

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 2nd March 2022

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	062863	FULL APPLICATION – PROPOSED DEVELOPMENT CONSISTING OF 4 NO. CLASS E(A) AND E(B) FOOD AND RETAIL UNITS AND ASSOCIATED CAR PARKING AND SIGNAGE GATEWAY TO WALES HOTEL WELSH ROAD, GARDEN CITY, DEESIDE		
6.2	063280	RESERVED MATTERS- ERECTION OF 10 DWELLINGS AND ASSOCIATED ROADS, INFRASTRUCTURE AND PARKING INCLUDING DETAILS OF ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE. , TOGETHER WITH AN APPLICATION TO DISCHARGE CONDITIONS 1, 3, 4, 5, 6, 7, 8, 10, 11, 13 AND 14 OF OUTLINE PLANNING PERMISSION REFERENCE 060811 AT JUBILEE VILLAS, 80 MOLD ROAD, BUCKLEY	Third party representation 25/02/2022	<ul style="list-style-type: none"> • No demolition plans or details of construction vehicle turning. Issues over disruption due to noise, dust etc during construction. • Drainage concerns • Chapel is a residential property and needs to be considered as such • Loss of privacy • Concern over loss of public footpath • Overdevelopment of Buckley • Local Consultation misrepresents views of neighbours • Question over boundary treatment <p>Officers response to late observation: Recommended conditions include requirements for on site parking and turning and for a construction traffic management plan. This will cover the stated concerns regarding building operations. Some of the issues stated lie outside of the remit of the Planning system. The drainage proposal is considered to be acceptable. SAB approval is a separate matter.</p>

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				<p>The impact of the development onto all neighbouring residential properties as well as the Chapel has been considered. Interface distances meet Council minimum standards.</p> <p>Buckley is a category A settlement and this form of proposal is supported by the relevant development plan policies and considered to be a sustainable location for residential development. Notwithstanding representation of neighbours views in the submission a full local consultation has been undertaken by the Local Planning Authority and submissions made by neighbours and other interested parties are shown in this report.</p> <p>A condition requiring details of boundary treatment is recommended for this proposal</p>
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6.3	063512	FULL APPLICATION - PROPOSED SITING OF 49 STATIC HOLIDAY CARAVANS AND LODGES ON FORMER GOLF PRACTICE AREA TOGETHER WITH SUPPLEMENTAL LANDSCAPING AT PENNANT PARK GOLF CLUB, MERTYN DOWNING LANE, MOSTYN	Agent 28/2/22	Confirms WITHDRAWAL of application