

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 5TH SEPTEMBER 2018
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	058164	Land East of Vounog Hill, Penyffordd.	Mr. F. Brereton (Agent)	√	
6.3	058299	Land at Pen y Ball Hill, Holywell.	Mr. H. Evans (Agent)	√	
			Mr. S. Bowen		√
6.4	057388	Land South of Rhos Road, Penyffordd.	Mr. A. Wight (Penyffordd Community Council)		√
6.5	058434	Post Office, Ffordd y Llan, Cilcain	Mr. S. Richards (Applicant)	√	
			Mr. G. Jones		√

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COMMITTEE DATE: 5TH SEPTEMBER 2018
LATE OBSERVATIONS

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	058164	Land east of Vounog Hill, Penyffordd	Mr. Aaron Marrs (Agent) Strutt & Parker – Received 31/08/18.	<p><i>It is advised by the Agent, that Roundfield Limited is the owner of the land, to include the application site. Land registry confirms this to be the case. The private limited company, incorporated in the Isle of Man, is representative of a Mr Keith Jones; who is understood to have a longstanding connection with Penyffordd and the wider area. It is advised by the agent, that Mr Keith Jones (Roundfield Limited) is also the owner of 'Henrob' a self-pierce riveting company based in Deeside Industrial Park. It has not been made known to officers as to whether Henrob or Roundfield Limited have experience or are recognised as providing and delivering large scale housing developments</i></p> <p><i>The following statement as written in the committee report is therefore retracted:</i></p> <p><i>'Furthermore, it is understood that the applicant is not the owner of the land subject to this application. Therefore without evidence that the sale of the land has been agreed and or transferred, the notion of para 9.2.3 of PPW in that sites must be free or readily freed from ownership constraints has not been adequately demonstrated.'</i></p> <p><i>Reference to the background of the applicant not being known or made known to officers will remain as it did not come to light until information was received from the Agent on 31/08/18. However, given that the details submitted have failed to demonstrate how the site is deliverable in line with the Developer Guidance Note e) Housing Delivery Statement, It is therefore considered that this application is wholly speculative in nature, and that the intention to deliver housing on this site has not been genuinely investigated as</i></p>

				<p><i>a commitment to meet the current shortfall in housing supply.</i></p> <p><i>The proposal does not accord with the development plan policies and PPW, it has therefore been recommended accordingly.</i></p>
6.1	058164	Land east of Vounog Hill, Penyffordd.	Alan Wight – Vice Chair Penyffordd Community Council – Received 31/08/18.	<p><i>Penyffordd Community Council response received 31/08/18.</i></p> <p><i>The Community Council objects to the application upon the following grounds:</i></p> <ul style="list-style-type: none"> • <i>The settlement has experienced significant growth as a result of planning permission and appeal decisions, estimating a growth of 37%;</i> • <i>There is a lack of infrastructure to support any additional development with the detrimental impacts this will have upon community cohesion;</i> • <i>The development does not contribute to the Well-being of Future Generations (Wales) Act;</i> • <i>Premature in advance of the UDP and should not pre-empt decisions in advance of the LDP;</i> • <i>Recent developments and decisions do not provide sufficient affordable housing provision in line with HSG10;</i> • <i>Will lead to the loss of best and most versatile agricultural land, further resulting in detriment to the local agricultural economy;</i>
				<ul style="list-style-type: none"> • <i>The land serves an important purpose as a natural rural boundary to the settlement;</i> • <i>Will lead to further development and encroachment along the undeveloped east side of Vounog Hill and the open countryside;</i> • <i>The site is designed for dormitory living which is not considered to support social cohesion;</i> • <i>Loss of a recreational facility used by the community i.e. sledging during winter months;</i>

6.1	058164	Land east of Vounog Hill, Penyffordd.	Alan Wight – Vice Chair Penyffordd Community Council – Received 31/08/18.	<ul style="list-style-type: none"> <i>The site is not considered to be infill development and should not be seen in association with the former Meadowslea Hospital Development which was a windfall site.</i>
6.2	058212	Land Adjacent Woodside Cottages, Bank Lane, Drury.	Legal representation of local resident – 4 th September 2018	<p>An issue of concern was raised regarding the councils discharge of their Public Sector Equality Duty.</p> <p>Discussions have taken place with the individual concerned. It has been explained that a condition has been added to deal with a scheme for pedestrian links and footpaths. The proximity to the gentleman's property and the impact of this was his original concern. This has been addressed and can be further considered.</p>
6.2	058212	Land Adjacent Woodside Cottages, Bank Lane, Drury.	Lingfield Homes 4 th September 2018.	<p>We have briefly reviewed the Agenda and your report, may we make a few comments:-</p> <p>1. We have with PLPlanning reviewed the SPG for Newts - and there seems no mention of values/formulas with respect to Commuted sums - we will therefore challenge the £2500 per unit.</p> <p>2. You mention throughout 7.36 that we have applied for up-to 24 units - our application is for up-to 23 mixed residential units</p>
6.5	058434	"Post Office", Ffordd Y Llan, Cilcain, Mold	Mr Geoff Jones 12 Glascoed, Cilcain Date received 3 rd September 2018	<p>I refer to the planning application for change of use of the former shop at Ffordd y Llan, Cilcain CH7 5NW. There are two main issues which are the causes of concern to myself and other residents of Glascoed.</p> <p>1) Parking</p> <p>Application form No 136480 section 11 states that no parking details were submitted for this application. It is extremely unlikely that potential customers for the holiday let would NOT have a car for transportation to Cilcain, indeed it may well be probable that there would be one or more vehicles.</p>

6.5	058434	"Post Office", Ffordd Y Llan, Cilcain	Mr Geoff Jones 12 Glascoed, Cilcain Date received 3 rd September 2018	<p>The question is where are these vehicles to be parked?</p> <p>Use of space on the main road, Ffordd y Llan, at the junction with Glascoed would severely impact on visibility for Glascoed residents driving out of the road. Although this space on Ffordd y Llan was used when the Post Office / shop was in use it was only on a sporadic basis for people collecting their papers etc. The average time parked was no more than a few minutes.</p> <p>If the spaces on Ffordd y Llan were permanently occupied by cars from the holiday let, Glascoed residents would have to drive right over the junction to see if cars were coming from either direction and depending on the size of vehicle visibility would be very poor, if at all.</p> <p>As you will be aware, Cilcain is a farming village and many times I have witnessed "close shaves" caused by residents having poor visibility when turning right into the path of large</p>
				<p>farm vehicles & machinery. Indeed vehicles belonging to the applicant were often seen parked in the spaces on the main road, these were a Land Rover and a Shepherd's Hut which caused poor visibility when exiting Glascoed.</p> <p>The County Primary School is also situated a short distance from the junction in question and often parents and children and sometimes unaccompanied children can be seen skirting around vehicles that have been left in the space on Ffordd y Llan, this is also potentially very dangerous especially when farm vehicles are in operation.</p> <p>If vehicles were allowed to park in the spaces in question as part of the holiday let then it would also greatly impact on access for emergency vehicles in particular fire engines which would be unable to negotiate a turn into Glascoed.</p> <p>Parking of cars on a main road within a set distance of a junction also contravenes rules 242 & 243 of the highway code.</p>

			<p>If vehicles associated with the holiday let were not permitted to park on Ffordd y Llan then we fear that visitors may think that parking in Glascoed is available.</p> <p>However the issue of parking in Cilcain and Glascoed in particular as you will be aware, is not a new one. I have included a scan of an e mail sent by Mr Alan Brown to the Head of Conservation & Environment Flintshire County Council on 3rd July 2008 in answer to a letter dated 27th June 2008. Mr Brown's letter is self explanatory but you will be aware of the covenant relating to properties in Glascoed, specifically "to keep open and free from obstruction at all times the roadways of the estate".</p>
			<p>Mr Brown also received a plan of the Conservation area for Cilcain village. I have included a scan of this added to Mr Brown's letter.</p> <p>You will see that the applicant's property is wholly enclosed in the conservation area and also that some of the land at the top of the road is not owned by the applicant. I believe that Flintshire CC retains ownership of the strip of land from Ffordd y Llan down Glascoed and back to the main road, this is called the service strip and is covered by the covenant as detailed below.</p> <p>2) Service Strip</p> <p>The plans submitted by the applicant clearly shows the building of a wall from the applicant's fence to the edge of the road at the top of Glascoed.</p> <p>The fourth schedule of covenants, section 12 for Glascoed relates to the service strip.</p> <p>This specifies, "where the plan annexed hereto indicates that the strip of land lying between the property and the roadway is a service strip to cultivate the same as part of the front garden but not at any time hereafter to erect or construct any building wall or fence or tree or shrub on the</p>

6.5	058434	"Post Office", Ffordd Y Llan, Cilcain, Mold	Mr Geoff Jones 12 Glascoed, Cilcain Date received 3 rd September 2018	strip of land shown cross hatched black on the plan annexed hereto nor do or suffer to be done therein or thereon any act matter or thing whereby the cover of soil or the support of the pipes wires and/or cables laid in the said strip of land shall be altered or which may render access thereto more difficult or expensive and to understand that the highway authority and statutory undertakers have unencumbered right of access to the said strip of land".
				<p>I have included a two page scan of the plan of Glascoed showing the 1.8m service strip for all properties including the applicant's.</p> <p>You will be aware that Flintshire County Council have rigorously enforced this in the past and in my opinion an exception should not be made in this case.</p> <p>The covenants relating to Glascoed do have a "Perpetuity Period". This is defined in the sixth schedule as a period of eighty years from date of construction of which fifty years is still remaining.</p> <p>Thank you for your consideration of my views on this application. I would much appreciate your acknowledgement of this e mail in due course.</p> <p>Kind regards Geoff Jones</p>