

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

**DATE:** **WEDNESDAY, 12 MARCH 2014**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **051534 - GENERAL MATTERS - CHANGE OF USE OF AGRICULTURAL LAND TO A GRAVEYARD ON LAND REAR OF 10 CROMPTON CLOSE, HIGHER KINNERTON**

**1.00 APPLICATION NUMBER**

1.01 051534

**2.00 APPLICANT**

2.01 William Crompton Estate Charity

**3.00 SITE**

3.01 Land to rear of 10 Crompton Close, Higher Kinnerton, Chester

**4.00 APPLICATION VALID DATE**

4.01 28<sup>th</sup> November 2013

**5.00 PURPOSE OF REPORT**

5.01 To report back to Committee Members with the proposed reasons for refusal following the resolution of the 12<sup>th</sup> February 2014 Committee

**6.00 REPORT**

6.01 Members will recall that the above application (ref: 051534) was reported to the 12<sup>th</sup> February 2014 Planning and Development Control Committee, where it was resolved that planning permission be refused because of concerns over the unsatisfactory access arrangements leading to parking on Park Avenue, the lack of disabled access and the potential conflict with the use of the playing field through which the limited access was to be gained.

6.02 In planning policy terms this translates into three reasons for refusal which are given below :

1. The proposed access arrangements would result in unacceptable on-street parking to the detriment of highway safety, contrary to policies GEN1 and AC18 of the adopted Flintshire Unitary Development Plan.

2. The proposal makes no provision for disabled facilities in connection with the graveyard use, contrary to policies GEN1 and AC1 of the adopted Flintshire Unitary Development Plan.

3. Notwithstanding its limited use the proposed access through the playing field would result in an unacceptable risk to the safety of the users of the playing field, contrary to policies GEN1 and AC13 of the adopted Flintshire Unitary Development.

## **7.00 RECOMMENDATIONS**

7.01 That the above reasons be given for the refusal of planning permission.

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