

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
				<p>therefore should carry significant weight when determining this application.</p> <p>Concerns that the site is not in the best interest of the child as the site is:</p> <ul style="list-style-type: none"> • Not in a sustainable location • Access to the site is unsafe • Guidance around Street Geometry has not been considered • There are health & safety issues on the site which have not been addressed • There is a conflict with a Nationally Significant Infrastructure Project and the child will living on the edge of a major construction site. <p><u>Council's Responses</u></p> <p>Consultation has taken place with WSP in relation to the Hynet Major Infrastructure Project. The site is within the proposed wider boundary of the Development Consent Order however, a final route has yet to be determined. In consultation with WSP we have come to the view that as the project is in the early development stages and no DCO application has been submitted, any impact the project would have is not a material planning consideration at that point. Should the Hynet project lead to the sterilisation of all or part of the proposed site then development may not be able to be implemented, however, this is a matter for WSP and the land owner to resolve. Should the applicant wish to seek amendments or a new application on another part of the site, this would be given fresh consideration through the planning process.</p>

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				<p>Consideration in relation to the best interest of the child is summarised within the report from para 7.19, and this has been weighed into the planning balance of the officer's recommendation.</p> <p>The use of prior to commencement conditions in relation to landscaping is a common occurrence. The landscaping scheme would have to be submitted prior to commencement and implemented prior to occupation of the site with a further maintenance period.</p> <p>Church Lane does not fall within the highway network; therefore, the condition of the road is not a material consideration.</p> <p>Matters concerning access, the need for the development and the availability of alternative sites are outlined within section 7 of the committee report.</p>
6.2	063910	FULL APPLICATION FOR THE CHANGE OF USE OF LAND FOR THE SITING OF HOLIDAY CARAVANS AT WOODBANK COTTAGE, MOSTYN ROAD, GRONANT	Business and Tourism Development Officer 25/8/22	<p>Confirm support for this proposal from a tourism and economic perspective. It is considered that “the location of the proposal is in close proximity to a well-recognised visitor destination which contributes a significant value towards the visitor economy in Flintshire”.</p> <p>In addition “ The proposal appears to be relatively low key in terms of the number of units which is welcomed, however, we recognise the provision of new job opportunities is likely to be required for the day-to-day operations of the site which is again positive “.</p>

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				<p><u>ADDITIONAL CONDITION</u> Request the imposition of an additional condition (No 16) to secure the submission of a Construction Traffic Management Plan</p>
6.3	General Matters	GENERAL MATTERS – SHOTTON PAPER MILL DEVELOPMENT OF NATIONAL SIGNIFICANCE LOCAL IMPACT REPORT - REQUEST FOR DELEGATED AUTHORITY TO RESPOND		