

PLANNING AND DEVELOPMENT CONTROL COMMITTEE
16 FEBRUARY 2011

Minutes of the meeting of the Planning and Development Control Committee of the Flintshire County Council held at County Hall, Mold on Wednesday, 16 February 2011.

PRESENT: Councillor A.M. Halford (Chair)

Councillors: J.B. Attridge, M. Bateman, D.L. Cox, C.A. Ellis, J.E. Falshaw, F. Gillmore, G. James, C.M. Jones, R.B. Jones, M.J. Peers, N. Phillips, H.G. Roberts, C.A. Thomas, W.O. Thomas and D.E. Wisinger.

SUBSTITUTES:

Councillor: E.F. Evans for R.C. Bithell, G.H. Bateman for P.G. Heesom, C.S. Carver for R. Hughes and R.G. Hampson for W. Mullin.

ALSO PRESENT:

Councillor C. Legg attended as local Member to speak on agenda item 4.5. Councillor C.J. Dolphin attended as local Member to speak on agenda item 4.8.

The Chair exercised her discretion to allow Councillor Eng. K. Armstrong-Braun to speak on agenda item 4.13.

Councillors: V. Gay and H.D. Hutchinson.

IN ATTENDANCE:

Head of Planning, Development Manager, Planning and Environmental Strategy Manager, Senior Engineer- Highways Development Control, Team Leader Major Developments, Senior Planners, Principal Solicitor and Committee Officer.

215. DECLARATIONS OF INTEREST

Councillor C.A. Thomas declared an interest in the following application:-

Agenda item 4.7 – Full application – Change of use of existing agricultural land to static holiday park for lodges/chalets at Plas Isa, Caerwys Hill, Caerwys (047241)

Councillor M.J. Peers declared an interest in the following application:-

Agenda item 4.9 – Full application – Erection of 5 No. detached dwellings/garages and extension to existing sound embankment to facilitate water harvesting scheme at land to the south of The Larches, Ewloe (048083)

Councillor H. Brown declared an interest in the following application:-

Agenda item 4.13 – Reserved matters application for 41 dwellings; details of the layout, scale, appearance, the means of access

thereto and the landscaping submitted in accordance with condition no. 1 of outline planning permission ref: 047815 at land side of cemetery, Ffordd y Rhos, Treuddyn (048173)

In line with the Planning Code of Practice:-

Councillor J.E. Falshaw declared that he had been contacted on more than three occasions on the following application:-

Agenda item no. 4.7 – Full application – Change of use of existing agricultural land to static holiday park for lodges/chalets at Plas Isa, Caerwys Hill, Caerwys (047241)

Councillor A.M. Halford declared that she had been contacted on more than three occasions on the following application:-

Agenda item no. 4.9 – Full application – Erection of 5 No. detached dwellings/garages and extension to existing sound embankment to facilitate water harvesting scheme at land to the south of The Larches, Ewloe (048083)

216. LATE OBSERVATIONS

The Chair allowed Members an opportunity to read the late observations which had been circulated at the meeting.

217. MINUTES

The draft minutes of the meeting of the Committee held on 19 January, 2011 had been circulated to Members with the agenda.

Councillor M.J. Peers referred to minute number 200 and indicated that he had been contacted on more than three occasions on application number 047886 (Application for outline planning permission – erection of a dwelling on land rear of 53 Chester Road, Buckley), and not application 047469 as shown in the minutes.

RESOLVED:

That subject to the foregoing, the minutes be approved as a correct record and signed by the Chair.

218. APPEAL BY J.T. HEWITT & SON LTD AGAINST FLINTSHIRE COUNTY COUNCIL'S DECISION TO REFUSE AN APPLICATION FOR FULL PLANNING PERMISSION FOR 8 NO. DWELLINGS AT A BUILDERS YARD, MAUDE STREET, CONNAH'S QUAY (044639)

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

219. **APPEAL BY MR. S. WALSH AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR A NEW HIGHWAY ENTRANCE WITH GATES AND BRICK PILLARS TO THE NORTH OF THE SITE AND FOR A CHANGE OF USE OF LAND TO FORM PART OF THE RESIDENTIAL CURTILAGE AT LLYN DDU, BABELL, HOLYWELL (047022)**

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

220. **APPEAL BY MR. D. JONES AGAINST FLINTSHIRE COUNTY COUNCIL'S DECISION TO REFUSE AN APPLICATION FOR ALTERATIONS AND EXTENSIONS TO EXISTING DWELLING, ERECTION OF NEW GARAGE AND FORMATION OF NEW ACCESS AT MYNYDD FARM COTTAGE, Y MYNYDD, TRELAWNYD (047037)**

RESOLVED:

That the decision of the Inspector to dismiss this appeal be noted.

221. **APPEAL AGAINST THE GRANT OF PLANNING PERMISSION SUBJECT TO CONDITIONS FOR THE CHANGE OF USE FROM SHOP TO DWELLING (PART RETROSPECTIVE) AND ALTERATIONS TO FRONTAGE AND FENESTRATION AT 244 HIGH STREET, CONNAH'S QUAY, DEESIDE. THE APPEAL WAS IN RELATION TO CONDITION 3 OF THE PERMISSION (047260)**

RESOLVED:

That the decision of the Inspector to allow this appeal be noted.

222. **GENERAL MATTERS OUTLINE ERECTION OF A TWO BEDROOMED BUNGALOW AT OAKSWOOD, BERTH DDU, RHOSMOR, NEAR MOLD (047351)**

The Committee considered the report of the Head of Planning in respect of this application. The Development Manager reminded Members had resolved that permission be granted to this application in October 2010 subject to the applicant entering into a Section 106 Obligation, providing for the property to be retained for local housing need in perpetuity. He said that the applicant was not prepared to enter into the section 106 Agreement and wanted to address the Committee to explain his reasons. As Policy HSG5 required the retention of the affordability of a dwelling in such circumstances it was therefore recommended by officers that the application be refused. The full policy text had been attached to the late observations sheet for information.

Mr. P. Wickes, the applicant, said that he had submitted his application on 30 March 2010 and that there had been no local objection prior to its

submission to Committee on 6 October 2010; he added that he had not been informed that the application was to be considered on that date. He referred to policy HSG5 and in particular paragraph 11.56 and said that he believed that what was being requested in the Section 106 obligation was contrary to Policy HSG5. He added that he had read the Inspector's report and could find no reference to requiring that all infill developments should be affordable housing.

The local Member, Councillor C. Legg, said that even though the application had been submitted in March 2010, there had been no mention of the affordable housing requirement until July 2010. He said that the applicants were trying to provide suitable accommodation for their daughter, on medical advice, and that the crux of the matter was that Flintshire County Council wanted first refusal on purchasing the property at 70% of its value at the time of sale. His second issue was about the length of time the application had taken to be determined and said that there had been long gaps where there had been an absence of communication. Councillor Legg queried whether all infill applications should be affordable housing and urged Members to consider the application on its own merits and support the request of the applicant to not comply with the Section 106 obligation.

Councillor J.B. Attridge proposed the recommendation for refusal which was duly seconded.

Councillor W.O. Thomas queried whether there had been a survey of required housing for the area and commented that Rhosesmor had some sheltered accommodation and council houses. He felt that the area already had a large percentage of housing for first time buyers.

Councillor R.B. Jones asked for further information on the policies applied for developments inside and outside of the settlement boundary and also queried whether the policy had been followed correctly.

In response to a query from Councillor J.B. Attridge about why the applicant had not been informed that the application was being submitted to Committee, the Head of Planning explained that a new process had been put in place from 1 January 2011 which meant that applicants were now contacted two weeks before the meeting to advise them of the date the application was to be submitted. As this application had been submitted prior to this date, the applicant had been told that the Committee were to consider the report but had not been advised of the exact date. He advised that officers and the applicant had entered into pre-application discussions and the matter of a planning obligation for affordable housing had been raised with the applicant at that stage.

The Planning and Environmental Strategy Manager referred to policy HSG5 which was not a standard policy. It picked up on the specific limited exception in Planning Policy Wales which set out the need to look at groups of houses outside settlement boundaries. He referred to the two categories defined in the policy and said that a flexible approach had been taken in this

case to say that the local need was satisfied but a Section 106 Obligation was required to retain this in the future. He said that the flexibility had been recognised by Members when they granted planning permission in October 2010. The Planning and Environmental Strategy Manager referred to the pre-application discussions which had taken place between the applicant and officers. The applicant had been informed that if the application was to be granted, a section 106 obligation would be sought. There was no need for a survey of housing need in this case as HSG5 was an exceptions policy.

RESOLVED:

That planning permission be refused for the reasons detailed in the report of the Head of Planning.

223. GENERAL MATTERS – FULL APPLICATION – ERECTION OF 48 NO. DWELLINGS TOGETHER WITH ASSOCIATED ROADS AND SEWERS ON LAND ADJACENT TO CLYDESDALE ROAD, DRURY, BUCKLEY (047841)

The Principal Solicitor advised that following completion of the report, the objections to the amended scheme in relation to plot 22 of the development had subsequently been withdrawn. As a result of delegated powers afforded to the Head of Planning at the 19 January 2011 Planning & Development Control Committee, the application could now be progressed.

RESOLVED:

That the application be progressed, as resolved at the 19 January 2011 Planning & Development Control Committee meeting.

224. FULL APPLICATION – CHANGE OF USE OF EXISTING AGRICULTURAL LAND TO STATIC HOLIDAY PARK FOR LODGES/CHALETS AT PLAS ISA, CAERWYS HILL, CAERWYS, MOLD (047241)

The Committee considered the report of the Head of Planning in respect of this application which had been the subject of a site visit on 14 February 2011. The usual consultations had been undertaken and the responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting.

The officer explained that an amended plan had been received and the application proposed 57 chalets instead of the 78 originally requested. He added that the dates on condition 3 should read 1 March to 31 October and not as shown in the report.

Miss E. Bagnall spoke on behalf of her parents, who were currently abroad, against the application and said that there two similar sites in the location which would be developed in this manner if the application was permitted; she questioned the need as the site at Heron's Retreat was not at full capacity. Miss Bagnall referred to the loss of agricultural land, woodland and wildlife habitats and said that the area flooded heavily. A semi-urban strip

would be created from Afonwen to Caerwys. The narrow road and sharp bends would be a significant problem and would increase the risk of accidents. She queried the need for the development and said that if the application was approved, it would contribute to the change of character of the area.

Cllr. Moriarty from Caerwys Town Council also spoke against the application. He said that the development was not a small scale commercial venture and detailed the numbers of cabins and chalets on the two existing sites in the area. He raised concern at the length of the season and felt that if permission was given for 57 lodges/chalets, further applications would be received in the future to increase the numbers of units along with an increase to the length of the season in line with other sites in the area. Mr. Moriarty said that the development would not generate significant employment and he raised concern about road safety and spoke of complaints which had been submitted to the authority about the lack of a footway on Caerwys Hill.

The local Member, Councillor J.E. Falshaw, proposed the recommendation for approval which was duly seconded.

Councillor Falshaw referred to the proposed landscaping and felt that the scheme would blend into the site whilst providing an income for the applicant in place of the farm. Councillor Falshaw felt that the site would be an asset to Caerwys and said that eight full time and four part time jobs would be created. He added that the design was high quality and sustainable and the new access would improve entry to the site. He considered that the concerns and objections which were raised had been dealt with and that the development would boost tourism.

Councillor D.E. Wisinger referred to the current plight of the farming industry and said that this diversification would also encourage tourism.

Councillor W.O. Thomas addressed each of the points raised by CPRW and in supporting the scheme requested a condition requiring the provision of a footpath on Caerwys Hill.

Councillor R.B. Jones spoke against the application and felt that the criteria within policy T4 had not been met. Councillor J.B. Attridge concurred with the comments and said that the report did not address the objections which had been raised. Councillor Peers said that he was not against the development in principle however he felt that there were too many lodges/chalets shown on the left hand side of the plan and that the development should be smaller. Councillor C.A. Ellis queried the need for the holiday accommodation on the site due to the close proximity of the two other sites in the area.

In response to comments made, the Senior Engineer - Highways Development Control said that Highways did not have any objections to the application subject to conditions 9 to 13. She added that improvements in the

visibility at the access and the lowering of the hedge would overcome the concerns raised.

Following the comments made, the officer said that the site was not within the designated Area of Outstanding Natural Beauty (AONB). He said that the original application for 78 units had represented an overdevelopment of the site and due to a combination of the landscape impact and ecological issues, the number of units had been reduced to 57. The officer said that when looking at the site from the AONB, it fell below the eyeline. There was no impact on the badger sets on the site.

The Planning and Environmental Strategy Manager said that the development plan policies supported the tourism strategy and that was what was trying to be achieved by this development. He said that no evidence had been produced by objectors on landscape grounds as to the harm the development might cause. He added that the site was in a suitable location for the development and reminded Members that if the application was refused, any appeal would look at consistency due to the fact that two other applications in the area had been permitted.

Councillor R.B. Jones referred to policy RE1 on the loss of agricultural land which he felt had not been considered in the determination of this application. In response, the Planning and Environmental Strategy Manager said that the loss of agricultural land had been considered and added that there was no evidence to show that the agricultural land had the appropriate grading to retain it.

In conclusion, Councillor Falshaw said that the development had been well planned out and would bring employment to the area.

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning; the amendment of the date in condition 3 to read 1st March to 31st October and to the suggested amendment to condition 9 in the late observations.

225. RETROSPECTIVE APPLICATION FOR THE OPERATION OF AN OUTDOOR RECREATION ACTIVITY KNOWN AS SPHEREING, INCLUDING RETENTION & RESITING OF CABIN, RETENTION OF 'PORTALOO' AND ALTERATION OF EXISTING ACCESS AT BRYN COCH ROAD, WHITFORD, HOLYWELL (047928)

The Committee considered the report of the Head of Planning in respect of this application which had been the subject of a site visit on 14 February 2011. The usual consultations had been undertaken and the responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting.

The officer explained that this was a retrospective application and the main issues to consider were the impact of the development upon the visual appearance and character of the landscape together with the highway implications.

Councillor C.J. Dolphin, the local Member, spoke against the application. He said that the flat part of the site was within 100 metres of a tower which was listed. He added that the Conservation Officer had only been informed of the application two days prior to the meeting and his comments were noted in the late observations; Councillor Dolphin expressed his disappointment that the Conservation Officer had not been involved earlier in the process. He said that the roll-off stage was close to a bridle path and that noise from the site could cause accidents with horses using the path. He referred to policies GEN 3 and 4, and S1 and said that in his opinion, the application went against the policies. He said that a gateway had been moved and the Conservation Officer had found that the portacabin which was used on the site was unsuitable for the area. Councillor Dolphin felt that the application would not result in any gain for Flintshire.

The Principal Solicitor said that there was nothing in the report to identify whether the tower was a listed building but added that if this was the case it was a material consideration and that it would be inappropriate to deal with the application without further information relating to this, including a fuller response from the Conservation Officer.

Councillor E.F. Evans proposed that the application be deferred which was duly seconded.

RESOLVED:

That the application be deferred to allow an assessment of the impact of the development on the setting of the listed building and Scheduled Ancient Monument.

226. FULL APPLICATION – ERECTION OF 5 NO. DETACHED DWELLINGS/GARAGES AND EXTENSION TO EXISTING SOUND EMBANKMENT TO FACILITATE WATER HARVESTING SCHEME AT LAND TO THE SOUTH OF THE LARCHES, EWLOE (048083)

The Committee considered the report of the Head of Planning in respect of this application. The usual consultations had been undertaken and the responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting. Councillor M.J. Peers, having earlier declared an interest in the application, left the meeting prior to its discussion.

The officer explained that the application had been deferred at the 19 January 2011 meeting to enable the applicants to re-assess the impact of the proposed development on an existing public footpath which crossed the site.

He explained that the access to the site was via an existing cul-de-sac and added that a private driveway would serve the five dwellings.

Councillor J.B. Attridge proposed the recommendation for approval which was duly seconded.

Following a question from Councillor N. Phillips, the officer confirmed that, as part of the Section 106 Obligation, both Drury County Primary School and Hawarden High School would receive £3,500 towards educational placements.

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to:

- a) ensure the payment of £3,500 towards educational placements at Drury County Primary School and £3,500 at Hawarden High School;
- b) the payment of a commuted sum of £5,500 in lieu of on site open space provision.

227. FULL PLANNING APPLICATION FOR THE INSTALLATION OF VERTICAL PLATFORM LIFT AT ST. RICHARD GWYN HIGH SCHOOL, FFORDD LLEWELYN, FLINT (048127)

The Committee considered the report of the Head of Planning in respect of this application. The usual consultations had been undertaken and the responses received detailed in the report.

Councillor E.F. Evans proposed the recommendation for approval which was duly seconded. He raised concern that the comments of Flint Town Council were not noted as he understood that their comments had been sent; the Development Manager advised that he would enquire as to whether the comments had been received.

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning.

228. FULL APPLICATION – CHANGE OF USE OF BARN TO RESIDENTIAL AND ALTERATIONS TO EXISTING VEHICULAR ACCESS (AMENDMENT TO PLANNING PERMISSION 45532 TO INCORPORATE SINGLE STOREY REAR EXTENSION) ON LAND OPPOSITE PINE RIDGE, DENBIGH ROAD, HENDRE, MOLD (048135)

The Committee considered the report of the Head of Planning in respect of this application which had been the subject of a site visit on 14 February 2011. The usual consultations had been undertaken and the

responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting.

The officer explained that the application was essentially for a single storey rear extension to a barn conversion approved under 045532. He referred to the late observations sheet which reported that amended plans addressed the outstanding concerns raised by the Highway Authority. Two suggested conditions had been recommended and these were shown as conditions 5 and 6 within the report. An alteration to condition 8 was also shown in the late observations which read that "all windows and doors to be painted timber and retained". The site was 200 metres to the east of the Area of Outstanding Natural Beauty (AONB) boundary and was not considered to have a detrimental impact on it.

Councillor M.J. Peers proposed refusal of the application which was duly seconded. He referred to paragraph 7.01 where it was reported that the stone barn had considerable merit as a typical farm building of the area and was in a style associated with the Penbedw Estate. In paragraph 7.03 it was reported that the principle of conversion to residential purposes had been accepted through the granting of planning permission 045532 but said that Policy HSG7 allowed extension to buildings provided that they were 'capable of accommodating the new use without significant extensions which might destroy their character or lead to overdevelopment'. Councillor Peers said that the extension was detrimental to the character of the barn and felt that the flat roof glazed link was incongruous. He referred to agenda item 4.3 which was an appeal which was dismissed by the Inspector; Councillor Peers felt that this development was the same and said that in his opinion it would be equally inappropriate as a new build in the countryside. The extension was not subservient to the existing building; it amounted to a new build.

The local Member Councillor W.O. Thomas said that he disputed the percentage increase of the floorspace for the extension and also considered it to be a new build in the countryside. He commented that the site was visible from the AONB and said that an extension on the back of the building would destroy the character of the building. He felt that the application should be refused as it did not comply with policies Gen 1, D1, D2, D3 or HSG12.

Councillor C.A. Thomas said that she had made enquiries and the site was outside the AONB. Councillor D.L. Cox felt that the high standard of conversion would add to the character of the barn; Councillor R.B. Jones concurred with the comments adding that the policy allowed 50% extension. Cllr. H. G. Roberts considered the building to be worthy of retention.

The Planning and Environmental Strategy Manager said that if the Committee were to include a reason for refusal as a new build in the countryside, then this would be difficult to defend on appeal. He confirmed that policies HSG7 and HSG12 did allow for extensions and that the 30 to 40% increase in floorspace proposed here was within the amount permitted in the guidance.

Councillor W.O. Thomas said that planning permission had already been granted for the barn and would be converted despite what was agreed by Committee today. Councillor Peers, in summing up, commented that the proposals were out of character and said that the intention to provide a glazed link design would make the extension appear to be detached from the barn.

The Chair said that it was clear that the officer had worked hard on the application.

The Planning and Environmental Strategy Manager responded to Members' comments by saying that the principle of extensions in this sort of situation was allowed by development plan policies, and planning permission had previously been granted for a conversion. It did not amount to a new build. It was a balance between preserving the building and enabling its re-use. The proposed extension was well within the guidance percentages set out in the relevant policy and was not excessive.

On being put to the vote it was:

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning and to the alteration to condition 8 reported in the late observations.

229. FULL APPLICATION – ALTERATIONS TO EXISTING SPORTS HALL TO REMOVE THE ARENA SIGN AND REPLACE WITH STEEL CLADDING TO MATCH AND THE INSTALLATION OF A HIGH LEVEL GLAZED WINDOW TO PROVIDE A VIEWING POINT AT DEESIDE LEISURE CENTRE, CHESTER ROAD WEST, QUEENSFERRY (048148)

The Committee considered the report of the Head of Planning in respect of this application. The usual consultations had been undertaken and the responses received detailed in the report.

Councillor H.G. Roberts proposed the recommendation for approval which was duly seconded.

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning.

230. RESERVED MATTERS APPLICATION FOR 41 DWELLINGS; DETAILS OF THE LAYOUT, SCALE, APPEARANCE, THE MEANS OF ACCESS THERETO AND THE LANDSCAPING SUBMITTED IN ACCORDANCE WITH CONDITION NO.1 OF OUTLINE PLANNING PERMISSION REF: 047815 AT LAND SIDE OF CEMETERY, FFORDD Y RHOS, TREUDDYN (048173)

The Committee considered the report of the Head of Planning in respect of this application. The usual consultations had been undertaken and the responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting.

Following a discussion in which Councillor J.B. Attridge proposed that Councillor Eng. K. Armstrong-Braun not be permitted to speak on the application, the Principal Solicitor explained that, in the context of the protocol for Third Party Representations, requests from Councillors to speak on applications not in their wards had been considered by the Planning Protocol Working Group and the Constitution Committee. He added that the Chair could use her discretion to allow the Member to speak. In this case the Chair had allowed Councillor Eng. K. Armstrong-Braun to address the Committee.

Councillor Eng. K. Armstrong-Braun spoke against the application on environmental and ecological grounds. He referred to two ponds in the vicinity of the site and commented on a number of articles of the European Union Habitats Directive which he felt the authority had failed to consider. He said that the Council had omitted to carry out its legal duties and he asked the Committee to consider deferring the application to carry out the requirements. He had already asked the Welsh Assembly Government to call in the application which would have to be referred to Europe as a departure from the Directive.

The officer explained that this was a reserved matters application and that all objections and issues raised had been addressed. She detailed the main issues for consideration and spoke of the wildlife corridor which would be planted with appropriate species. She confirmed that the site contained no known European protected Species, advised that the Ecologist was content with the plan which had been submitted, and that a practical and precautionary approach had been taken.

Councillor M.J. Peers proposed the recommendation for approval which was duly seconded.

The local Member, Councillor C.A. Thomas said that the site had been the subject of a large amount of consultation and that all concerns had been addressed. The original plans had been amended to fit in with the local community. Councillor C.A. Thomas said that a full ecological survey could not be undertaken until April 2011 but added that the bat habitat would not be disturbed by the development. She also requested access from the development to the open space provision and said that the safety of children was important.

In response to a question from Councillor N. Phillips on the length of time for which Councillor Eng. K. Armstrong-Braun had been permitted to speak, the Principal Solicitor said that this issue would need further consideration by the Planning Protocol Working Group in the light of experience.

Councillor W.O. Thomas queried whether the application should be deferred and in response, some other Members said that outline permission had already been granted and all ecological issues had been addressed in this application.

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning and subject to the applicant entering into a Section 106 Obligation/Unilateral undertaking to:-

- provide a commuted sum of £30,053 for improvement of the existing play equipment in the village in lieu of on-site play equipment
- provide a commuted sum for the maintenance of the on-site open space of £2,000 per annum for a 10 year period
- details of a scheme for the maintenance of the wildlife corridor for a 10 year period.

231. FULL APPLICATION – ERECTION OF AN ELECTRICITY CONVERTER STATION, ASSOCIATED INFRASTRUCTURE AND INTERNAL ACCESS FORMING PART OF THE EAST-WEST INTERCONNECTOR BETWEEN WALES AND IRELAND AT WEIGHBRIDGE ROAD, DEESIDE (048223)

The Committee considered the report of the Head of Planning in respect of this application. The usual consultations had been undertaken and the responses received detailed in the report. Additional comments received since the preparation of the report were circulated at the meeting.

Councillor J.B. Attridge proposed the recommendation for approval which was duly seconded.

RESOLVED:

That planning permission be granted subject to the conditions detailed in the report of the Head of Planning.

232. DURATION OF MEETING

The meeting commenced at 2.00 p.m. and ended at 4.35 p.m.

233. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There were 17 members of the public and 2 members of the press in attendance.

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Chair

**SUMMARY OF DECLARATIONS MADE BY MEMBERS
IN ACCORDANCE WITH FLINTSHIRE COUNTY COUNCIL'S
CODE OF CONDUCT**

PLANNING AND DEVELOPMENT CONTROL COMMITTEE	DATE: 16 FEBRUARY 2011
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MEMBER	ITEM	MIN. NO. REFERS
Councillor C.A. Thomas	Change of use of existing agricultural land to static holiday park for lodges/chalets at Plas Isa, Caerwys Hill, Caerwys (047241)	224
Councillor M.J. Peers	Erection of 5 No. detached dwellings/garages and extension to existing sound embankment to facilitate water harvesting scheme at land to the south of The Larches, Ewloe (048083)	226
Councillor H. Brown	Reserved matters application for 41 dwellings; details of the layout, scale, appearance, the means of access thereto and the landscaping submitted in accordance with condition no. 1 of outline planning permission ref: 047815 at land side of cemetery, Ffordd y Rhos, Treuddyn (048173)	230