

FLINTSHIRE COUNTY COUNCIL

REPORT TO: PLANNING & DEVELOPMENT CONTROL
COMMITTEE

DATE: WEDNESDAY, 7 NOVEMBER 2012

REPORT BY: HEAD OF PLANNING

SUBJECT: 045726 - GENERAL MATTERS - DEMOLITION OF
EXISTING BUILDINGS AND ERECTION OF
APARTMENT BLOCK COMPRISING 9 NO.
APARTMENTS (3 NO. ONE BEDROOM AND 6 NO.
TWO BEDROOM) ON UPPER FLOORS WITH
LOWER/BASEMENT LEVEL CAR PARKING AND
SURFACE LEVEL PARKING TO THE REAR OF THE
DAIRY, 2 MOLD ROAD, CONNAH'S QUAY.

1.00 APPLICATION NUMBER

1.01 045726

2.00 APPLICANT

2.01 Mrs D. Gough

3.00 SITE

3.01 The Dairy, 2 Mold Road, Connah's Quay

4.00 APPLICATION VALID DATE

4.01 17/11/2008

5.00 PURPOSE OF REPORT

5.01 The purpose of this report is to obtain a resolution from Members as to the decision to be made on this application which currently remains undetermined.

6.00 REPORT

6.01 Members may recall that the application to which this report relates was considered by the members of the Planning & Development Control Committee at the meeting held on the 29th April 2009. It was resolved by Members at that time that conditional planning permission be granted subject to the applicant entering into a Section 106 Agreement or offering a unilateral undertaking or making advance

payment in respect of the following issues:

1. In lieu of on site play provision, payment of £733 per dwelling towards the upgrading of existing play facilities within the locality.
- 6.02 A copy of the report to the Planning & Development Control Committee held on the 8th December 2010 is attached as Appendix A.
- 6.03 Despite protracted correspondence between the Head of Legal & Democratic Services and the applicant since 2009, no progress has been made by the applicant to resolve the outstanding issue relating to the payment of the commuted sum.
- 6.04 In these circumstances, it is considered that the proposal is therefore contrary to Policies IMP1 and SR5 of the Flintshire Unitary Development Plan.
- 6.05 The report therefore seeks a resolution from Members as to the decision to be made on this application as it is my recommendation that, in view of the lack of progress being made in respect of the securing of the commuted sum payment, planning permission be refused.

7.00 RECOMMENDATIONS

- 7.01 That planning permission be refused for the following reason:-

The proposed development does not make provision for the completion of a Section 106 agreement or securing of such other means of agreement for the payment of commuted sums in lieu of on site play provision. The proposal is therefore contrary to the provisions of Policies IMP1 and SR5 of the Flintshire Unitary Development Plan.

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