

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 26TH JULY 2017
LATE OBSERVATIONS

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	055775	Starkey Lane, Northop.	Applicant's Agent – Received 21 st July 2017.	WITHDRAW application.
6.2	055430	Former Spectrum Home & Garden Centre, Wrexham Road, Cefn y Bedd.		<p>AMENDMENT TO CONDITION 18 No development shall commence until a scheme for the protection/maintenance of trees/woodland on the bank of the River Cegidog and a scheme of hard/soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority.</p>
				<p>ADDITIONAL CONDITION 19 All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development and any trees or plants which, within a period of five years of the time of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.</p>
6.4	056694	Hawarden Road, Penyffordd.	Penyffordd Community Council – Received 25 th July 2017.	<p>On further reading of the planning officers report in respect of this application, we observed that some facts and context are missing:</p> <p>Site History The officer in his report refers to there being no previous site history. This is not the case.</p>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
				<p>This site is referred to in the UDP Inspectors report:</p> <p><i>"OBJECTION 1029 Include land north of Wood Lane. Bypass forms a logical boundary more clearly visible; allow the balance of Wood Lane Farm to be brought forward for development."</i> (Wood Lane farm is the site of the Taylor Wimpey 'Groves' development for 235 homes still under construction and nearing completion).</p> <p><i>"4.59.2. 1029 – This farmland forms part of the countryside around the edge of the settlement. The current boundary follows the existing lane and is a firm and defensible feature. It is not clear to me why the suggested boundary would be more logical or clearly visible. No useful planning purpose would be achieved by including this substantial area of land, indeed the indication that such an amendment would bring forward further land for development, in a settlement that is already well provided for, reinforces the justification for not amending the settlement boundary."</i></p> <p>The site history also makes no reference to other expressions of interest on this land in the LDP - there are 4 expressions of interest in total - one is to protect the land, the other three refer to this field alone and in combination with the neighbouring fields - north of Wood Lane - the same as the submission in the UDP inquiry. This is very significant because the parcel of land left between Wood Lane and the proposed site becomes infill if this application goes ahead - it will be bounded on three sides by housing and on the fourth by the by-pass. A site visit would have revealed that Silver Birch Way, on the Groves estate, is a road to nowhere and appears to be the feeder road for the fields north of Wood Lane.</p>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations	
				<p>PEN009 Hawarden Road 1.36216 hectares PEN036 Hawarden Road 1.36216 hectares PEN037 Wood Lane Farm 3.48232 hectares</p> <p>Sustainability - Based on the fact that it is only 32 houses. Meadowslea, which has been built is only 34 houses. Rhos Road (north), which the same planning officer recommended for approval and was approved on appeal, is only 40 houses.</p> <p>Another application on Rhos Road (South) which has been through pre-consultation is only 32 dwellings.</p> <p>Together they make 138 dwellings. There are a further 186 houses subject to a planning appeal.</p> <p>This application cannot be viewed in isolation - the uncontrolled growth of this settlement is unsustainable.</p> <p>Ministers' Clarification on TAN1 The officer refers to the findings of the inspector in the Rhos Road appeal last year. Much has changed since then and it is more pertinent to review other nearby cases such as the Higher Kinnerton appeal, where no weight was afforded to the the Developer Guidance Note referred to in the officers report; or to the more recent Northop appeal which successfully defended a settlement boundary against TAN1 - following the officers' recommendations. The significant change for the Northop decision was a clarification note sent in January to all Welsh Planning Departments, but not referred to by the officer.</p>	

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
				<p>The wording of TAN1 in PPW: <i>"TAN 1 6.2 The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study (see 8.2 below), the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies."</i></p> <p>The Minister's clarification: <i>"Although local planning authorities without a 5-year supply should afford considerable weight to increasing their housing land supply in determining planning applications, the principles of sustainable development and the creation of cohesive communities should not be undermined by the need to increase housing land supply. This includes ensuring that development proposals do not lead to unacceptable impacts on local economic, social or environmental infrastructure."</i></p> <p>The council has to honour its own UDP settlement boundaries. The village is not anti-development, the residents are not NIMBY's - we ask only that the process set out in Planning Policy Wales is honoured - build inside the settlement boundary or wait for new sites to be approved, democratically according to the correct process - then the scale and location of growth will have been defined properly.</p> <p>This developer, 'The Strategy Land Group' on their own website when referring to this site https://strategiclandgroup.co.uk/projects/penyffordd/) says:</p>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
				<p><i>"Flintshire County Council's existing Local Plan expired in 2015, and they have therefore started the process of preparing a new Plan to guide development for the next 15 to 20 years. The Strategic Land Group will be promoting the site through that new Local Plan process with a view to securing an allocation for residential development.</i></p> <p><i>As there is currently a severe shortage of new homes in Flintshire, we have also submitted a detailed planning application for 32 homes at the site. We expect that the application will be determined in the summer of 2017."</i></p> <p>There is no shortage of homes. There are over 300 homes for sale within 3 miles of Penyffordd. Flintshire is building at double the rate of inflation, according to Flintshire's own figures and forecasting 40,000 homes being available in the wider area within the next 2 years. The urgency is from the developer not wanting to miss out on the TAN1 feeding frenzy.</p> <p>The officer is wrong to recommend for approval when you review the detail properly and the council is wrong to support the recommendation on principle.</p> <p>Please support our communities by refusing this application.</p>
6.4	056694	Hawarden Road, Penyffordd.	Penyffordd Community Council – Received 24 th July 2017.	<p>The Penyffordd Place Plan has been adopted by Penyffordd Community Council.</p> <p>The Place Plan asks for no more approvals in Penyffordd ahead of the LDP.</p> <p>There already has been growth of 27% and education and community facilities have not yet had the chance to provide for the newest residents and community cohesion will be threatened.</p>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
				<p>Recent approvals will put further strain on medical facilities and secondary schools.</p> <p>Approval has been recommended in spite of the wishes of the community.</p> <p>Council Response; It is considered the Penyffordd Place Plan has very limited weight and therefore the objective of the plan to prevent any more approvals prior to the adoption of the LDP does not outweigh the approach set out in TAN 1 and the adopted UDP.</p>
6.4	056694	Hawarden Road, Penyffordd.	Highways DC Manger – Received 26 th July 2017.	Amendment to Condition 16 in para. 2.02 should read 2.4 x 43 m not 143 m.
				<p><u>AMENDMENT TO REPORT</u> 2.01 – If the P.O.S. is to be adopted by the Council, a commuted sum for 10 years maintenance programme.</p>
6.5	056779	Allied Bakeries Ltd., Chester Road, Saltney.	Received Monday 23 rd July 2017.	<p><u>AMENDED PLANS OFFICER COMMENTS</u> Following the committee site visit on Monday and Members concerns over the separation distance between the proposed dwellings and the existing dwellings on Maydor Avenue, discussions were undertaken with the applicant's agent. The windows which overlooked the existing dwellings on the various proposed house types were all to bedroom No. 2 and a bathroom. Therefore amended elevations have been submitted which show obscure glazing to the bathroom window and a high level window and a roof light to the bedroom window.</p> <ol style="list-style-type: none"> 1. Lingfield House Type amended to show an alternative rear elevation to Plots 19, 20, 25, 26 & 30. 2. Kempton House Type amended to show an alternative elevation to Plots 23 & 29.

Agenda No.	Application Number	Location	Consultee / Date Received	Observations	
				<p>3. Kempton A House Type showing an amended rear elevation to Plot 24.</p> <p>4. New drawing which indicates the proposed alternative rear elevations to the Lingfield B and Windsor house types to Plots 21, 22, 27 & 28.</p> <p>It is considered from an officer point of view this removes any potential for overlooking at first floor into habitable rooms and gardens. These elevations have been circulated to the Local Member, adjoining ward Member and the Town Council and are in the presentation to Members.</p>	
6.5	056779	Allied Bakeries Ltd., Chester Road, Saltney.	Received Monday 23 rd July 2017.	<u>ADDITIONAL CONDITION</u> Travel Plan.	
6.5	056779	Allied Bakeries Ltd., Chester Road, Saltney.	Received – 26 th July 2017	<p><u>AMENDED RECOMMENDATION</u></p> <p>“The recommendation at paragraph 2.00 is amended to read:-</p> <p>“To grant planning permission subject to no new material considerations being raised by the Town and Community Council by 5pm on Friday the 28th of July 2017 and subject to the following:-”</p>	