

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 23rd November 2022

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	062368 – JZB - A	Change of Use of land for stationing of caravans for residential purposes, together with the formation of hardstanding and utility/day room ancillary to that use at land at Gladstone Way, Hawarden	Additional conditions 22/11/22	Additional conditions to be added to recommendation at para 2.01 6. Submission of Landscaping condition 7. Implementation of approved landscaping details 8. Recommendations and reasonable avoidance measures specified in Preliminary Ecological Assessment (Castell Ecology May 2020) to be carried out.
6.2	062255 – CEM - A	Full application - Demolition and erection of new Poultry Buildings and Associated Infrastructure at Racecourse Poultry Farm, Babell Road, Pantasaph Holywell	Highways Development Control Manager 22/11/22	<u>ADDITIONAL CONDITIONS</u> Recommend the inclusion of the following additional conditions: 7. The proposed access shall have a visibility splay of 2.4m x 120m 8. Full design/construction details shall be submitted and approved, demonstrating how the existing culverted ditch will be safeguarded as a result of the proposed access alterations
6.3	FUL/000077/22 – CEM – A	Full application - Erection of 21 dwellings with adoptable highway access. (Re-submission of previously Approved Application 055398) at Rhewl Fawr Road, Penyffordd, Holywell	Neighbour Letter 23/11/22	Object to the proposed development and request deferral of the application on the following grounds: <ul style="list-style-type: none"> • officer report includes discrepancies /omissions which must be addressed before a formal decision is made. • previous permission carries limited weight in the assessment process

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				<ul style="list-style-type: none"> • application must be considered on its own merits • impact on drainage /highway network requires further consideration
6.4	FUL/000358/22 – CLR - A	Full application - Conversion of former redundant public house to form 11no apartments at 315, High Street, Connah's Quay		
6.5	FUL/000412/22 – CLR - A	Full application - Demolition of single storey rear and conservatory - Proposed 2 storey extension - similar to the application approved 037216 at Bryn Seion, Bryn Seion Lane, Soughton		
6.6	063500 – RMH – General Matters	Notification of Appeal - Development of land to provide Lodge/Chalet park to include single storey & two storey lodges and a site office at Northop Country Park	Welsh Historic Gardens Trust 22/11/22	<p>Object to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> • development will materially change the character of the site • proposal should be refused despite a reduction in the number of lodges from that forming a previous application on the site under 059999 • development is not in keeping with the estates historic buildings and parkland • original outline planning for this site in the 1990's for a hotel has long since lapsed. • development would have an urban appearance which does not reflect the sites existing character • there is no public interest in the development and it does not comprise enabling development which aims to improve or conserve the heritage asset.

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			<p>Solicitors acting on behalf of Northop Country Park Occupants Association 22/11/22</p>	<ul style="list-style-type: none"> • proposed screening would offer limited opportunity to minimise visual impact of development due to climate change • proposal would require felling of a number of trees • ecological / tree survey reports require a more up to date assessment. • cumulative impact of incremental changes within the Country Park affect its heritage and ecological value • development does not reflect the views of the local community. <p>NOTED – Recommendation to Members remains unaltered</p> <p>Counsel opinion has been obtained and confirm objections to the development for the following reasons:</p> <ul style="list-style-type: none"> • to grant planning permission would risk legal challenge • development would be detrimental to the character and appearance of the site and surroundings and does not accord with Policies T4,STR7,GEN1 and HE5 of the development plan • proposal should be refused consistent with the previous application on the site submitted under 059999 • development would have a dense urban appearance which would be harmful to the character and appearance of the area. • previous permission for a hotel does not

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				establish the principle of development for tourism.