

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 20TH JUNE 2018
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	057943	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.	Ms L. Murtagh		√
6.2	058108	Recreation Ground, Main Road, Higher Kinnerton.	Mr. I. Brackenbury		√
6.3	057726	Globe Way, Buckley.	Mr. S. Lester (Applicant)	√	

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LATE OBSERVATIONS

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	057943	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.		<p><u>Point of Clarification</u> The penultimate sentence in paragraph 7.04 should read 'In the absence of the agreement of the Council, an application to discharge or modify a Section 52 Agreement may be made to the Lands Tribunal under section 84 of the Law of Property Act 1925.'</p> <p><u>Comment from Third Party</u> One further letter of objection has been received from a third party. The letter of objection raises the following concerns which are not already outlined in the 4.00.</p> <ul style="list-style-type: none"> • Reference to the proposal being a large dwelling in a large plot is relative • Reference to variety of plot sizes and SPG2 is misleading • The proposal is tandem development • Misleading statement regarding ownership of grass verge <p><u>Comment from Applicant</u> One letter of clarification has been received from the applicant raising the following matters.</p> <ul style="list-style-type: none"> • There are no restrictive covenants on the land • Highways concerns have been previously dealt with via the submission of a traffic survey with the previous application.

6.1	057943	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.		<ul style="list-style-type: none"> • The previous appeal decision was related solely to the effect on character. • A bat survey has previously been submitted which dealt with any ecological concerns.
6.2	058108	Main Road, Higher Kinnerton.	Received from Higher Kinnerton Community Council - Received 18 th June 2018	<p>Comments from the Chairman of the HKCC submitted on behalf of the HKCC as set out below;</p> <p>Higher Kinnerton Community Council prides itself on the provision of play equipment for village residents especially younger members of the community.</p> <p>In 2017 members resolved to provide additional leisure facilities for use by residents of all ages and the concept of an outdoor gym evolved from that objective. The proposed gym location is at the far side of the tree not the one opposite Springfield Cottage which Mr Brackenbury refers to and not opposite his windows. His property looks into the corner of the Main Road Recreation Ground and the Scout Headquarters car park.</p> <p>The Community Council is willing to raise the height of the hedge onto main Road to provide additional screening if it is felt that would assist.</p> <p>Details of the proposal was first included in our village newsletter and posted on the Community Council's Facebook page in August 2017 with 2,912 views, 48 likes and only 1 negative comment querying the cost. We were also approached directly by a more "senior" member of the community asking if a group of ladies could use the equipment and asked if the site would be close to the Main Road as it felt safer for their use.</p> <p>HKCC proposed 2 sites on the field in our pre-planning application and advice was received that the site closer to Main Road was the planning departments preferred option. A further notice was posted in March 2018 with the proposed plan (see above) with 1,177 views and no</p>

6.2	058108	Main Road, Higher Kinnerton.		<p>negative responses were received. We chose a local company of civil engineers (Dave Cottle Civil Engineers) to carry out the groundworks and are confident that the advice on site and construction we received will not be detrimental to any excess ground water coming from the site.</p> <p>The very wet winter experienced in 2017/2018 did lead to some surface water coming from the field onto Main Road but at no time did it cause a threat to any adjacent properties. The water in fact was coming from higher up the field and running down to the gate and was not coming from the site of the proposed outdoor gym.</p> <p>The Welsh Government Well Being of Future Generations Act and the recent Flintshire's well Being Plan 2018 both encourage more active communities and we believe that the addition of an outdoor gym demonstrates our contribution to this objective.</p>
6.3	057726	Globe Way, Buckley.	Applicant – Received 15 th June 2018.	Wish to confirm that (i) the extent of the ecological exclusion zone has been agreed in consultation with NRW in the submission of the licence application; (ii) the scale/design of the building has been based on the expansion plans of the company and is considered an improvement in the standard of existing buildings/finishes.