

**Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 25 February 2015**

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	Variation of Condition Nos 5 & 15 of Planning Permission Ref: 050300 to Allow the Construction of Plots 175 & 198 before Complying with Conditions 5 & 15 at Croes Atti, Chester Road, Oakenholt (053058)	That planning permission be granted for plots 175 to 198 inclusive only to be constructed without complying with conditions 5 and 15 of planning permission reference 050300
6.2	Reserved Matters Application for 24 Dwellings with Details of Access, Appearance, Landscaping, Layout and Scale Following Outline Approval 047624 and Variation of Condition Application 051481 at Dovedale, Alltami Road, Buckley (052914)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) without conditions 1 and 4 and the expansion of condition 10 to include reference to access to the common land.
6.3	Full Application - Proposed Change of House Types on Plots 5, 6, 33 and 35 to 37, Resiting of Plot 34 with Additional Plot 73 at Cae Eithin, Village Road, Northop Hall (052907)	<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 supplementary Section 106 agreement or unilateral undertaking to link this development with the requirement for the affordable housing provision and the open space and education contributions as required by 048855.</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>

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<b>6.4</b>	Full Application - Conversion of Existing Outbuilding to Form 2 No. Dwellings and Erection of 3 No. Dwellings to Rear (Amendment to Previously Approved Application 047518) at Bryn Llwyd Yard, North Street, Caerwys (052760)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), the additional condition and amendments to 2 conditions referred to in the late observations and subject to the applicant entering into a Section 106 Obligation, Unilateral Undertaking or advance payment of £1,100 per dwelling, in lieu of on site recreational provision.
<b>6.5</b>	Full Application - Construction of Earthworks and Retaining Structures to Deal with a Change in Levels to the Rear of Plots 52 - 56 (Scheme 1) on Land at Field Farm Lane, Buckley (053014)	That planning permission be refused for the reason detailed in the report of the Chief Officer (Planning and Environment).
<b>6.6</b>	Full Application - Construction of Earthworks and Retaining Structures to Deal with a Change in Levels at the Rear of Plots 52 - 56 (Scheme 2) on Land at Field Farm Lane, Buckley (053015)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
<b>6.7</b>	Application for outline planning permission - Residential Development at Station Yard, Corwen Road, Coed Talon (051831)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), the additional conditions referred to in the late observation, the amendment to condition 22 to include 'cyclists, walkers and horse riders' and subject to the applicant entering either into a Section 106 agreement, providing a unilateral undertaking or the making of an advance payment for education provision for a sum equivalent to £18,469 per secondary school pupil generated towards Castell Alyn High School.</p> <p>If the obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as</p>

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		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.
<b>6.8</b>	Full Application - Erection of 4 No. Dwellings and Associated Works at The Croft, Alltami Road, Buckley (052936)	<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> <ul style="list-style-type: none"> <li>a) Ensure the payment of a contribution of £10,000 to the Council for ecological mitigation. Such sum to be paid to the Council prior to the occupation of the dwelling hereby approved.</li> <li>b) Ensure the payment of a contribution of £4400 in lieu of on site play and recreation facilities. Such sum payable upon 50% occupation or sale and to be used to upgrade existing facilities within the community.</li> </ul> <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>
<b>6.9</b>	Application for outline planning permission - for the Erection of a Bungalow at Bryn Awel, Tir y Fron, Pontybodkin (052885)	That planning permission be refused for the reason detailed in the report of the Chief Officer (Planning and Environment).
<b>6.10</b>	Full Application - Erection of an Affordable Home and Alterations to	That planning permission be granted subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to secure a payment of 30% to the Council in the future to

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	Existing Vehicular Access at Glenella, London Road, Trelawnyd (052333)	provide affordable housing in the County and subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.11	Full Application - Erection of Single Storey & Two Storey Extensions & Erection of Detached Garage at Alyston, Bretton Lane, Bretton (053032)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and the additional condition in the late observations.
6.12	General Matters - Full Application - Construction of a New Crematorium, Associated Car Park, Access Road and Ancillary Works, Landscaping and Gardens of Remembrance on Land at Kelsterton Lane/Oakenholt Lane, Near Northop (052334)	The wording of the suggested reasons for refusal in relation to application 052334 accurately reflected the resolution made at the Special Planning and Development Control Committee on 12 <sup>th</sup> February 2015.
6.13	General Matters - Construction & Operation of an Energy Recovery Facility (Referred to as an 'ERF') & Ancillary Facilities, Comprising Offices & Welfare Facilities, Visitor Centre, Bottom Ash Recycling & Maturation Facilities, Access Roads & Weighbridge Facilities, Electrical Compound, Together with Peripheral Landscaping & Security Fencing. The Proposals also make Provision for a Rail Connection, Sidings & Associated Infrastructure at ERF,	That a Special Planning and Development Control Committee be convened to determine planning application 052626.

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	Deeside Industrial Park, Weighbridge Road, Sealand (052626)	
<b>6.14</b>	Appeal by Mr. S. Hadfield Against the Decision of Flintshire County Council to Refuse Planning Permission for a Retail Extension to Create a New Convenience Store and Back of House Facilities at Gladstone House, Main Road, Broughton (052209)	That the decision of the Inspector to allow this appeal be noted.