

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 18TH JULY 2018
LATE OBSERVATIONS

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	058237	Spon Green Farm, Spon Green, Buckley.	Local Resident – Received 10 July 2018	<p>Offers further observation in addition to already submitted objections. Makes comments as follows:</p> <ul style="list-style-type: none"> • Weight restrictions upon Bannel Lane are such that construction traffic will have to access the site via Mold Road and Brook Street; • Concerns regarding the ability of the railway bridge upon Bannel Lane to accommodate additional volume of traffic; • Loss of trees and hedges will impact upon ecological habitat and species; • Inadequate footpath provisions along Bannel Lane; • Considers estimations in relation to traffic generation are too conservative. Suggests 1.5 cars per dwelling and 2 x 2 way journeys per day would result in an additional 1300 journeys along Megs Lane and Bannel Lane; • Considers road width on Bannel Lane is too narrow to comfortably allow vehicles, especially construction vehicles, to pass with ease; • Proposals will adversely affect the visual character and amenity of the area which is currently enjoyed by residents; • Considers details in relation to flood risk and the mitigation of the same are inadequate; • Considers proposed retail unit will lead to the loss of economic trade within the town centre, to its detriment; • Advises dental and doctors practices do not have sufficient capacity to accommodate patients arising from this development;

6.1	058237	Spon Green Farm, Spon Green, Buckley.		<ul style="list-style-type: none"> • Considers there is insufficient capacity within the town schools to accommodate the pupils expected from this development; and • Considers historical evidence points to features of significant archaeological interest and considers that further investigations should be undertaken to avoid loss or destruction.
6.2	057056	Megs Lane, Buckley.		<p><u>Amendment by Chief Officer</u></p> <p>Para 7.08 amend final sentence of this paragraph to read</p> <p>“Assuming development upon Spon Green at a maximum of 435 dwellings, the application proposals in combination with those proposals are inviting the Local Planning Authority to predetermine the location of 37% of the residual requirement for new sites across the county over this plan period within this green barrier location.”</p>
6.2	057056	Megs Lane, Buckley.	Barnes Walker Ltd (Landscape Architects) 12 th July 2018	<p>The key findings of this response comprise the following points:</p> <ul style="list-style-type: none"> • The key Local Planning Policies with regards to landscape matters in the context of this application are GEN1 General Requirements for Development, GEN4 Green Barriers and L1 Landscape Character; • Other relevant Local Planning Policies include D1 – Design Quality, Location and Layout, D2 – Design, D3 – Landscape, TWH1 – Development Affecting Trees and Woodland and TWH2 – Protection of Hedgerows; • The submitted Landscape and Visual Statement and the Green Barrier Assessment provide appropriate and accurate information in regard of the landscape baseline for the site and its landscape/townscape context;

6.2	057056	Megs Lane, Buckley.		<u>Officer Comment</u> Although the LVIA does not conform completely with recognised industry standards. It is accepted that it may be possible to mitigate potential visual landscape impact.
6.4	058212	Land Adj. Woodside Cottages, Bank Lane, Drury		<u>Typographical correction</u> In para 7.09 there are two references to the development being for up to 24 dwellings. The application is for up to 23 dwellings . For clarity.
6.4	058212	Land Adj. Woodside Cottages, Bank Lane, Drury.	Aaron & Partners on behalf of Mr Kaiser - Received 17/07/2018.	A further objection letter set out planning reasons why the Application should be recommended for a refusal and in the main they were on the grounds of traffic and road infrastructure and in addition how the proposed development was likely to disproportionately impact on a local resident, in relation to the public authorities failure to exercise its public function having due regard to public sector equality policy <u>Officers Comment</u> Due regard has been given to the PSED as set out at para 8.1 of the committee report. In summary, having taken account of those matters in terms of the principle of development (as set out in para 7.05 in reporting the two new footpath links in the illustrative layout) I consider on balance the development is acceptable in principle, but that when detailed proposals are submitted at reserved matters stage in respect of those possible footpath links they will also be carefully assessed in respect impact on residential amenity, including having appropriate regard to the PSED at reserved matters stage as well.
6.6	058282	15 Bridge Street, Shotton	13/7/18	The applicant has submitted a plan showing the existing garage to be demolished and the addition of 2 no parking spaces within the residential curtilage at the rear of the property. The existing garage is too small to be used as parking provision and has never been used for this purpose. The proposals therefore provide a net gain of 2 no parking spaces.

6.6	058282	15 Bridge Street, Shotton		The property also benefits from a dropped kerb and access gates at the rear in order to facilitate off street parking.
6.7	057388	Rhos Road, Penyffordd.	Vice Chair Penyffordd Community Council - Received 18 th July 2018.	<p>I am writing to request that the decision on the 057388 for 36 apartments in Penyffordd be deferred. I would like to request a meeting of the key members of the Penyffordd Community Council to discuss the decision to recommend approval.</p> <p>In short, the reasons:</p> <ul style="list-style-type: none"> • Outline application doesn't provide sufficient detail; • Insufficient parking provision; • Insufficient information in relation to proposed affordable housing provision; • Has queries in relation to POS and play provision; • Considers locational and infrastructure factors point to the site being unsuitable; • Considers the submission doesn't accord with the Developer Guidance Note.
6.9	058270	Land off Weighbridge Road, Deeside Industrial Estate.	Natural Resources Wales - Received 17/07/2018.	NRW agree that subject to the inclusion of conditions, the proposal is not likely to adversely affect the integrity of the Dee Estuary and River.
6.9	058270	Land off Weighbridge Road, Deeside Industrial Estate.	Connah's Quay Town Council - Received 13/07/2018.	"In lieu of the fact that the Town Council has not been able to consider the application reference 058270 at a Planning Committee due to it not receiving the paperwork, and after discussion with the Chair of the Town Council's Planning Committee and the County Councillor for the respective Ward, the Town Council's <i>initial</i> response is as follows.

6.9	058270	Land off Weighbridge Road, Deeside Industrial Estate.		<p>“Given that the proposed facility utilises an anaerobic process that is different to that of the nearby recycling facility ‘Parc Adfer’, the Town Council has no observation to make at this stage provided: i) the application follows planning policy; and, ii) reassurance is received that the new facility will not result in a ‘gate fee’ penalty for the 6 County Councils that form the North Wales Residual Treatment Project.”</p> <p>It is my intention to place this application before Council on 30 July and so will provide any additional comments by return on Tuesday 31 July.</p> <p><u>Officer Comment:</u></p> <p>The application is recommended for approval, so long as, in the opinion of the Chief Officer (Planning, Environment and Economy), no new material issues are raised by Connah’s Quay Town Council on the 31st of July. In the event that, in the opinion of the Chief Officer (Planning, Environment and Economy) new material issues are raised by the 7th of August 2018 by Connah’s Quay Town Council, the application will be reported back to Planning Committee.</p> <p>The authorities are contracted to provide their municipal waste to WTI at Parc Adfer for the contract term (25 years from 2019) up to a Guaranteed Minimum Tonnage (GMT) level and that any Commercial & Industrial (C&I) waste above that up to the facility capacity is WTI’s responsibility as an operator.</p>
6.9	058270	Land off Weighbridge Road, Deeside Industrial Estate.		<p><u>Typographical corrections:</u></p> <p>Condition 23: Scheme for the provision of wheel washing facilities.</p> <p>Correction on paragraphs 7.08 and 7.41: The Dee Estuary is located approximately 780m to the west of the site and 770m to the north of the application site.</p>