

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 March 2013

Agenda Item No	Topic	Decision
4	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
6.1	Full Application - Erection of 2 No. Two Bedroom Semi Detached Dwellings with Parking to Front and Rear at Fern Leigh, Brook Street, Buckley (050291)	That planning permission be refused on the grounds of overdevelopment of the site, the access being unsatisfactory and failure to comply with the Council's standards on separation distances and space about dwellings.
6.2	Full Application - Demolition of Existing Garage and the Erection of a One Bedroom Annex at 18 Vaughan Way, Connah's Quay (050312)	That planning permission be refused on the grounds of overlooking neighbouring properties, loss of amenity and the height/scale of the proposal.
6.3	Full Application - Erection of a Single Storey Convenience Store and Associated Car Parking Following the Demolition of Existing Storage Building on Land at Morris's Garage, Wrexham Road, Mold (050252)	That planning permission be granted subject to the conditions detailed in the report of the Head of Planning with condition 14 being amended to opening hours of 7am to 9pm Monday to Saturday and 7am to 4pm on Sundays and Bank Holidays, and subject to the applicant entering into a Section 106 Obligation, Unilateral Undertaking or the making of an advance payment to provide the payment of £3500 in respect of the cost of a Traffic Regulation Order and the associated parking restriction lining along Wrexham Road, Brook Street and Conway Street.
6.4	Outline Application - Erection of a Detached Bungalow at Belmont, South Street, Caerwys (050169)	That the application be deferred to obtain information from the applicant on the archaeological investigation and local need/affordability.
6.5	Full Application - Substitution of 16 Plot Types on Application 048892 for the Erection of 87 Dwellings at White	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 supplemental Section 106 agreement which links the permission granted under this planning application to the provisions of the

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	Lion Public House, Chester Road, Penymynydd (050400)	<p>Section 106 agreement entered into under Permission Ref: 048892, providing for the following:-</p> <ul style="list-style-type: none"> (a) The provision of 6 no. affordable homes to be presented to the Council as gifted units and allocated in accordance with a local lettings policy to pilot the Council's Rent to Save to Homebuy scheme to applicants on the affordable Homeownership Register (b) Ensure the payment of a contribution of £261,560 towards affordable homes provision (c) Ensure the transfer of wildlife mitigation land to a suitable body, together with the precise methods and means for the securing of its future management, monitoring and funding (d) Payment of £73,500 towards primary level educational provision/improvements at St. John the Baptist VA School and £52,500 towards secondary level educational provision/improvements at Castell Alun High School (e) Payment of £2,500 for costs incurred for amending Highway Access Restriction Order.
6.6	General Matters - Demolition of Existing Three Storey Office Building and Erection of a 4 Storey Apartment Block Comprising of 34 No. 2 Bedroom Units and Dedicated On-Site Parking at "Flint House", Chapel Street, Flint (043097)	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning and subject to the addition of an age limit condition restricting occupancy to persons aged over 55 and on completion of a Section 106 Agreement to cover the following matters:-</p> <ul style="list-style-type: none"> • Enhancement of public open space in front of Flint House • Recreational open space contribution in lieu of on-site provision. A commuted sum of £744 per unit shall be paid to the Authority upon 50% sale or occupation of the development.

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6.7	Appeal by JD Owen Transport Services Against the Decision of Flintshire County Council to Refuse Planning Permission for Outline - Secure Truck Parking Facility with Ancillary and Complementary Development at Land at Crossways Road, Pen y Cefn, Caerwys (049042)	That the decision of the Inspector to dismiss this appeal be noted.
6.8	Appeal by Mr. Delwyn Humphries Against the Refusal of Planning Permission by Flintshire County Council for Outline - Erection of a Dwelling at Land Adjacent Tyddyn Ucha, Sandy Lane, Bagillt (049447)	That the decision of the Inspector to dismiss this appeal be noted.
	Local Government (Access to Information) Act 1985 - To Consider the Exclusion of the Press and Public	That the press and public be excluded from the meeting for the following agenda item which was considered to be exempt by virtue of paragraph 16 (legal advice) of Schedule 12A of the Local Government Act 1972 (as amended.)
7	Reserved Matters – Application for approval of reserved matters for the erection of 312 residential dwellings and associated works at land at (whole site) Croes Atti, Chester Road, Oakenholt, Flint	That reserved matters approval be granted subject to the additional condition in the late observations sheet from the 20 February 2013 meeting and subject to conditions detailed in the report of the Head of Planning from the 20 February 2013 meeting of the Planning and Development Control Committee.