

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 7TH NOVEMBER 2018
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	058311	Pennant Park Golf Club, Mertyn Downing Lane, Maes Pennant, Holywell.	Mr. P. Jones (Agent)	√	
6.3	058359	Old Tavern, Llanerch-y-Mor, Holywell.	Mr. D. Roney (Applicant)	√	
6.4	058296	Former Boars Head Inn, Holywell Road, Ewloe.	Mr. C. Sparrow (Applicant)	√	
			Councillor Joyce Angel (Hawarden Community Council)		√
6.5	058229	Land Adj. Withen Cottage & Cheshire Lane, Alltami Road, Buckley.	Councillor D. Ellis (Buckley Town Council)		√
			Mrs A. Forshaw		√
6.7	058806	Aston WPS, Church Lane, Aston.	Mr. D. Anderson (Agent)	√	

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 7TH NOVEMBER 2018

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	058311	Pennant Park Golf Club, Mertyn Downing Lane, Maes Pennant, Holywell.	Cllr C. Dolphin – Dated 4/11/2018.	<p><u>Late Observation</u> Objects to the application on the following grounds:</p> <p>The site has multiple permissions and from figures presented on occupation this would seem to be complete overdevelopment from what is required and what will be utilised.</p> <p>Previous construction Traffic has caused issues at the Junction of Allt y Golch and Ocean View. The Slip road has been used for the turning of vehicles. The Cllr has requested that a condition is added about utilising this slip road for unsafe parking ad manoeuvring.</p> <p>The site is and will remain very visible from higher ground. All the ground to e sough is higher and the caravans will be detrimental to residents of Carmel and the area.</p> <p>Access to the site will be through Whitford Ward and the Whitford Community Council have not been consulted.</p> <p><u>Response</u> The proposed site wholly located within the Mostyn Ward and therefore the Local Member and Community Council for this ward were consulted. However Cllr Dolphin was consulted as neighbouring ward member</p>

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6.1	058311	Pennant Park Golf Club, Mertyn Downing Lane, Maes Pennant, Holywell		<p>Highways Development Control have considered the issues raised in relation to a junction on the approach to the site via Carmel. However, it is considered that the use of this junction cannot be controlled via condition.</p> <p>The other points raised are dealt with within the main report.</p>
6.1	058311	Pennant Park Golf Club, Mertyn Downing Lane, Maes Pennant, Holywell	Mostyn Community Council	<p><u>Additional Comment</u> Within Community Councils consultation response dated the 22nd May 2018, they requested that a condition be included within any consent requiring development to begin with 3 years. This was not covered within the report consultation responses part of the report</p> <p><u>Response</u> Given that the application has not been put forward to meet an identified need nor is it a policy requirement to meet a identified need, it is considered there this condition would be unreasonable.</p>
6.3	058359	Old Tavern, Llanerch-y-Mor, Holywell.	Mostyn Community Council – Dated 5/11/2018.	<p><u>Late Observation</u> No objection to the proposed development</p>
6.3	058359	Old Tavern, Llanerch-y-Mor, Holywell.	Mrs W Naughton on behalf of the Gronant Institute Dated 2/11/2018	<p><u>Late Observation</u> Supports any enterprise which enables this local landmark to be returned to the thriving business it once was, and a touring caravan park would seem an idea way of drawing visiting families to the locality.</p>

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6.3	058359	Old Tavern, Llanerch-y-Mor, Holywell.	Flintshire County Council Drainage – 02/11/2018.	<p><u>Additional Condition</u> Notwithstanding the submitted details, and prior to commencement of development, a detailed scheme for the interception and disposal of both surface and waste water shall be submitted to and approved in writing by the Local Planning Authority.</p>
6.4	058296	Former Boars Head Inn, Holywell Road, Ewloe		<p><u>Typographical error</u> In paragraph 5.01 the reference number of the previously approved Outline consent should read 054163.</p>
6.4	058296	Former Boars Head Inn, Holywell Road, Ewloe		<p>Paragraph 2.1 Additional condition: “No development shall commence until a scheme has been agreed for the incorporation of the date plaque from the Former public house building into the fabric of the apartment building hereby approved. The approved scheme will henceforth be implemented.”</p>
6.5	058229	Withen Cottage & Cheshire Lane, Alltami Road, Buckley.	Late Observation - Received 3 rd November 2018.	<ul style="list-style-type: none"> • Highways safety • New highways details do not change initial views
6.7	058806	Aston WPS, Church Lane, Aston.	From a member of the public - Received 6.11.2018.	<p>Considers that, in relation to Paragraph 7.05 of the Committee report in respect of this application, the Officer attending the site visit misled the Members of the Committee at that site visit by incorrectly referencing the usage of the power arising from the proposed solar panels at the site.</p> <p>Paragraph 7.05 is quite clear that a minimum of 77% of the power produced, will be used at the site. It also points out particular conditions will affect this figure</p>

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6.7	058806	Aston WPS, Church Lane, Aston.		<p>and the system is designed to ensure that as much of the energy produced at the site will be consumed at the site. the scheme is not a generation scheme for whole output feed in the national grid. The officer sought clarification of what those Members in attendance at the site visit had understood and it was confirmed that what was verbally advised accorded with Paragraph 7.05.</p> <p>Accordingly, Members of the Committee have not been misled.</p>