

PLANNING COMMITTEE LATE OBSERVATIONS – 13TH MARCH 2024

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	061994	Full application - Erection of residential development of 235 no. units together with associated public open space and infrastructure at Land to the north of Gwernaffield Road, Mold	Amendments to report	<p>The following documents to be added to the list of approved documents (Condition 2):</p> <ul style="list-style-type: none"> • Archaeological Evaluation at Gwernaffield Road, Mold, Flintshire ARS LTD REPORT 2021/94 • Green Infrastructure Statement <p>Removal of condition 9- A Green Infrastructure Statement identifies the ecological mitigation and biodiversity enhancement measures the proposal will provide. In concert with the approved Preliminary Ecological Assessment, Bird and Bat Survey, Tree Protection measures and Soft Landscape proposals the proposal meets the requirements of PPW, and LDP policies STR13 and EN2 and condition 9 is therefore no longer required.</p> <p>Removal of condition 12- An Archaeological evaluation has been submitted which investigated the anomalies previously identified. The written scheme of investigation and subsequent trench investigation demonstrated that the site has an absence of archaeology.</p> <p>CPAT have confirmed that there are no further archaeological issues on the site and the previously identified need for the condition has been satisfied. As such the condition is no longer required.</p>
			Highways Development Control 12.03.24	Further discussion with Streetscene in respect of the viability of the Pedestrian crossing point has been undertaken. As per the email appended below, it has been confirmed that the S106 contribution for the installation of the pedestrian crossing cannot be justified or implemented.

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				<p>On this basis, as the Highway Authority, I confirm that this may be removed from the requirements of any planning permission to be granted.</p> <p>Highways Development Control also request an additional condition:</p> <p style="padding-left: 40px;">Condition: A 2.0 wide footway shall be provided along the site's frontage with Gwernaffield Road, constructed to adoption requirements in accordance with the County Council's current specification for such works.</p> <p><u>Officers comment:</u></p> <p>As there is no longer a requirement for the pedestrian crossing facility as mentioned in para 2.01 in the report this Obligation is no longer requested</p> <p>This work is mentioned in the Transport Statement but it is felt that for the sake of clarity and the avoidance of doubt this condition should be specified.</p>
6.2	062458	Outline application - Residential development of up to 140 dwellings, means of access, open space, sustainable drainage infrastructure and all other associated works (Outline application including access, with all other matters reserved) at Well Street, Buckley	Third party objection 08.03.24	<ul style="list-style-type: none"> • Reiterate previously stated objections (as reported), and in particular that Well Street, particularly the rural end of the road, as well as Rose Lane are unsuitable for large volumes of traffic. • Drainage ditches in highway verge have deteriorated massively as result of traffic that has been either directed along Rose Lane and Well Street or which has taken a short-cut recently. <p>Officers response to comments:</p> <p>Councillor McGuill has also provided photographic evidence of the current state of Well Street and the drainage ditches, which supports the content of this</p>

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				<p>correspondence.</p> <p>Part of the highways proposal includes the installation of a modal filter which will limit traffic using the rural section of Well Street, which will overcome the issue of the overuse of this road.</p> <p>The site, when developed, will have surface water drainage systems installed, that are currently absent.</p>
6.3	FUL/000769/22	Full application - Erection of 70 dwellings, construction of a new vehicular access, landscaping and associated works at Land at Wrexham Road, Abermorddu	Ramblers Association 07.03.24	<p>Considers that the report fails to correctly report the totality of the Ramblers objection, and therefore fails to consider the public path issue as a “material consideration”</p> <ul style="list-style-type: none"> • The site history is recorded as “none”: this is incorrect – there was an outline application for residential on 7th March 2018 ref 058163.. • Para 8.73 of the Inspectors report on the LDPlan in December 2022 said: <i>“it seems that people do use it as a route to the neighbouring hillside.”</i> • The report does not correctly report the Highways DC comments of 8th February 2024, which pointed out that the Llanfynydd public path 2 adjoins the site on south west side, (where open space is proposed) but the developers have not put forward any path link to this. He assumed the PROWay team had been consulted. However there is no comment reported from PROW team. • It would seem (from FCC web page) that Llanfynydd Community Council (in which part of the site falls) may not have been consulted.

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				<p>Officer response to comments raised:</p> <ul style="list-style-type: none"> • Responses are summarised for the purposes of report, but full responses are available for view on Citizens Portal • Application 058163 was Withdrawn. As such the report stating that there is no relevant site history is correct • The Inspectors full comments were: “The site is privately owned and there is no public right of way across or approved access onto it, although it does seem that people do use it as a route to the neighbouring hillside. It is not designated green space nor useable for formal recreation.”. The Inspector accepted the site as a housing allocation. The case officer has reached the same conclusion as the Inspector and in the planning balance it is not considered that the claimed public path materially outweighs the reasons to approve this planning application. • As there are no public rights of way crossing the site the PROW team have not made any comments in connection with this application. • The part of the site closest to footpath 2 is the Ecological compensation area. As such it would not be appropriate to encourage unfettered access across this area as this may negatively impact upon the ecological objectives of this area. The site links to the adjacent play area and residential area and generally improved pedestrian links locally. • The officer can confirm that Llanfynydd Community Council have been consulted.

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			Third party objector 08.03.24	<p>Raises the following as matters of concern:</p> <ul style="list-style-type: none"> • Phosphates • Air Pollution • Noise Pollution • Green Spaces <p>Please see relevant sections of report where these matters are discussed.</p> <p>In addition, this objector raises concerns over Air Pollution as a result of high levels of traffic using the A541. It is not considered that this is a matter which is materially affected by this planning application and any pre-existing problem is outside the scope of the consideration of this application.</p>
			Third party objector 08.03.24	<p>Objects as proposal does not provide improvements to Active Travel as it includes retention of 2.0m Footpath/Cycleway to site frontage. Welsh Government Active Travel Guidance recommends that footway/cycleway surfaces should have a minimum width of 3.0m</p> <p>Suggests provision of fully compliant active travel route through Llys Cromlech Play Area, including removal of gates and barriers</p> <p>Suggests area alongside the Llys Cromlech Play Area used as an integrated natural and play area to enhance life for residents of both the existing (Llys Cromlech) and new estates. There is too much separation of these areas, and the Drainage Basin may present a hazard or unwelcome area.</p> <p><u>Officer comments on objection</u> The footway in question lies outside of site and is unaffected by development. Would not be possible for</p>

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				<p>applicants to alter this path as it is not in their control.</p> <p>The application is being considered on its own merits not on suggested amendments.</p>
6.4	COU/000751/23	Change of use - vacant retail and offices, to a ground floor bar with new shop front and flats on first and second floors at former Barclays, 19-21 Church Street, Flint		<p><u>ADDITIONAL CONDITION</u></p> <p>The hours of operation of the proposed bar shall be restricted to :</p> <p>Monday – Saturday 1200-2300 Sunday 1200-2100</p>
6.5	FUL/000621/23	Full application - Conversion and extension of outbuilding to form a home office and gym, demolition of part of a boundary wall to create off street parking space with an electric vehicle charging point at Arweinfa, Gwaenysgor		<p>Points of clarification: 1. Concern has been raised by the local community over the inclusion of third-party land within the applicant's red edge. This area of unregistered land located to the west of the proposed parking space and associated access has been included within the application site to allow for acceptable site lines when egressing the proposed parking space. This does not transfer ownership of this section of third-party land to the applicant. It is also worth noting that land ownership is not a planning matter and as such a refusal on these grounds could not be sustained.</p> <p>2. The plans sent to members for review on Friday 8th March 2024 titled amended plans are those plans which neighbours were reconsulted on in January 2024 and were uploaded onto the website 4/01/2024.</p> <p>3. Concern from residents over stability of land and location of sewers fall outside of the remit of planning.</p>

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6.6	CONS/000790/22	Conservation area application - Conversion and extension of an outbuilding to form a home office and gym; and the demolition of part of a boundary wall to create an off-street parking space with an electric vehicle charge point at Arweinfaf, Gwaenysgor		Point of clarification - The plans sent to members for review on Friday 8th March 2024 titled amended plans are those plans which neighbours were reconsulted on in January 2024 and were uploaded onto the website 4/01/2024.
6.7	FUL/001017/23	Full application - Erection of a 66-bedroom care home (Use Class C2) for the elderly with associated access, parking and landscaping at Plot 2, The Airfields, Northern Gateway, Sealand		
6.8	FUL/000419/23	Full application – Replacement dwelling at St Kilda, Fagl Lane, Hope		
6.9	059489	Full application - Formation of a two-way vehicular access and road at Mold Road, Ewloe Green, Deeside		