

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 14 May 2014

Agenda Item No	Topic	Decision
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Part A – Items considered in public

4	Minutes	That the minutes of the meetings held on 4 April and 9 April 2014 be approved as correct records and signed by the Chairman.
5	Items to be deferred	That applications 6.9 (Owl Halt Industrial Estate) and 6.11 (Plots 52-56 Field Farm Lane, Buckley) be deferred.
6.1	Full Application - Application for the erection of 23 No. dwellings and associated works at land at (side of Ffordd Hengoed), Upper Bryn Coch, Mold (051105)	That planning permission be refused on the grounds of inadequate separation distances leading to an overbearing impact on properties in Ffordd Hengoed, which would be detrimental to residential amenity.
6.2	Retrospective application for the erection of automatic number plate recognition cameras at entrance/exit to control the length of stay in car park and variation to Section 106 Agreement of planning permission ref: 026269 to allow the above development at Aldi Foodstore Limited, King Street, Mold (051655)	That planning permission be granted with improved signage and 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 replace the Section 106 Agreement dated 28 September 1999 in respect of the car parking management. The new Section 106 agreement to omit those parts of the existing Section 106 that are specific to monitoring through the use of a Patrol Officer and the requirement of the £20,000 commuted sum as this has already been paid.
6.3	Full application - Erection of 41 No. dwellings, open space and access works at Old Hall Road/Greenhill Avenue, Hawarden (051613)	That planning permission be refused for the following reasons:- 1. the site lay outside the UDP settlement boundary and granting permission would be contrary to UDP policies 2. it would be premature to grant permission for the site rather than it being considered as part of the LDP process

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		<p>3. permission would result in the loss of grade 3a agricultural land</p> <p>4. there was an insufficient case to say that there was a deficit in the 5 year residential land supply in Flintshire</p> <p>5. the housing growth level for Ewloe had already exceeded 15% and granting permission for the site would increase the growth rate to 19.8%.</p>
6.4	<p>Full Application - Erection of a New School Building Including Primary School, Secondary School and Sports Hall Facility, Associated Site Re-Development Including New Pedestrian and Vehicular Access and Playing Surfaces and Demolition Works to Existing High School Building at Holywell High School, Strand Walk, Holywell (051719)</p>	<p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning.</p>
6.5	<p>General Matters - Appeal against non-determination of full application for the construction of 13 No. detached houses and associated works at land to the rear of Rock Bank, Main Road, New Brighton (051424)</p>	<p>That the Planning Inspectorate be advised that the Council raise no objection to the development subject to the recommended conditions, an Unilateral Undertaking to ensure the payment of £1,100 per dwelling in lieu of on site play provision and a Section 106 Obligation to secure the payment of £36,771 for primary school places at Mynydd Isa primary School and £36,938 for secondary school places at Argoed High School (as reported in the late observations).</p>
6.6	<p>Full Application - Erection of 54 No.</p>	<p>That planning permission be granted subject to the conditions detailed in the report of the Head</p>

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	houses at 142 High Street, Saltney (051840)	<p>of Planning and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to provide the following:-</p> <ul style="list-style-type: none"> (a) payment of £47,802 towards educational provision/improvements at St. Anthony’s RC primary school. The timing of such payment to be agreed with the Director of Lifelong Learning (b) Payment of a 10 year maintenance commuted sum to be agreed by the Public Open Spaces Manager (c) The provision of 4 no. homes (Plots 47,48, 49, 50) to be presented to the Council as gifted units and allocated in accordance with the local lettings policy.
6.7	Listed Building & Full Application - Residential development of 47 No units including part demolition of existing modern buildings, conversion of retained modern buildings into 8 No. three bedroom town houses, conversion of listed buildings into 1 No four bedroomed detached house (chapel) and 26 No apartments (7 No one bed and 16 No two bed) and erection of 12 No three bedroom terraced houses at Lluesty Hospital, Old Chester Road, Holywell (051727 & 051728)	<p><u>051727</u></p> <p>That planning permission be granted subject to the conditions detailed in the report of the Head of Planning, the two additional conditions referred to in the late observations and a two year time limit for commencement of the development.</p> <p><u>051728</u></p> <p>That listed building consent be granted and that delegated authority be given to the Head of Planning for the formation, scope and nature of such conditions and that the documentation be submitted to CADW.</p>

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6.8	Retrospective application to retain timber stabling and storage, additional storeroom and hardstanding at 25 Rhyddyn Hill, Caergwrle (051753)	That planning permission be refused due to the area of hardstanding going beyond what is reasonably required in connection with authorised use of the land and the building.
6.10	Full Application - Application for the Siting of a Wind Turbine at Orsedd Farm, Gorsedd, Holywell (051315)	That planning permission be granted subject to the conditions detailed in the report of the Head of Planning.
6.12	Appeal decision for gabion walls and concrete post and base panel fence with wooden board at Cwm y Graig, Rhewl - ALLOWED (050154)	That the decision of the Inspector to allow this appeal be noted.
6.13	Appeal by Mr. M. Rooney against the decision of Flintshire County Council to refuse planning permission for the use of land for the stationing of caravans for the residential purpose for 5 No. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancially to that use and retaining existing stables at Ewloe Barn Wood, Magazine Lane, Ewloe - ALLOWED (050463)	That the decision of the Inspector to allow this appeal be noted.
6.14	Appeal by Mr. J. Woodcock against the decision of Flintshire County Council to refuse planning permission	That the decision of the Inspector to dismiss this appeal be noted.

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	for the change of use from agricultural to caravan park with 27 spaces including the conversion of shed into campsite and fishing facilities, conversion of barn into site managers dwelling, formation of an access, construction of fishing pools, parking and ancillary works at Stamford Way Farm, Stamford Way, Ewloe - DISMISSED (050839)	