

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 3RD OCTOBER 2018
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	058229	Land adj. Withen Cottage & Chester Lane, Alltami Road, Buckley.	Mr. J. Stones		√
6.2	058434	Post Office, Ffordd y Llan, Cilcain	Mr. S. Richards (Applicant)	√	
			Mr. G. Jones		√
6.3	058669	64 Chester Street, Flint.	Mr. M. Lakhani (Applicant)	√	

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 3RD OCTOBER 2018
LATE OBSERVATIONS

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	058229	Land Adj. Withen Cottage, Alltami Road, Buckley		<p>Amendment to Para 2.1 of the report</p> <p>The reference to the proposed Section 106 obligation is deleted.</p> <p>The applicant has confirmed that they will enter into a Section 111 agreement with the Council, prior to the grant of planning permission, requiring them to enter a Section 106 agreement when they become the owner of the land, to cover the obligations.</p>
6.1	058229	Land Adj. Withen Cottage, Alltami Road, Buckley	2 late representations received 2 nd October 2018	<ul style="list-style-type: none"> • Lack of infrastructure • Increased traffic • Mis-sold properties • Danger to pedestrian safety
6.1	058229	Land Adj. Withen Cottage, Alltami Road, Buckley	Sally Owens 26 th September 2018	<p>I have reviewed the new plans submitted by Quatrefoil Homes Ltd for planning application 058229 as of 23.08.2018 and I would like to request that these plans are looked at in more detail before anything goes before the planning committee next week as the measurements listed are <u>incorrect</u>.</p> <p>I live in Holmleigh Close at Plot 10 (number 15) and I have measured the access road myself (so have several other residents) and can confirm that the plans submitted by Quatrefoil Homes, which show the road width at 4.5m are incorrect as the road actually measures 3.4m.</p>

The pavement is 1.8m as per the plans, but the developers have falsely stated the road width is an additional 4.5m. This is incorrect.

The correct measurements are 1.8m for the pavement and 3.4m for the road access as per the photograph attached, which shows the ACTUAL road layout.

It clearly shows on the new diagrams that they are planning to have a pavement running either side of the road, which will reduce the size of the road width even further than 3.4 metres in places where the road crosses 'Tucky Lane'.

I urge you to challenge these plans and get an independent surveyor to check these measurements as it would be wholly unacceptable if planning permission is granted on 3rd October, based on false information.

I trust you will look into this as a matter of urgency since the development is on the agenda for the meeting next week and I look forward to hearing from you.

Officer Response: The 3.4m measured is as shown on the photograph and is the width of the existing private drive, that is not the width of the stub road or future access road. The kerb line, that can be seen in the photograph, will be extended across that area which is currently covered with slate chippings, the concrete kerb edging at 3.4m will be removed. There will be a footway on one side only (the southern side as existing), a 600mm hard verge will be provided on the northern side.

6.1	058229	Land Adj. Witten Cottage, Alltami Road, Buckley	Becky Lloyd 26 th September 2018	<p>I am writing to express my concerns and request clarity regarding the recently amended and submitted planning application 058229.</p> <p>It appears that the access point via the 'Homeligh' estate, across the publish footpath, will cross the boundary of my property.</p> <p>My boundary runs approximately 3 foot outside of the fenced boundary currently in place. This is highlighted by the drain running alongside the public path. I am urgently requesting clarity that the newly proposed access point will not impact on my boundary in any way. The current angle as indicated in the planning application for access appears to cut across the land which is owned by me.</p> <p>I have previously submitted objections to this planning application specifically in relation to the traffic generation along Alltami Road and through the 'Homleigh estate' which will impact on highway safety and the concerns surrounding the health and safety of children using the public footpath which is to be used as access. On top of this we are further expressing concerns regarding the noise pollution and impact on light to my property by building houses adjacent and also the impact on local services such as schools and the GP surgery.</p> <p>I look forward in hearing from you prior to the committee meeting planned for next Wednesday and request you urgently contact me to conduct a home visit to review in person and provide this reassurance.</p> <p><i>Officer Response: Revised details of the proposed access were submitted after initial concerns were raised by the Local Member in July. These have been checked on site by the Highways Engineer. No part of the application site is on 3rd party land.</i></p>
-----	--------	---	--	--

6.3	058669	64 Chester Street, Flint.		<p data-bbox="1279 54 2134 161">Addition Condition: A suitable scheme of enhanced double/secondary glazing for bedrooms overlooking Chester Street shall be submitted.</p> <p data-bbox="1279 204 2107 379">Letter from the Applicant: All planning committee members have received a letter from the applicant which raised a number of point which I will summarise below. The points below contains the applicants opinion and has not been verified</p> <ul data-bbox="1328 427 2130 1310" style="list-style-type: none"><li data-bbox="1328 427 2130 639">• The refurbishment required is substantial and it is likely that the total purchase and refurbishment costs of the project will be much higher than its market value. The applicant has invested to provide long-term high-quality accommodation to Flint which they believe is a requirement in the local area.<li data-bbox="1328 687 2130 1310">• The applicant has identified a high demand for local people seeking room lets in the area and they work with a HMO specialist managing agent. They currently have a number of rooms rented in Flintshire and have found that these have rented very quickly. Their tenant profile is varied; individuals choose to rent rooms rather than houses for a number of reasons. For some, the cost of renting a house is too high, for others the company of shared house is preferable to renting alone. Some of our tenants are young workers or students; others are single, divorced or widowed individuals. All their current tenants are in employment or education, none of whom own a car and they all rely on the use of public transport or cycles as their only mode of transport. If approved, this property would help meet the demand for affordable housing in this area.
-----	--------	---------------------------	--	--

				<ul style="list-style-type: none"> The applicant works within Flintshire's guidelines for room sizes and communal spaces. The applicant believes that property can comfortably be converted to a 20 bed HMO. It is planned that all the rooms will be good sized doubles and the majority will be en-suite rooms.
6.4	048128	Plas Hafod Hotel, Hafod Road, Gwernymynydd.	Councillor K. Hughes – Received 25 th September 2018.	<p>No objection to the Section 52 Agreement being removed in its entirety.</p> <p>Consider Plas Hafod Hotel to be a major employer/tourism destination within the County.</p>