

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 16 December 2015

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

2	Declarations of Interest	<p>Councillor Alison Halford declared a personal and prejudicial interest in the following application because she was a School Governor at Hawarden High School:-</p> <p align="center">Agenda item 6.1 – Outline application – Residential Development at Boars Head Inn, Holywell Road, Ewloe (054163)</p> <p>In line with the Planning Code of Practice:-</p> <p>Councillor Chris Dolphin declared that he had been contacted on more than three occasions on the following application:-</p> <p align="center">Agenda item 6.4 – Full application – Changes to the layout of 25 No. touring caravan pitches (previously approved under planning permission Ref: 049102) and temporary retention of 2. No. ‘Porta-cabins’ for use as a temporary toilet/amenity block to serve the touring caravan site (retrospective) at Misty Waters Caravan Park, Lloc (053731)</p>
4	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
5	Items to be deferred	The Chief Officer (Planning and Environment) advised that none of the items on the agenda were recommended for deferral by officers.
6.1	Outline Application - Residential Development at Boars Head Inn, Holywell Road, Ewloe (054163)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), the additional condition relating to the retention of the plaque in the reserved matters application and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking or earlier payment to provide the following:-</p> <p align="center">(a) payment of monies based on the school pupil multiplier formula towards educational provision/improvements in the form of ‘internal accommodation alterations/refurbishment and resources for IT provision’ at Ewloe Green</p>

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		<p align="center">Primary School and towards educational provision/improvements in the form of 'additional toilets' at Hawarden High School</p> <p align="center">(b) An off-site commuted sum of £1,100 per dwelling or £733 per unit in lieu of onsite provision to improve the quality of play provision at Circular Drive, Ewloe</p> <p>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.</p>
6.2	<p>Full Application - Demolition of Existing Health Care Centre and Erection of 24 No. Affordable Apartments with Associated Landscaping and Parking at Buckley Health Centre, Padeswood Road North, Buckley (054151)</p>	<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> <p align="center">(a) Ensure the payment of a contribution of £17,592 to the Council in lieu of on site play and recreation provision. Such sum to be paid to the Council prior to the occupation of any dwelling hereby approved and to be used to upgrade existing facilities within the community at Lyme Grove Play Area;</p> <p align="center">(b) The precise methods of Social Rental via which the units are to be made affordable and provisions for their continued affordability thereafter;</p> <p align="center">(c) The payment of £4000 as a contribution to the cost of amendments to existing on-road parking restrictions and the provision of related signage and road markings via a new Traffic Regulation Order on Padeswood Road</p> <p>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</p>

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		Officer (Planning and Environment) be given delegated authority to REFUSE the application.
6.3	Full Application - Erection of 12 No. Dwellings and Associated Development Works at Custom House School, Mold Road, Connah's Quay (054484)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.4	Full Application - Changes to the Layout of 25 No. Touring Caravan Pitches (Previously Approved Under Planning Permission Ref: 049102) and Temporary Retention of 2 No. 'Porta-Cabins' for Use as a Temporary Toilet/Amenity Block to Serve the Touring Caravan Site (Retrospective) at Misty Waters Caravan Park, Lloc (053731)	That planning permission be refused as the application did not comply with relevant criteria of policies, GEN1, D1, D2, D3 and L1 of the UDP.
6.5	Full Application - Erection of Replacement Dwelling at Heddwch, Coast Road, Mostyn (054471)	That planning permission be granted with delegated authority be given to the Chief Officer (Planning and Environment) to set the required conditions and Section 106 agreement if appropriate.
6.6	Appeal by Mr. David Roberts Against the Decision of Flintshire County Council to Refuse Planning Permission for Erection of Concrete Batching Plant at Bryn Thomas Crane Hire, Chester Road, Oakenholt (053011)	That the decision of the Inspector to allow this appeal be noted.

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6.7	Appeal by Persimmon Homes North West Against the Decision of Flintshire County Council to Refuse Planning Permission for Construction of Earthworks and Retaining Structures to Deal with Change in Levels at the Rear of Plots 52 - 56 (Scheme 1) at Field Farm Lane, Buckley (053014)	That the decision of the Inspector to dismiss this appeal be noted.
6.8	Appeal by Mr. Mark Allen Against the Decision of Flintshire County Council to Refuse Planning Permission for the Removal of Existing Roof, Demolition of Existing Flat-Roofed Garage and Erection of New Garage, Erection of Extension to Rear of Garage, Construction of New Higher-Pitched Roof Over the Whole Structure to Create New Rooms in the Roof Space at 28 Summerdale Road, Queensferry (053329)	That the decision of the Inspector to dismiss this appeal be noted.
6.9	Appeal by Mr. Robert Edwards Against the Decision of Flintshire County Council to Refuse Planning Permission for Demolition of Existing Garage and Erection of Two Storey, Single Storey and First Floor Extensions at Station House, Alyn	That the decision of the Inspector to part allow/part dismiss this appeal be noted.

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	Lane, Llong (053621)	