

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 4TH OCTOBER 2017
LATE OBSERVATIONS

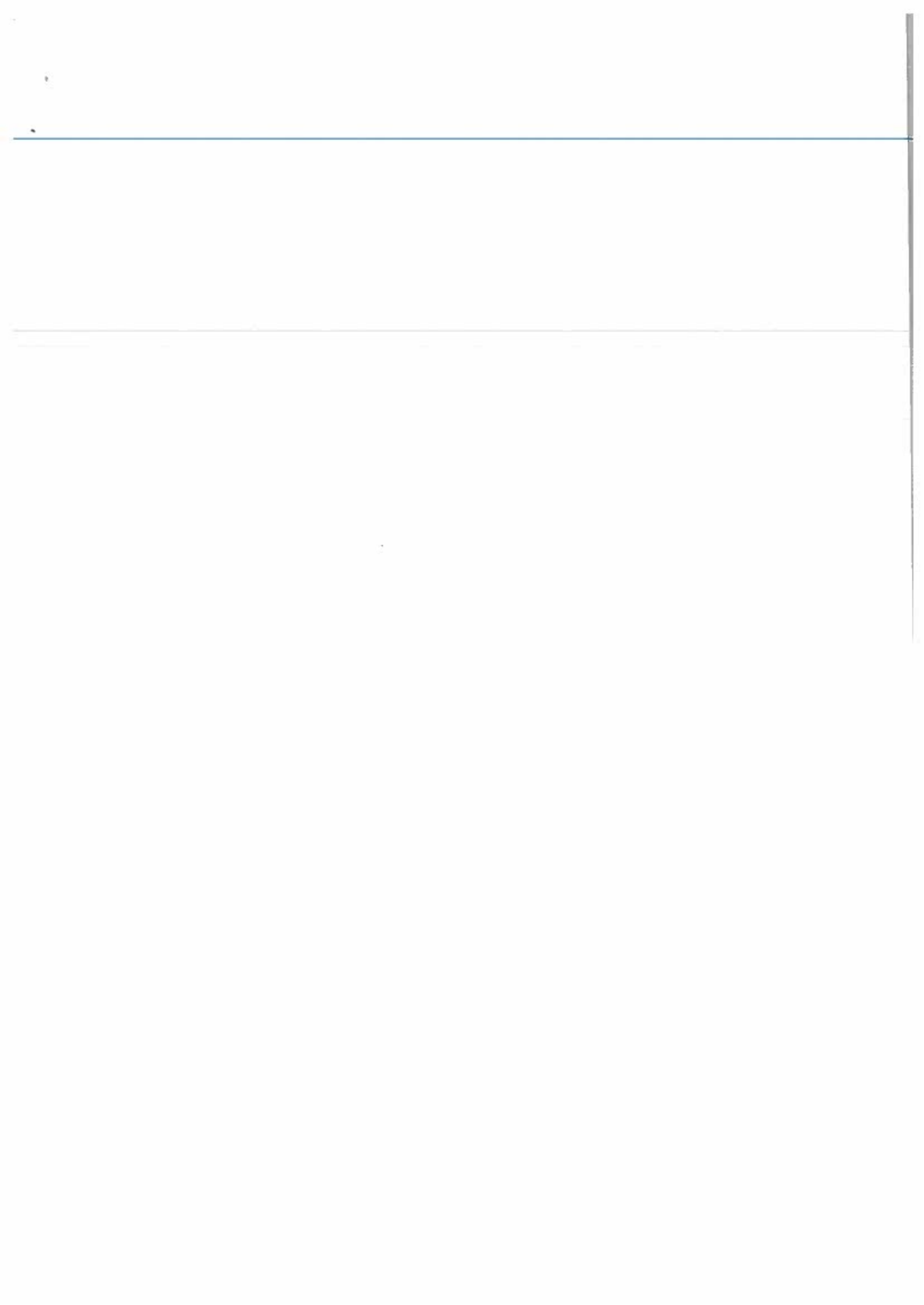
| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
|-------------------|---------------------------|---|--|---|
| 6.3 | 057296 | Coppy Farm, Cilcain Road, Gwernaffield. | Gwernaffield Community Council – Received 28 th September 2017. | <p>Object on the grounds of:-</p> <ul style="list-style-type: none"> • Would lead to residential development. • How would cars pass on a single track road. • Objects to extending the opening hours of the shop as the traffic is much busier at weekends & Bank Holidays as people are off work, and using the golf club. |
| 6.3 | 057296 | Coppy Farm, Cilcain Road, Gwernaffield. | Gwernaffield Community Councillor – Received 2 nd October 2017. | <p>Community Council comments were sent and should have been included in report.</p> <p>OFFICER COMMENT The comments received came from an individual Councillor and it was not clear that they were the views of the Community Council as the response stated there was no meeting in August. The comments from the Councillor are included within the publicity section of the report.</p> |
| 6.4 | 056859 | The Spinney, Huxleys Lane, Hope. | | <p>OFFICER COMMENTS Following comments made by the local member on the site visit regarding the presence of bats in the garage which is to be demolished, discussions have taken place with the Council's Ecologist. The Council's Ecologist considers the building type to be of low potential for bats although it is in a good location within a mature garden with trees. It is therefore advised that a note to applicant is included however no additional conditions are required.</p> |

| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
|------------|--------------------|--|---|--|
| 6.7 | 057070 | 18 Moorfield Road, Hawarden. | | <p>TYPOGRAPHICAL ERROR Paragraph 1.01 should read 18 Moorfields Road, Hawarden.</p> <p>Paragraph 7.04 should read 'The lack of a similar extension on surrounding dwellings does <u>not</u> itself create a reason for refusal'</p> <p>Fully supports the application.</p> |
| 6.9 | 057261 | Ysgol Fabanod Perth y Terfyn, Halkyn Road, Holywell. | Housing Strategy Manager - Received 28 th September 2017 | |
| 6.9 | 057261 | Ysgol Fabanod Perth y Terfyn, Halkyn Road, Holywell. | Highways DC - Received 28 th September 2017 | <p>No objection to the proposals. Advises of the need for conditions.</p> <p>RESPONSE: Conditions to address the following in addition to those set out in the report as follows:</p> <ul style="list-style-type: none"> • Siting, layout & design of access to be submitted and agreed. Formation not to occur until deals agreed. • Scheme for interception of surface water from the site to the highway to be submitted and agreed. • No development until Construction Traffic Management Plan to be submitted and agreed. • Full Travel Plan and Implementation Strategy to be submitted and agreed prior to first use of site. |
| 6.10 | 056742 | Maes Gwern, Mold. | The Ramblers – Received 27 th September 2017. | <p>Considers footpath and cycle linkages resulting from the scheme are poor. Considers those linkages proposed should be conditioned to be provided before any dwellings are occupied. Considers that consideration of Active Travel issues is insufficient.</p> |

| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
|------------|--------------------|-------------------|---|---|
| 6.10 | 056742 | Maes Gwern, Mold. | Third Party – Received 1 st October 2017. | <p>RESPONSE: Representations in respect of footpath and cycle links have been considered and the scheme amended to address these issues where possible and reasonable. Issues in respect of footpath and cycle linkages area addressed within the report.</p> <p>Refers to the wind turbine approved under 048022 on land opposite to the site. Claims that the consideration of the application for the turbine identifies that the turbine should be sited '<i>not less than 200m from any domestic dwellings</i>' and that permissions was granted on the basis of no dwellings being within this 200m 'safety zone'.</p> <p>Concerned that this application will allow the erection of dwellings within 200m of the turbine.</p> <p>RESPONSE: Application 048022 was considered upon the basis of the applicable guidance available at that time. It is noted that despite the assertions of the third party in this case, national guidance in respect of on-shore wind generation does not stipulate that a 'safety zone' is required. It rightly notes that shadow flicker could occur in certain circumstances but in considering the matter, the Chief Officer noted that the intervening trees and vegetation would have an impact in reducing such effects if they were to occur. Members should note that the nearest dwellings to the potential site of the turbine are some 50 metres away and behind the existing (and to be retained) significant belt of trees.</p> <p>Furthermore the companion guidance referred to at the time of the turbine application was just that, guidance to an English Planning Policy Statement. Both have now been withdrawn. The applicable Welsh National Policy Guidance, TAN 8 (May 2017) makes reference to noise and shadow flicker, but at no point does it state that a residential property has to be more than 200m away from a turbine.</p> |

| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
|------------|--------------------|---------------------|--|---|
| 6.10 | 056742 | Maes Gwern, Mold. | | <p>I have had regard to the significant degree of landscaping retained upon the site periphery between the proposed dwellings and the possible turbine location. Taking account of the guidance in relation to this matter and the varying orientations of the proposed dwellings in relation to the turbine, I am of the view that this matter should be attributed little weight in the consideration of this application”</p> <p>CORRECTION BY CHIEF OFFICER Paragraph 7.43 incorrectly states the education sum to be £453,5409. This is a typographical error. The correct figure is £453,540.</p> |
| 6.10 | 056742 | Maes Gwern, Mold. | | <p>CORRECTION BY THE CHIEF OFFICER Paragraph 7.13 – Typographical error Substitute 0.89 hectares with 5.71 hectares</p> |
| 6.12 | 057225 | 13 Kiln Lane, Hope. | Applicant – Received 3 rd October 2017. | <p>No 13 Kiln Lane is a small two bedroom bungalow which was lived in by its first owner until she passed away a few years ago. It was then sold and has been used as a rental property since. The garden was extended when land became available to all bungalows on this side of Kiln Lane. The large grass area at the rear was cut for the original owner by a neighbour. As a rental property the garden was left unintended.</p> <p>Before the recent purchase of the bungalow neighbours on either side were asked how they felt about a possible extension to facilitate a family living space which suits the plot size that the small bungalow sits on. The residents in No. 15 said they had no objections, as did the resident of No. 11 who also commented that it would be good to have a family living next door who would take more care of the property and garden. This resident also commented that there was always the option of putting a room into the roof space.</p> |

| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
|------------|--------------------|---------------------|---------------------------|--|
| 6.12 | 057225 | 13 Kiln Lane, Hope. | | <p>The plans that we have submitted have been very carefully considered to cause least impact to our neighbours in the adjacent properties.</p> <p>All the properties on Kiln Lane are unique except for the two stone cottages across the road, both of which have had rear extensions, and the first four bungalows (No. 5-11) to have been built on this side of the lane, two of which have also had rear extensions. Many of the other properties on Kiln Lane have been extended and some of the bungalows have made use of the roof space to provide extra living accommodation.</p> <p>I personally know the area and residents very well as my parents have lived on Kiln Lane for 40+ years. I lived there until I was 18 when I left to go to University. I have since returned to live in Hope where I have been living for the last 11 years, and when the opportunity came up to purchase a property on Kiln Lane I felt strongly that it was a location that I wanted to return to with my family.</p> <p>Many thanks for considering our planning application.</p> |



FLINTSHIRE COUNTY COUNCIL

PLANNING COMMITTEE

LATE OBSERVATIONS

COMMITTEE DATE: 4TH OCTOBER 2017

| Agenda No. | Application Number | Location | Consultee / Date Received | Observations |
|-------------------|---------------------------|------------------------------|----------------------------------|--|
| 6.7 | 057070 | 18 Moorfield Road, Hawarden. | Third Party Comments | A letter has been received dated the 27 th of September 2017 from a planning consultant on behalf of a local resident. The concerns raised within the letter reiterate the concerns outlined within section 4.01 of the report. |

