

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 12 November 2014

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

4	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
6.1	Full Application - Demolition of the Potter's Wheel Public House and Erection of 1 No. Foodstore (Use Class A1), Associated Car Parking, Access, Servicing and Landscaping at The Potter's Wheel, The Precinct Way, Buckley (052590)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the applicant entering into a Section 106 obligation/unilateral undertaking to provide the following:-</p> <ol style="list-style-type: none"> 1. The payment of a contribution of £50,000 to the Council for use in facilitating the implementation of public realm enhancements upon Precinct Way. Such sum to be paid to the Council upon commencement of the development. 2. The payment of £4000 towards the review of existing Traffic Regulation Orders and the implementation of amended orders. <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 is not completed within six months of the date of the committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>
6.2	Part Change of Use to Small Scale Artisan Production of Sauces and Condiments including Bottling and Distribution at Pwll Gwyn Hotel, Denbigh Road, Afonwen (052414)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.3	Full Application - Change of Use of Existing Public House into a Single Dwelling at Black Lion Inn, Village Road, Northop Hall (052486)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).

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6.4	Full Application - Erection of a Dwelling at Land Adjacent to 21 Marnel Drive, Pentre (051742)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.5	Full Application for a Foodstore (Use Class A1) and 5 Three Bedroom Affordable Houses (Use Class C3) with Associated Car Parking, Access, Servicing and Landscaping at Broughton Shopping Park, Broughton (052369)	That planning permission be granted but that a decision be sought from the Democracy and Governance Manager about whether this represented a significant departure from policy and needed to be referred back to Committee to be reconsidered as well as a report on the required conditions and Section 106 Obligations.
6.6	Full Application - Erection of 6 No. 2 Storey Dwellings, New Accesses Both Vehicular and Pedestrian and Associated Works at Risboro, Nant Mawr Road, Buckley (052513)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the applicant entering into a Section 106 Obligation or Unilateral Undertaking, or making advance payment to secure the following:-</p> <ul style="list-style-type: none"> a. Ensure the payment of a contribution of £6,600 in lieu of on-site recreation provision. The contribution shall be paid upon 50% occupation or sale of the dwellings hereby approved. b. Ensure that pedestrian visibility splays at the proposed point of access are safeguarded in perpetuity where they cross third party land. <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 is not completed within six months of the date of the committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>

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6.7	Full Application - Replacement of Existing Buildings with 1 No. Eco Dwelling at Marsh Farm, Chester Road, Oakenholt (052504)	That planning permission be refused for the reason detailed in the report of the Chief Officer (Planning and Environment).
6.8	Full Application - Residential Development to Provide 10 No. Two Bedroom Apartments and 4 No. One bedroom Apartments and Associated Parking at New Inn, Station Road, Sandycroft (052570)	That the application be deferred for a planning site visit.
6.9	Full Application - Retrospective Application to Retain Timber Stables and Storage, Additional Storeroom and Hardstanding at 25 Rhyddyn Hill, Caergwrle (052432)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) with condition 1 amended to require the works to be carried out within 6 months and condition 8 to require the removal of the hardstanding outside the defined area, before grassing the site
6.10	Full application - Change of use of an existing building to 16 No. residential apartments, with associated car parking at ground floor level at Executive House, 1-3 Pierce Street, Queensferry (052122)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the applicant entering into a Section 106 Obligation or Unilateral Undertaking, or making advance payment to secure the following:- a. Ensure the payment of a contribution of £11,728 in lieu of on-site recreation provision. The contribution shall be paid upon 50% occupation or sale of the apartments hereby approved. b. Ensure the payment of a contribution of £3,000 towards the cost of amending existing Traffic Regulation Order to amended existing street parking bays and provide 'H markings' across the site access. Such sum to be paid prior to the commencement of

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		<p align="center">the development hereby approved.</p> <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>
6.11	Full Application - Erection of 3 No. Two Storey Terraced Dwellings and Associated Works on land adj. Pendower, Ffordd y Pentre, Nercwys (051954)	That planning permission be refused for the reason detailed in the report of the Chief Officer (Planning and Environment).
6.12	Full application - Demolition of a disused sub-station and proposed new building extension to the existing Farmers Boy facility whilst retaining the existing site access at Units 105-106 Tenth Avenue, Deeside Industrial Park, Deeside (052360)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.13	Removal of Condition No. 6 Attached to Planning Permission Ref: 048032 as Amended by Planning Permission Ref: 050805 at Overlea Drive, Hawarden (052429)	That removal of the condition be deferred to await a response to a letter to be sent to Welsh Water about how they intended to manage the risks and what would happen if the works were not completed by 31 March 2015.
6.14	Full Application - Re-plan to 3 No. Plots (325 - 327) within Northern	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) including the amendment to Condition 4 referred to in the

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	Parcel of Former Buckley Brickworks in Conjunction with Previous Permissions Granted Under Code Nos 050333 & 050874 at Former Lane End Brickworks, Drury Lane, Buckley (052589)	late observations, and subject to the applicant entering into a supplemental planning obligation, re-enforcing the provisions of the Section 106 Obligation entered into under Code Nos 050333 and 050874 in respect of highway, ecological, affordable housing and open space requirements.
6.15	Full Application - Proposed Side Extension and Repositioning of Existing Conservatory from Side of House to Rear at Llwyn Farm, Ffynnongroyw (052586)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.16	General Matters - Construction of a New Crematorium, Associated Car Park, Access Road and Ancillary Works, Landscaping, Gardens of Remembrance and Area for Natural Burials at Land at Kelsterton Lane/Oakenholt Lane, Near Northop (052334)	That a Special Planning and Development Control Committee be convened as soon as possible to determine planning application 052334.
6.17	Appeal by Edwards Homes Ltd Against A Failure of Flintshire County Council to Give Notice Within The Prescribed Period of a Decision on an Application for the erection of 13 No. dwellings on land to the rear of Rock Bank, Main Road, New Brighton -	That the decision of the Inspector to allow this appeal be noted.

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	ALLOWED (051424)	
6.18	Appeal by Mr. Charles & Mrs Gail Shaw Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Four Bedroom Detached Dwelling and detached Double Garage at 37 Wood Lane, Hawarden - DISMISSED (051234)	That the decision of the Inspector to dismiss this appeal be noted.
6.19	Appeal by Anwyl Construction Co Ltd Against the Decision of Flintshire County Council to Refuse Planning Permission for the Removal of Condition No. 14 of Previously Approved Planning Permission Ref: 047624 to Allow for the Development of the Whole Site at Dovedale, Alltami Road, Buckley - ALLOWED (051481)	That the decision of the Inspector to allow this appeal be noted.