

FLINTSHIRE COUNTY COUNCIL

REPORT TO: PLANNING & DEVELOPMENT CONTROL
COMMITTEE

DATE: WEDNESDAY, 24 JULY 2013

REPORT BY: HEAD OF PLANNING

SUBJECT: GENERAL MATTERS - OUTLINE APPLICATION -
ERECTION OF A SINGLE STOREY DWELLING AT
LAND REAR OF 27 MAES GWYNFRYN, GWESPYR,
HOLYWELL.

1.00 APPLICATION NUMBER

1.01 **047859**

2.00 APPLICANT

2.01 **MR & MRS G HAIGH**

3.00 SITE

3.01 **LAND REAR OF 27 MAES GWYNFRYN, GWESPYR, HOLYWELL.**

4.00 APPLICATION VALID DATE

4.01 **20TH SEPTEMBER 2010**

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 22nd June 2011. It was resolved by Members at that time that planning permission be granted subject to the conditions detailed in the report of the Head of Planning and subject to the applicant entering into a Section 106 Obligation in respect of the following matters:-

1. to ensure that the Council are able to secure future affordable housing provision by holding a 30% equity in favour of the

Council.

- 6.02 A copy of the report to the Planning & Development Management Committee held on 22nd June 2011 is attached as Appendix A.
- 6.03 Despite correspondence between the Head of Legal & Democratic Services, the case officer and the applicant, no progress has been made by the applicant to resolve the outstanding issues relating to the Section 106 Obligation.
- 6.04 In these circumstances, it is considered that the proposal is therefore contrary to Policies IMP1 and HSG3 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. It is my recommendation that, in view of the lack of progress being made in respect in of the Section 106 Agreement which would secure future affordable housing provision by holding a 30% equity in favour of the Council as recommended by Housing Strategy, planning permission be refused.
- 7.00** That planning permission be refused for the following reasons:
1. The proposed development does not make provision for the Completion of a Section 106 Agreement to ensure the Council are able to secure future affordable housing provision by holding a 30% equity in favour of the Council. As such the proposal is contrary to the provisions of Policies IMP1 and HSG3 of the Flintshire Unitary Development Plan.

Contact Officer: Celeste Ringrose
Telephone: (01352) 703235
Email: celeste_ringrose@flintshire.gov.uk