

PLANNING COMMITTEE LATE OBSERVATIONS – 4TH SEPTEMBER 2024

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	OUT/000470/23 – RMH – A	Outline application - erection of up to 17 No. dwellings with associated works at Tan Y Bryn, Bryn Road, Flint	1 third party letter 2/9/24	<p>ADDITIONAL</p> <p>Object to the application for the following reasons:</p> <ul style="list-style-type: none"> • proposal represents overdevelopment. • inadequacy of access to serve the development. <p>RESPONSE</p> <p>In dismissing a previous appeal on the site for 18 No dwellings under 060699 in June 2022, the appointed inspector did not object to the principle of development on these grounds.</p>
6.2	FUL/000337/24 – RMH – A	Full application - Change of use to 5-bedroom, 6-person HMO at 13, Rowden Street, Shotton, Deeside	9 third party letters 2/9/24	<p>ADDITIONAL</p> <p>Request that the application be refused for the following reasons:</p> <ul style="list-style-type: none"> • Increasing number of HMO's in Shotton with associated increase in number of residents to the detriment of the town centre, pressure on services, amenities, and parking. • Such developments are rapidly changing the character of the community, with family homes and commercial units suitable for local young families and opportunities for local business, people being lost to wealthy property developers many of whom live outside the county. • Parking is a significant issue on Rowden Street with limited parking available. A previous application for conversion to an HMO at 9 Rowden Street was refused in 2016 the officers report stating "the proposed development does

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				<p>not make adequate provision for the parking of vehicles, the result of which will be an increase in demand for on-street parking to the detriment of the free and safe flow of traffic along the adjoining highway network.</p> <p>RESPONSE In respect of the previous application for an HMO at 7 (not 9) Rowden Street, it is acknowledged that this was refused under 055846 in October 2016 for the reason referenced. It is important to note however that a subsequent appeal for an HMO at 63 High Street, Saltney submitted under 054886, was allowed in January 2017, the appointed Inspector setting a baseline for the quantum of parking required to serve HMO developments, which has been applied since this date.</p>
6.3	FUL/000451/24 – SC – A	Vary/Remove Condition - Application for variation of condition no.10 attached to Planning Permission ref : FUL/000498/22 at KFC, Chester Road, Mold		