

FLINTSHIRE COUNTY COUNCIL

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

DATE: **22ND JULY 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **APPEAL BY STIRLING INVESTMENTS AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED FOR THE ERECTION OF ONE RESIDENTIAL DWELLING AT BROMFIELD LANE, MOLD - DISMISSED**

1.00 APPLICATION NUMBER

1.01 052409

2.00 APPLICANT

2.01 Stirling Investments

3.00 SITE

3.01 Land at Bromfield Lane,
Mold, CH7 1JW

4.00 APPLICATION VALID DATE

4.01 4/8/2014

5.00 PURPOSE OF REPORT

5.01 To inform Members of the Inspector's decision in relation to the delegated decision of the Local Planning Authority to refuse to grant outline planning permission on land at Bromfield Lane, Mold. The appeal was dealt with by way of an exchange of written representations and was DISMISSED.

6.00 REPORT

6.01 The Inspector considers the main issues to be the effect of the development on the living conditions of existing occupiers of surrounding dwellings in terms of visual impact; and whether the development would provide acceptable living conditions for the future occupiers of the dwelling with particular regard to noise and odour.

- 6.02 The Inspector states that the appeal site acts as a green buffer between the residential properties and the employment/industrial uses to the north. He agrees that losing this strip of land would allow the industrial estate to become more prominent and visible in the street scene and to those residents living close-by, thus harming their living conditions.
- 6.03 The Inspector then discusses the potential for air pollution and odour in the vicinity caused by the nearby businesses and dismisses the appellant's suggestion of landscaping and acoustic fencing/bunding as a potential mitigation measure.
- 6.04 The Inspector refers to Planning Policy Wales, the principles of sustainable development and making use of available urban land and acknowledges that the appeal site is in a location with adequate infrastructure and good access to local services and facilities. He continues to say that good design is also an important part of sustainable development and that this proposal fails to meet with the sustainability aims due to the harm identified.

7.00 CONCLUSION

- 7.01 The Inspector concluded that the development would have a harmful impact on the living conditions of the existing occupiers of surrounding dwellings in terms of visual impact, and would not provide acceptable living conditions for the future occupiers of the dwelling with particular regard to noise and odour. As such, the Inspector considered the development to be in conflict with Policies GEN1, EWP12 and EWP13 of the Flintshire Unitary Development Plan.
- 7.02 The Inspector has taken into account all other matters raised, including the potential contribution of the dwelling to housing land supply, but states that nothing outweighs the considerations that have led him to the conclusion that the development would be unacceptably detrimental to the living conditions of existing residents and the future occupiers of the dwelling. For the reasons above, the Inspector concluded that the appeal should be DISMISSED.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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