

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 May 2015

Agenda Item No	Topic	Decision
Part A – Items considered in public		
1	Appointment of Chair	That Councillor David Wisinger be confirmed as Chairman for the Committee.
2	Appointment of Vice-Chair	That Councillor Ian Dunbar be appointed as Vice-Chair for the Committee.
6	Minutes	That subject to the suggested amendments, the minutes be approved as a correct record and signed by the Chairman.
8.1	Full Application - Erection of 6 No. Apartments with Associated Access and Parking at 1 Queen Street, Queensferry (053080)	That planning permission be refused because of the objection from Natural Resources Wales (as reported in paragraphs 7.13, 7.14 and 7.15).
8.2	Outline Application - Erection of 6 No. Dwellings at 31 Welsh Road, Garden City (052887)	<p>That planning permission be granted subject to:-</p> <ul style="list-style-type: none"> • the conditions detailed in the report of the Chief Officer (Planning and Environment) • the additional condition about widening the access • the applicant entering into a Section 106 agreement/unilateral undertaking or earlier payment for the following contributions: <ul style="list-style-type: none"> ○ £1,100 per unit for recreation enhancements in lieu of on-site provision; and ○ A section 106 agreement/unilateral undertaking to secure resurfacing and future maintenance of the access road to the site <p>If the obligation pursuant to Section 106 of the Town & 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>

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 May 2015

Agenda Item No	Topic	Decision
8.3	Full Application - Proposed Alternative Site Access Off Yowley Road and Alterations to Car Parking Arrangement to Residential Development Approved Under Planning Permission 050492 at 15-23 Yowley Road, Ewloe (053122)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
8.4	Outline Application with all Matters Reserved for the Construction of Over 55's Extra Care Accommodation at Car Park, Halkyn Road, Holywell (053048)	That planning permission be refused due to the highway safety implications of the loss of the car park for ancillary use for the hospital.
8.5	Full Application - Erection of 16 No. Dwellings with Associated Pedestrian Footway and Upgrade of Existing Lane at Holmleigh, Cheshire Lane, Buckley (053141)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking to provide for the following:-</p> <ul style="list-style-type: none"> (a) Ensure the payment of a contribution of £28,000 to the Council for ecological mitigation. Such sum to be paid to the Council prior to the occupation of any dwelling. (b) Ensure the payment of a contribution of £17,600 in lieu of on site play and recreation provisions. Such sum to be paid to the Council prior to the occupation of 50% of dwellings. Such sum to be used in the improvement of existing recreation and play facilities in the community. <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>

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 May 2015

Agenda Item No	Topic	Decision
8.6	Full Application - Construction of 4 No. 2 Bedroomed Houses with Adjacent Car Parking at 245 High Street, Connah's Quay (051926)	<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 or making an upfront payment to provide the following:-</p> <ul style="list-style-type: none"> • Payment of £4,400 in lieu of on-site public open space <p>If the payment is not made or 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>
8.7	Full Application - Proposed Change of House Types on Plots 19, 26 & 27 and Re-Position on Plots 20, 21 & 22 from Previously Approved Residential Development 048855 at Cae Eithin, Village Road, Northop Hall (053420)	<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>
8.8	Full Application - Proposed Change of House Type Position on Plots 40 to 46 Inclusive at Cae Eithin, Village Road, Northop Hall (053496)	<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</p>

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 May 2015

Agenda Item No	Topic	Decision
		Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.
8.9	General Matters - Full Application - Erection of 20 No. Dwellings (Phase 2) at Village Road, Northop Hall (052388)	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 agreement for the following:- <ul style="list-style-type: none"> • To gift 2 three bed dwellings to North East Wales Homes to be used as affordable housing • To provide a commuted sum of £1,100 per dwelling in lieu of on-site open space provision
8.10	Appeal by Morris Homes Ltd Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of 36 No. Affordable Dwellings with Associated Parking, Access, Habitat Creation and Public Open Space at Llys Ben, Northop Hall (050613)	That the decision of the Inspector to dismiss this appeal be noted.
8.11	Appeal by Mr. B. Thomas Against the Decision of Flintshire County Council to Refuse Planning Permission for Regularisation of Existing Equipment Store at Mountain Park Hotel, Northop Road, Flint Mountain (050965)	That the decision of the Inspector to dismiss this appeal be noted.
8.12	Appeal by McDonald's Restaurant	That the decision of the Inspector to allow this appeal be noted.

Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 May 2015

Agenda Item No	Topic	Decision
	<p>Limited Against the Decision of Flintshire County Council to Refuse Planning Permission for Alterations to the Drive Thru Lane and the Reconfiguration/Extension to the Car Park to Provide a Side by Side Order Point at McDonald's Restaurant, St. Asaph Road, Lloc (052233)</p>	
8.13	<p>Appeal by Mr. Ian Bramham Against the Decision of Flintshire County Council to Refuse Planning Permission for Replacement of a Static Caravan with Chalet for Holiday Use and Associated Works at Land Adjacent Chapel House, Bryn Goleu, Nannerch (052639)</p>	<p>That the decision of the Inspector to dismiss this appeal be noted.</p>
8.14	<p>Appeal by Mr. J. Bedford Against the Decision of Flintshire County Council to Refuse the Planning Permission for Construction of New Roof Over Garage, Pond Shelter and Installation of Hot Tub at 28 Windsor Drive, Flint (052702)</p>	<p>That the decision of the Inspector to dismiss this appeal be noted.</p>