 5 Only of Previously Consented Gypsy Site at Ewloe Barn Wood, Magazine Lane, Ewloe (054095)	That planning permission be refused on the grounds of detrimental impact on the character of the open countryside and green barrier and that the application did not comply with policies GEN3 & GEN4.
6.5	Full Application - Erection of Day Room/Amenity Building on Plot 5 in	That planning permission be granted subject to the applicant entering in to a Section 106 agreement to agree that the building is constructed in lieu of the previously consented

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	Lieu of Previously Approved Day Room as Approved by Permission 050463 at Ewloe Barn Wood, Magazine Lane, Ewloe (054096)	dayroom/amenity building on 050463, subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and with an additional condition making it clear that permission applies only to the items specified in the description of development and not matters shown on the plan.
6.6	Full Application - Erection of 92 No Dwellings (62 No Houses and 30 No Apartments) and All Associated Development Works at The Walks, Duke Street, Flint (054485)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.9	Application to Vary Condition 4 Attached to Planning Permission Ref: 043879 Relating to Hours of Working at Unit 8a - 8b Antelope Industrial Estate, Rhydymwyn (053957)	That planning permission be refused on the grounds that the potential increase in output would have a detrimental impact on the environment and potential noise increase.
6.10	Application for Variation of Condition No. 3 & 4 Following Grant of Planning Permission (048179) to Extend Operational Hours at Unit 6, Antelope Industrial Estate, Rhydymwyn (053959)	That planning permission be refused because the potential increase in output would have a detrimental impact on the environment and potential noise increase.
6.11	Use of Land as Recycling and Recovery Centre for End of Life Vehicles, Ferrous and Non-Ferrous Metals; Redundant/Scrap Caravans, Receipt and Storage Other Salvaged Inert Materials, Including Salvaged Building Supplies and Siting of 1 No.	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 for a commuted sum with respect to highways works for signposting on the road and cyclepath.

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	Caravan for Security at Delyn Metals Limited, Point of Ayr, Ffynnongroyw (051795)	
6.12	Erection of a Foodstore, Associated Car Parking, Access, Servicing and Landscaping (Partly Retrospectively) at Broughton Shopping Park, Broughton (054589)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), subject to the additional condition requiring submission and approval of a security fence to prevent public access to the bund to the rear of the store and subject to the applicant entering into a Section 106 obligation/unilateral undertaking to provide the following:-</p> <ul style="list-style-type: none"> • Payment in the sum of £210,000 towards to provision of, or to facilitate access to, affordable housing in the community • Payment in the sum of £15,000 towards a community art project or projects for the public realm. <p>If the obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within three months of the date of the committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>
6.13	Full Application - Changes to and Substitution of House Types to 15 No. Plots at Old Hall Road/Greenhill Avenue, Hawarden (054641)	<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 unilateral undertaking on application 051613, which requires the payment of an education contribution of £129,283 towards Hawarden High School and £122,570 to Ysgol Penarlag, Ewloe, the provision of 4 gifted units to NEW Homes and secures the provision of and the maintenance of the public open space.</p> <p>If the obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within three months of the date of the committee resolution, the Chief</p>

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		Officer (Planning and Environment) be given delegated authority to REFUSE the application.
6.14	Full Application - Installation of 845 kw Solar Array Including Panels, Security Fencing, Control Room, Customer Cabin and Invertor Cabin at Standard Landfill Site, Standard Road, Spencer Industrial Estate, Buckley (054630)	That planning permission be granted subject to the inclusion of a condition about raising the viewing platform to retain the 360 degree views and a letter being sent to the Chief Officer (Streetscene and Transportation) and subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.15	Full Application - Installation of 400 kw Solar Array Including Panels, Security Fencing, Control Room, Customer Cabin and Invertor Cabin at Brookhill Landfill Site, Brookhill Way, Catheralls Industrial Estate, Buckley (054631)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and that a letter be sent to the Chief Officer (Streetscene and Transportation) on behalf of the Committee to seek a community benefit in connection with the development.
6.16	Full Application - Erection of 21 No Dwellings Including 15 No 2 Bed Apartments and 6 No 1 Bed Apartments at Gateway to Wales Hotel, Welsh Road, Garden City (054513)	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 conditions from Welsh Government referred to in the late observations.
6.17	Full Application - Proposed Replacement of Garage with New Single Storey Dwelling at Top Corner, Village Road, Northop Hall (054552)	That planning permission be refused for the reasons detailed in the report of the Chief Officer (Planning and Environment).
6.18	Full application for the erection of first	That planning permission be refused for the reasons detailed in the report of the Chief Officer

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	floor extension to side of dwelling, erection of porch to front, formation of new roof with creation of a second floor within the roof space at "Copper View", Pentre Road, Pentre Halkyn, Holywell, Flintshire (054664)	(Planning and Environment).
6.19	Change of Use to a House of Multiple Occupation at 7 Breeze Hill, Connah's Quay (054219)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.20	Full Application - Formation of Dormer to Front of Dwelling at 7 Somerford Road, Broughton (054725)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.21	General Matters - Continuation of Use of Land as Residential Gypsy Site Accommodating 9 Families on 7 Pitches, with a Total of 13 Caravans (No More than 7 Static Caravans) and Retention of 3 No. Amenity Blocks and Erection of 1 No. Additional Amenity Block at Dollar Park, Bagillt Road, Holywell. (053163)	That planning permission be granted in accordance with the recommendation set out in the officer's report considered by the committee on 20 th January 2016 and subject to the additional condition set out in the late observations provided to that committee but with an amended condition in respect of the life of the permission that states "The use hereby permitted shall be for a limited period, being the period of five years from the date of this decision. If within the five year period of the permission the Council confirms in writing by way of notice served at the site, that in its opinion there is a suitable alternative site then planning permission shall cease within six months of the date of that written notice".
6.22	General Matters - Erection of a Pair of Semi-Detached Bungalows at Heatherdene, Vicarage Road, Rhydymwyn (053534)	That planning permission be granted subject to the applicant entering into a Section 106 agreement/unilateral undertaking or earlier payment for the following contributions:- <ul style="list-style-type: none"> • £733 per unit for recreation enhancements in lieu of on-site provision towards teenager play provision at 'Donkey Field' Rhydymwyn; and

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		<ul style="list-style-type: none"> • Ensuring that the properties are sold at 90% of the market value at time of sale if the market value is more than £135,000 then the financial appraisal shall be reassessed in order for the relevant discount market value to be applied; or • The properties are rented at an affordable rent at the Local Housing Allowance (LHA) rate for the area.
6.23	Appeal by Mr. B. Evans Against the Decision of Flintshire County Council to Refuse Planning Permission for the Use of the Land for the Stationing of Caravans for the Residential Purposes for 1 No. Gypsy Pitch Together with the Formation of Hard Standing and Utility/Dayroom Ancillary to that Use at 8 Ratcliffe Row, Chester Road, Pentre, Flintshire (052899)	That the decision of the Inspector to allow this appeal be noted.