

Public Document Pack

Gareth Owens LL.B Barrister/Bargyfreithiwr
Chief Officer (Governance)
Prif Swyddog (Llywodraethu)



To: Cllr David Wisinger (Chairman)

CS/NG

Councillors: Marion Bateman, Chris Bithell,
Derek Butler, David Cox, Ian Dunbar, Carol Ellis,
David Evans, Alison Halford, Ray Hughes,
Christine Jones, Richard Jones, Richard Lloyd,
Mike Lowe, Billy Mullin, Mike Peers,
Neville Phillips, Gareth Roberts, David Roney and
Owen Thomas
Plus one Liberal Democrat Nomination awaited

17 June 2015

Tracy Waters 01352 702331
tracy.waters@flintshire.gov.uk

Dear Sir / Madam

A meeting of the **PLANNING & DEVELOPMENT CONTROL COMMITTEE** will be held in the **COUNCIL CHAMBER, COUNTY HALL, MOLD CH7 6NA** on **WEDNESDAY, 24TH JUNE, 2015** at **1.00 PM** to consider the following items.

Yours faithfully

Democracy & Governance Manager

A G E N D A

- 1 **APOLOGIES**
- 2 **DECLARATIONS OF INTEREST**
- 3 **LATE OBSERVATIONS**
- 4 **ITEMS TO BE DEFERRED**

5 **REPORTS OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

The report of the Chief Officer (Planning and Environment) is enclosed.

REPORT OF CHIEF OFFICER (PLANNING AND ENVIRONMENT)
TO PLANNING AND DEVELOPMENT CONTROL COMMITTEE ON
24 JUNE 2015

Item No	File Reference	DESCRIPTION
<u>Applications reported for determination (A=reported for approval, R=reported for refusal)</u>		
5.1	053364	053364 - A - Full Application - Erection of 4 No. 2 Bed Apartments, 2 No. 3 Bed Houses and 1 No. 2 Bed House to Include all Parking and Associated Site Works at Hillside Avenue, Connah's Quay (Pages 5 - 16)
5.2	053393	053393 - A - Installation and Operation of a Mobile Advanced Thermal Treatment Plant (ATT) and Associated Operations in Existing Buildings Comprising a 1 MW Pyrolysis Unit and Associated Gas Engine at Port of Mostyn, Coast Road, Mostyn (Pages 17 - 32)
5.3	053460	053460 - A - Part Change of Use from Car Dismantlers to MOT Testing Station and vehicle repairs at Transport Yard, Aston Hill, Ewloe (Pages 33 - 38)
5.4	053329	053329 - R - Full Application - Removal of Existing Roof, Demolition of Existing Flat-Roofed Garage and Erection of New Garage, Erection of Extension to Rear of Garage Construction of New Higher-Pitched Roof Over the Whole Structure to Create New Rooms in the Roof Space at 28 Summerdale Road, Queensferry (Pages 39 - 44)
5.5	053308	053308 - A - Full Application - Replan to 3 No. Plots (201-203) within Northern Parcel of Former Buckley Brickworks, Drury Lane, Buckley (Pages 45 - 54)
5.6	053555	053555 - A - Upgrading of an Existing Telecommunications Application and Associated Works at Ffyddion Farm, Lloc (Pages 55 - 60)
5.7	053670	053670 - A - Full Application - Alterations and Extension to Dwelling at Pen y Bryn Bungalow, 17 Pen y Bryn, Soughton. (Pages 61 - 66)

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – ERECTION OF 4 NO. 2 BED APARTMENTS, 2 NO. 3 BED HOUSES AND 1 NO. 2 BED HOUSE TO INCLUDE ALL PARKING AND ASSOCIATED SITE WORKS AT HILLSIDE AVENUE, CONNAH’S QUAY.**

APPLICATION NUMBER: **053364**

APPLICANT: **WALES & WEST HOUSING ASSOCIATION**

SITE: **HILLSIDE AVENUE,
CONNAH’S QUAY**

APPLICATION VALID DATE: **3RD MARCH 2015**

LOCAL MEMBERS: **COUNCILLOR I. DUNBAR
COUNCILLOR A. DUNBOBBIN
COUNCILLOR P. SHOTTON
COUNCILLOR I. SMITH**

TOWN/COMMUNITY COUNCIL: **CONNAH’S QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUESTS GIVEN CONCERNS ABOUT OVERDEVELOPMENT**

SITE VISIT: **YES,**

1.00 SUMMARY

1.01 This full application which has been submitted by Wales & West Housing Association Ltd, proposes the erection of a block of 4 No. apartments, and 3 No. detached dwellings on land at Hillside Avenue, Connaah’s Quay, Deeside.

1.02 For Members information the site is in the ownership of Flintshire

County Council. It currently accommodates a number of pre-fabricated garages which are proposed to be demolished to facilitate redevelopment of the site for residential purposes.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 That subject to the applicant entering into a Section 106 Obligation, Unilateral Undertaking or advance payment of £1,100 per dwelling and £733 per apartment in lieu of on site recreational provision, that planning permission be granted.

2.02 If the Obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Chief Officer (Planning & Environment) be given delegated authority to REFUSE the application.

2.03 Conditions

1. Time limit in commencement.
2. In accordance with approved plans.
3. Materials to be submitted and approved.
4. Site/finished floor levels to be submitted and approved.
5. Siting, layout and design of means of site access to be submitted and approved.
6. Forming and construction of means of site access shall not commence until details approved.
7. Site access shall be kerbed and completed to carriageway base course layer up to the internal tangent point of the entrance radii.
8. Layout, design, means of traffic calming and signing, surface water drainage, street lighting and construction of internal estate road to be submitted and approved.
9. The boundary means of enclosure along the adoptable highway boundary (including 0.5 m strip to the rear of the boundary) shall not exceed a height of 1.0 m.
10. No development to commence (including site clearance) until a Construction Traffic Management Plan has been submitted and approved.
11. Foul/surface water discharges to be drained separately.
12. No surface water to connect to public sewerage system unless otherwise approved.
13. No land drainage to discharge into public sewerage system.
14. Details of boundary treatment to be submitted and approved.
15. Tree Protection during site construction works.

3.00 CONSULTATIONS

3.01 Local Member

Councillor I. Dunbar

Request site visit and planning committee determination given concerns about overdevelopment of the site and impact of development on existing public footpath and trees the subject of a Preservation Order.

Councillor A. Dunbobbin

Request site visit and planning committee determination given concerns about overdevelopment of the site and impact of development on existing public footpath and trees the subject of a Preservation Order.

Councillor P. Shotton

Request site visit and planning committee determination given concerns about overdevelopment of the site and impact of development on existing public footpath and trees the subject of a Preservation Order.

Councillor I. Smith

Request site visit and planning committee determination given concerns about overdevelopment of the site and impact of development on existing public footpath and trees the subject of a Preservation Order.

Connah's Quay Town Council

Express concern about the number of proposed residential units, the footpath and would request a site visit with Local Members.

Highway Development Control Manager

Recommend that any permission includes conditions in respect of access, traffic calming, highway construction and the need for a Construction Traffic Management Plan.

Natural Resources Wales

No objection as the proposal is not likely to affect any protected species.

Dwr Cymru Welsh Water

Recommend that any permission includes conditions in respect of foul, surface and land drainage.

Public Open Spaces Manager

Request the payment of a commuted sum of £733 per apartment and £1,100 per dwelling to enhance Public Open Space in the community in lieu of on site provision.

North Wales Police Community Safety

The proposed development is being submitted for secured by design accreditation.

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

One letter of objection received the main points of which can be summarised as follows:-

- Inadequacy of car parking provision and manoeuvrability given limited site area.
- Impact on pedestrian movements and footpath link into adjacent recreational area.
- Impact on an oak tree within the site which is the subject of a Preservation Order.
- Detrimental impact on privacy/amenity.

5.00 SITE HISTORY

5.01 045591

Erection of 4 No. apartments and 4 No. semi-detached houses, relocation of existing garages and associated site works – Withdrawn 27th July 2011.

052473

Erection of 4 No. 2 bed apartments, 2 No. 3 bed apartments, 2 No. 3 bed semi-detached houses and 1 No. 2 bed detached house to include all parking and associated site works – Refused 26th January 2015.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR4 – Housing.

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development Inside Settlement Boundaries.

Policy D1 – Design Quality, Location & Layout.

Policy D2 – Design.

Policy D3 – Landscaping.

Policy D5 – Crime Prevention.

Policy TWH1 – Development Affecting Trees & Woodlands.

Policy AC13 – Access & Traffic Impact.

Policy AC18 – Parking Provision & New Development.

Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries.

Policy HSG8 – Density of Development.

Policy HSG9 – Housing Mix & Type.

Policy HSG10 – Affordable Housing with Settlement Boundaries.

Additional Guidance

Local Planning Guidance Note 2 - Space Around Dwellings.

7.00 PLANNING APPRAISAL

7.01 Introduction

The site the subject of this application which amounts to approximately 0.2 hectares in area, is located at the end of Hillside Avenue, Connah's Quay, to the north of Kingston Drive and south of Lon Derwen.

7.02 The site which is in the ownership of Flintshire County Council comprises an area of open land which currently accommodates a number of pre-fabricated garages, few of which are currently used by residents who live in the area for the garaging of vehicles. It is proposed that they be demolished to facilitate redevelopment of the site for residential purposes. For Members information, there is an Oak Tree within the site and Sycamore Tree within the adjacent recreational area which are the subject of a Tree Preservation Order. A footpath also crosses the site providing a pedestrian link to the adjacent recreational area and existing properties at Lon Derwen.

7.03 Planning Policy

The site is located within the settlement boundary of Connah's Quay which is a Category A settlement as defined in the Flintshire Unitary Development Plan. In such locations, the principle of residential development is supported subject to the safeguarding of relevant amenity considerations.

7.04 Background History

For Members information, there is a recent background of planning history at this location which is referred to in paragraph 5.00 of this report. In summary a previous application for a total of 9 No. units on the site submitted under Code No. 052473, was refused on 26th January 2015, for reasons relating to overdevelopment and the adverse impact of the proposed site layout on trees the subject of a Tree Preservation Order. This current application has been resubmitted in order to seek to address the above reasons for refusal.

7.05 Proposed Development

In order to seek to address the reasons for refusal in respect of application 052473, the plans submitted as part of this application propose:-

- i. The erection of a block of 4 No. two storey apartments located in the south-western corner of the application site. The apartment block measures approximately 21.5 m x 8 m x 8 m (high) and would be sited at 90° to the form of existing development at Hillside Avenue. It is proposed that the building is constructed having facing brick/render external walls and a concrete tile roof.
- ii. The erection of a detached two storey dwelling as a continuation of the existing pattern of development on the

northern side of Hillside Avenue. The dwelling would measure approximately 9 m x 6 m x 7 m (high). It is proposed that the building is constructed having facing brick/render external walls and a concrete tile roof.

- iii. The erection of 2 No. detached two storey dwellings within the north-western corner of the site adjacent to the existing playing field at this location. The dwellings would measure approximately 19 m x 6 m x 7 m (high) and be constructed having facing brick/render external walls and a concrete tile roof.

The proposed vehicular access to serve the development would be obtained from an existing turning head at Hillside Avenue, with parking provided within the site to serve the respective elements of the proposed development.

7.06 Main Planning Considerations

It is considered that the main planning considerations to be taken into account in relation to this application, are as follows:-

- a. Principle of development having regard to the planning policy framework.
- b. Proposed scale of development and impact on the character of the site and surroundings.
- c. Adequacy of access and parking.
- d. Impact on the privacy/amenity of occupiers of existing and proposed dwellings.
- e. Impact on existing footpath which runs through the site.
- f. Impact on existing trees the subject of Tree Preservation Order (TPO).

7.07 In commenting in detail in response to the main planning considerations outlined above, I wish to advise as follows:-

7.08 Planning Policy

The site is located within the settlement boundary of Connah's Quay, a Category A settlement as defined in the Flintshire Unitary Development Plan; where residential development to meet general or affordable housing needs is considered acceptable subject to the safeguarding of relevant amenity considerations. In this instance the application has been submitted by Wales & West Housing Association for residential accommodation to provide much needed housing stock for rent or sale.

7.09 Scale of Development/Impact on Character of Site/Surroundings

The character/pattern of existing development along Hillside Avenue is of frontage 2 storey terraced housing, built in the 1950's/1960's.

7.10 It is considered that the scale of development proposed i.e., 7 units on a site area of approximately 0.2 hectares would not result in

overdevelopment at this location. The density of development at 35 units/hectare is at a slightly higher level than the 30 dwellings per hectare which developers are encouraged to achieve on allocated housing sites in order to make the most efficient use of land, in accordance with Policy HSG8 of the Flintshire Unitary Development Plan.

- 7.11 Consideration of whether the scale of development is acceptable at a specific location, is established taking into account the character of its surroundings, the site's configuration, the proposed access and its relationships to existing properties. The form/scale of the two storey units reflect that of existing development and the block of apartments which is also two storey in height forms a focal point and means of enclosure in visual terms at the head of the cul-de-sac at Hillside Avenue.
- 7.12 Adequacy of Access & Impact on Privacy/Amenity
Consultation on the acceptability of the proposed access to serve the development including the scale of proposed car parking provision, has been undertaken by the Highway Development Control Manager. It is considered that given the site's previous usage as an area for the garaging of vehicles that redevelopment on the scale proposed would be acceptable at this location.
- 7.13 The concerns/objections relating to the level of vehicular usage having a detrimental impact on the privacy/amenity of occupiers of existing properties are duly noted. It is not considered however having regard to the history of development at this location, that this would be so unacceptable in order to warrant refusal of the application. It is however recognised that the configuration of the access which is obtained past existing properties, is such that in order to minimise the impact of development during construction works on the privacy/amenity of occupiers of existing properties, that any permission is subject to the imposition of a condition requiring the submission/approval of a Construction Traffic Management Plan. This will enable the hours of work and timing of deliveries and main construction traffic arrivals to be controlled in order to seek to address the concerns highlighted.
- 7.14 In addition, the proposed parking to serve the apartment block is sited adjacent to the common site boundary with an existing property at 43 Hillside Avenue. Notwithstanding the details submitted which propose the erection of a 1.8 m close boarded fence along this boundary, it is my view that this should be replaced by a more substantial means of enclosure i.e., 1.8 m high brick wall to safeguard privacy/amenity. This can be covered by the imposition of a condition if Members are mindful to support the application.
- 7.15 Overlooking of Existing Properties & Impact on Privacy/Amenity
For Members information the distances between existing/proposed

dwellings and their associated orientation would ensure adequate separation to be provided in accordance with Local Planning Guidance Note 2 – Space Around Dwellings.

7.16 Although it is not a definitive footpath, it is acknowledged that there is a footpath which crosses the site which allows for pedestrian access into the adjacent recreational area and this also provides a link to existing residential properties at Lon Derwen.

7.17 For Members information, the proposed site layout retains and incorporates a realigned pedestrian link through the site as a continuation of the existing footpath at Hillside Avenue with a pedestrian gate into the adjoining field. It is my view that this will provide a safe and well observed link through the development which will help to meet the requirements for secure by design accreditation in accordance with North Wales Police.

7.18 Impact on Tree Preservation Order

Within the site, there is an existing Oak Tree and a Sycamore Tree on the north western fringe within the adjacent recreational area which are the subject of a Tree Preservation Order. The impact of the proposed development on these trees therefore requires particular consideration in order to ensure that these are safeguarded from a visual and amenity perspective.

7.19 Consultation has been undertaken with the Council's Tree Officer on this aspect of the development, in order to ensure that there is no impact on root protection areas and the crown spreads of the trees in question. It is considered that the site layout would ensure that the distances between the proposed dwellings and the trees would be sufficient to ensure that they are safeguarded, which will help to integrate the development into the site and surroundings. However, in recognition of Members concerns this issue will be covered by condition to ensure that the root protection areas of the trees are safeguarded through the erection of barriers during construction works.

8.00 CONCLUSION

8.01 It is my view that the proposed scale/form of development, the subject of this resubmitted application would be sympathetic to the character of the site and surroundings. There is no objection to the development from the Highway Development Control Manager and the site layout addresses previous concerns regarding the potential impact of development on trees the subject of a Tree Preservation Order and a pedestrian link through the site used by residents, in the locality. I therefore recommend that planning permission be granted subject to the imposition of conditions.

8.02 In considering this planning application the Council has acted in

accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

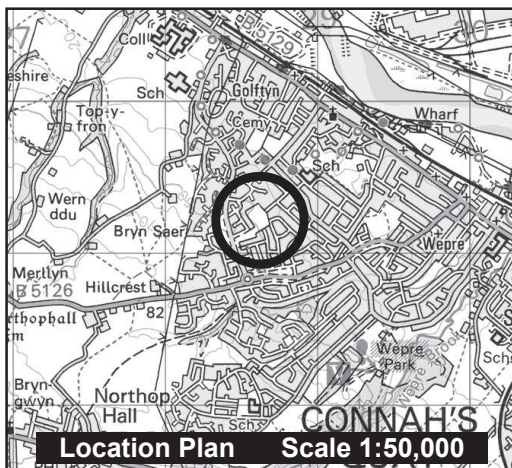
Contact Officer: Mark Harris
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Email: Robert_m_harris@flintshire.gov.uk

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CONNAH'S QUAY

Application Site



Planning & Environment,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Map Scale 1:2500

OS Map ref SJ 2869

Planning Application **53364**

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **INSTALLATION AND OPERATION OF A MOBILE ADVANCED THERMAL TREATMENT PLANT (ATT) AND ASSOCIATED OPERATIONS IN EXISTING BUILDINGS COMPRISING A 1 MW PYROLYSIS UNIT AND ASSOCIATED GAS ENGINE AT PORT OF MOSTYN, COAST ROAD, MOSTYN**

APPLICATION NUMBER: **053393**

APPLICANT: **AETERNIS ENERGY (MOSTYN1) LIMITED**

SITE: **PORT OF MOSTYN, COAST ROAD, MOSTYN**

APPLICATION VALID DATE: **30/03/15**

LOCAL MEMBER: **MOSTYN: COUNCILLOR DAVID RONEY.**

TOWN/COMMUNITY COUNCIL: **MOSTYN COMMUNITY COUNCIL.**

REASON FOR COMMITTEE: **REQUESTED BY LOCAL MEMBER.**

SITE VISIT: **YES AS REQUESTED BY LOCAL MEMBER.**

1.00 SUMMARY

- 1.01 Aeternis Energy Limited have submitted a planning application for a temporary energy centre in Port of Mostyn to incorporate a pyrolysis plant to produce bio-oil, bio-gas and char. It is predicted that the energy centre would use up to 16 tons per day of refuse derived fuel and generate up to 1 MWh of electricity.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Commencement.
2. Notification of commencement.
3. In accordance with stated plans and particulars.
4. Cessation 5 years from commencement.
5. Removal of plant and machinery.
6. Copy of permission and permitted plans to be kept at the site.
7. Limit on fuel/waste storage capacity.
8. Limit on annual fuel/waste throughput.
9. Removal of plant, temporary structures and fuel on cessation.
10. Environmental management scheme including noise limits, storage of liquids and materials, dust and lighting.

3.00 CONSULTATIONS

3.01 Local Member for Mostyn: Councillor David Roney: Would like this application to be determined by the Planning Committee and would like a site visit. States that the cumulative effect of industrial incineration along the Coast could well be a danger to health.

Mostyn Community Council: Object to this planning application on grounds of air pollution, increased traffic and its environment impact.

Head of Assets and Transportation: No objection to the proposal based upon anticipated traffic volumes. Confirm that do not intend to make a recommendation on highway grounds.

Head of Public Protection: No objection. An application under Part B of the Environmental Permitting Regulations has been submitted.

Environment Planning Ecology: No comments to date.

Environment Planning Trees: No comments to date.

Welsh Water/Dwr Cymru: No comments to date.

Natural Resources Wales: No Objection. Advise that the site is located within Flood Risk Zone C1 and is within Flood Zone 2 (0.1 % AEP) and partly within Flood Risk Zone 3. NRW requested clarification on the temporary nature of the development and whether the energy produced would be for consumption within or outside of the Port of Mostyn, as this will determine whether the development is considered to be highly vulnerable or less vulnerable. NRW also advise that the permitting process will be less than 1 tonne per hour and is classified as a Part B activity which is regulated by the Local Authority. They make standard observations with respect to the River Dee Estuary Special Protection Area, Special Area of Conservation

and RAMSAR wildlife designations.

Airbus: Not consulted.

MANWEB: Provided a plan showing the Manweb equipment within the application site. This plan illustrated no conflict with Manweb equipment.

National Grid Plant: No comments to date.

SP Powersystems: No comments to date.

Wales & West Utilities (Gas): No comments to date.

4.00 PUBLICITY

4.01 Press Notice and Site Notice.
No representations have been received to date.

5.00 SITE HISTORY

5.01 The area of the Port that the project site is situated has been previously used as ironworks until the 1960's. Since then a number of warehouses have been constructed. The Stena Line ferry service operated at the Port between 2001 and 2003 which accommodated up to 100,000 Heavy Goods Vehicles movements per annum. The Port of Mostyn is one of the oldest Ports in the country, and has a history of handling a wide range of cargoes from steel to coal to fertilisers. However, today, the Port of Mostyn is acknowledged for being one of the main centres for the assembly and installation of turbines. The Port of Mostyn is designated as an Energy Park. As the majority of the business is now dedicated to the offshore renewable energy sector, the existing warehouses provide a perfect hub for a new sector of renewable energy to be added to the port.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Local –Flintshire Unitary Development Plan (2011)

Policy STR1	- New Development
Policy STR3	- Employment
Policy STR10	- Resources
Policy GEN1	- General Requirements for Development
Policy D4	- Outdoor Lighting
Policy AC13	- Access and Traffic Impact
Policy EM1	- General Employment Land Allocations
Policy EM3	- Development Zones and Principle Employment Areas

Policy EM5	- Expansion of Existing Concerns
Policy EM7	- Bad Neighbour Industry
Policy EWP1	- Sustainable Energy Generation
Policy EWP5	- Other Forms of Renewable Energy
Policy EWP6	- Areas of Search for New Waste Management Facilities
Policy EWP7	- Managing Waste Sustainably.
Policy EWP8	- Control of Waste Development and Operations
Policy EWP12	- Pollution
Policy EWP13	- Nuisance
Policy EWP16	- Water Resources
Policy EWP17	- Flood Risk

Government Guidance

Planning Policy and Guidance

Planning Policy Wales (2014)

Technical Advice Note 5 – Nature Conservation and Planning (2009)

Technical Advice Note 8 – Renewable Energy (2005)

Technical Advice Note 11 – Noise (1997)

Technical Advice Note 12 – Design (2009)

Technical Advice Note 15 – Development and Flood Risk (2004)

Technical Advice Note 18 – Transport (2007)

Technical Advice Note 21 – Waste (2014)

Technical Advice Note 22 – Sustainable Buildings (2010)

Technical Advice Note 23 – Economic Development (2014)

The Waste Framework Directive

Waste Strategy Policy and Guidance

Towards Zero Waste: The overarching Waste Strategy Document for Wales, June 2010

Collections, Infrastructure and Markets Sector Plan, 2012

Construction and Demolition Sector Plan, 2012

The Waste (England and Wales) Regulations 2011

National Energy Policy

The Energy Act 2013

UK Renewable Energy Strategy (2009)

UK Low Carbon Transition Plan (2009)

Climate Change Act (2008)

Energy Wales: A Low Carbon Transition (2012)

The proposal **would** comply with the above policies.

7.00 **PLANNING APPRAISAL**

Summary:

7.01 Aeternis Energy Limited have submitted a planning application for a

temporary energy centre in Port of Mostyn for a period of 5 years for a pyrolysis plant to produce bio-oil, bio-gas and char, a gas cleaning unit and a gas powered engine electricity generator set. It is predicted that the energy centre would use 16 tons per day of refuse derived fuel and generate up to 1 MWh of electricity. The proposed development includes associated temporary staff units and car parking.

Site location:

- 7.02 The proposed energy centre is located in immediately outside of an existing warehouse situated on the far north west side of the Port of Mostyn, and adjacent to Gibbs Steel Fabricators Ltd located immediately to the south west. The majority of the port complex is located to the south east, with Warwick Chemicals some 500 metres distant. The site is separated from the residential areas to the south east by the port access road, the main railway line, the A541 and a block of woodland. The site is in excess of 500 metres from the main residential areas of Mostyn to the south east and the nearest businesses and residences located along the coast road are 150 metres away. The site boundary is within 25m of the nearest water course and the sea defence which defines the boundary to the Port. The sea defence is programmed to be upgraded in 2016 by The Port of Mostyn.

Description of the Development:

- 7.03 The proposed Energy centre is located in an area comprising existing open air storage and warehouses within the Port of Mostyn. The proposed mobile Energy from Waste unit would utilise an existing warehouse previously used for storing bailed and bulk cargo as well as wind turbine components. This planning application does not propose to erect permanent buildings or structures as part of the project.
- 7.04 The application site has an area of 0.112 hectares (1117m²), orientated on a North East-North West axis. The existing warehouse has an area of 560 sq.metres. The temporary energy centre is 12.129m (L) x 2.430m (W) x 2896 (4165 including generating plant) (H) is to be located within the existing warehouse. The modular office, and welfare units are 14.600m (L) x 3.960m (W) x 2.700m (H). The units will not require foundations as they are temporary and would be fixed to the ground on adjustable steel legs. The modular units would be placed 150mm above ground level and will be accessible by one step and a disabled access ramp. The modular units are both temporary and identical in external finishes. Both units will typically be clad in plastisol-coated, white insulated steel panels with aluminium frames and polyester powder coated paint finish windows and solar-reflective, profiled plastisol-coated, galvanised steel roof.

- 7.05 The Reception and office unit and staff welfare unit both meet the standard staff welfare size requirements and meeting DDA and Part M building regulation standards, and fully openable windows for air purging. The reception, office and welfare units will have both a stepped and disabled access ramp both with support rails. Due to the temporary nature of the building, no external works would be proposed and any maintenance to the surface would be conducted by The Port of Mostyn Ltd
- 7.06 The Reception and office unit is to accommodate up to 3 members of staff; one receptionist and two office based workers. The temporary energy centre requires 1 person for feedstock and output product management. A shift pattern is required to operate on a 24 hour continual basis, increasing the employment opportunities.
- 7.07 The proposed Energy centre would generate several unskilled jobs employed to provide a 24 hour cover to feed the unit and monitor the performance outputs. The proposed development would have a maximum annual capacity of 10,000 tonnes per annum of waste derived fuels, or 27 tonnes per day. This equates to a peak of two deliveries per day assuming a typical 15 to 20 tonne payload, or one delivery per day assuming up to a 30 tonne payload. The nominal operational capacity is anticipated to be about 6,000 tonnes per annum or 16 tonnes per day.
- 7.08 The proposed temporary energy centre plant and equipment, waste/fuel storage and ancillary equipment is to be located within the existing warehouse building. It is possible that the acoustically sealed generator engine set may be located outside adjacent to the offices depending upon fire safety advice. The ancillary single storey reception and office modular unit, single storey staff welfare modular unit and car parking for 6 staff and visitors will be provided outside immediately adjacent to the north west side of the existing warehouse in order to create a compact space to allow for minimum pedestrian travel. This is important so the distance between the energy centre and the staff welfare is kept to the minimum for the worker's health and safety. The position of the modular buildings also determine minimum impact on the adjacent works, Gibbs Fabricators, and their vehicular access requirements.
- 7.09 All of the land surrounding the warehouse will be maintained by The Port of Mostyn. The existing weighbridge is to be relocated in order to allow for clear access to the modular units and for vehicular access.

Description of the Process

- 7.10 Feedstock will be delivered in a dense pellet form or plastic baled pre-shredded flock. The majority of feedstock will be stored within the warehouse, but plastic shrink wrapped baled flock may be stored outside. The feedstock would not be stored in a loose condition. The

feedstock would arrive from various sources such as Andusia Recovered Fuels. Aeternis Energy have a supply contract with Andusia and other fuel suppliers for this product which comes from regulated sources. Andusia Recovered Fuels Limited is one of the UK's leading exporters of Refuse Derived Fuels (RDF) to recovery plants in Europe and Scandinavia.

- 7.11 The feedstock will be transferred and placed into a hopper above the pyrolyzing chamber, and as it is feed through the chamber it is heated to 800 to 1000 degrees centigrade depending on the specification which is required. The whole process is completed in an oxygen free environment and there is no combustion involved. The pyrolysis process breaks down complex molecules into much simpler molecules to form a synthetic gas which exits from the top side of the pyrolyzing chamber and is sent to a condenser, cooled by a circulation of chilled water.
- 7.12 The cooling causes volatile substances to condense to form bio-oil and water as by product. Bio-char, which is a carbon rich material, is produced by cooling the remnants of the process to no more than 50 degrees centigrade. Bio-oil and Char have a commercial value and will be sold and removed from the site. In the event of system or product specification issues, these materials are also capable of being fed back through the process.
- 7.13 The remaining gas which comes from the condenser contains methane, hydrogen and carbon monoxide. This has a calorific value and can be used as fuel to be burned in a combustion chamber or can be treated and used in a turbine or engine to produce electricity and heat, or compressed and bottled in appropriate containers and used for remote heating, or as a transportation fuel, for example. In this instance the gas is to be cleaned using an electrostatic particle remover before being fed into a conventional spark or compression engine set will be used to drive an electricity generator. Due to the nature of the operation, the energy centre will be operated on a 24 hour 7 day per week basis, however, deliveries of the waste will be kept to during the day. A buffer of material will allow for delivery failures such as breakdowns or adverse weather.

Policy context:

- 7.14 The site is at the Port of Mostyn which is allocated as a Development Zone by the Flintshire County Council Unitary Development Plan (Policy EM3). There are a number of similar warehouses on The Port of Mostyn land in B2 and B8 employment uses, and the application site is on previously developed land and within an existing warehouse.
- 7.15 This development is a hybrid in that it is primarily a power generation plant and is also intended to be fuelled by waste derived materials, but could also use virgin or other manufactured fuels. Policies for

renewable energy and waste development are both applicable.

- 7.16 Policies EWP3 and EWP5 promote sustainable and renewable energy generation. The use of recovered waste (or biomass fuels) to generate power is considered to be a form of renewable energy and displaces virgin fossil fuel use. The scale and setting of development is appropriate and will not significantly affect regional waste markets. The site is identified within Policy EWP6 as an area of search for waste management facilities. Policies EWP7 and EWP8 deal with sustainable waste management and control of the effects on people and the environment. The proposed operational controls and the nature, scale and purpose of the development meets the overall criteria of these policies.
- 7.17 Criterial set out in the other key policies such as GEN1 general requirements, EWP 16 water resources and EWP17 Flood Risk are met and the development does not pose a risk to the wider amenity or environment.
- 7.18 National government is promoting the diversification of both energy and management of waste via TAN 8 Renewable Energy and Tan 21 Waste, and the Collections, Infrastructure and Markets Waste Sector Plan, and this is a small scale development providing an outlet for recovered waste. TAN21 states that more waste recovery facilities need to be developed across Wales to ensure that sufficient capacity is maintained at a level appropriate to support the overall aims of the National Waste Strategy; Towards Zero Waste.
- 7.19 Because the facility is capable of sourcing feedstock derived from municipal, as well as the intended commercial and industrial wastes, in exercising its planning functions in dealing with waste management applications Local Planning Authorities must consider Articles 18 and 20 of The Waste (England and Wales) Regulations 2011, which states that the Waste Framework Directive and EC Council Directive 1999/31/EC (Landfill of Waste) must be given weight when exercising its planning functions.
- 7.20 Article 13 (Protection of human health and the environment) of the Directive requires that waste management developments will not harm human health, environment, water, air, soils, plants, animals, cause nuisance by odour or noise, and not adversely affect places of special interest. Article 16 requires principles of self- sufficiency and proximity to be taken into account and to establish a network of waste installations. Therefore, when assessing the merits of this application as a waste management facility, consideration and weight should be given to the UDP Policies, Planning Policy Wales (TAN21 the suite of Sector Plans), The Waste Regulations and The Waste Framework Directive.
- 7.21 In taking account of the requirements of Article 13 and 16 of the

Directive, it is noted that the information set out with in the planning application and other supporting documentation concludes that the proposed development can be operated without causing harm to humans or the environment. The key statutory consultees do not highlight any serious discrepancies with the application and raise no objection, and planning conditions will be applied to mitigate and control any adverse impacts. The development is small scale and unlikely to generate substantial harm. Similar development is operational elsewhere in Europe and the operation and control mechanisms are well understood.

- 7.22 The proposed development is a facility to provide a specialised means of treating refuse derived or solid recovered fuels which are mainly originating from residual industrial and commercial wastes. The development will reduce dependence on landfill as a means of managing the final disposal of waste, and will provide for an adequate network of facilities to manage such waste. The geographic location is such that it is able to service the needs of a local market, but is not inappropriately located wherever the feedstock is sourced from. It is able to take advantage of the local market and infrastructure for electricity. The design of the facility and a high level of process and operational control will provide safeguards to ensure a high level of protection for the environment and public health.
- 7.23 In addition to the planning system, the primary process operational control for the development is applied by The Environmental Permitting (England and Wales) Regulations 2010 (as amended) which transposes Directive 2010 /75/EU on industrial emissions. This requires a Permit to be secured before the treatment and processing of any waste can take place, and in this instance will be regulated via a Part B Authorisation under the Environmental Permitting Regulations. In principle, the local planning authority is satisfied that the requirements of Article 16 are met, and can be controlled via both planning conditions and by the Part B Authorisation.
- 7.24 It is worth noting that the proposed facility is designed to provide a technology that is capable of providing a solution to manage residual and recovered waste further up the waste hierarchy and reduce reliance on disposal to landfill. The facility will assist Wales becoming more self-sufficient for the final treatment of residual wastes.

Environmental Assessment:

- 7.25 The proposed development does not require an Environmental Impact Assessment as it falls below the relevant thresholds, and the impacts are controllable and localised. The project site lies outside of ecologically sensitive areas but the larger lease site is adjacent to the Dee Estuary European designated Special Areas of Conservation and Special Protection Areas, and the Site of Special Scientific Interest.

- 7.26 There is no significant cumulative impact arising from this development in combination with similar or other near-by development. The only other developments of note are the windfarm assembly and port activities, Gibbs steel fabrication business and Warwick Chemicals, including their unimplemented combined heat and power biomass unit. The impact of a plant consuming a peak of 27 tonnes waste derived feedstock per day, and the limited extent of exhaust emissions means that combined with other sources of emissions that the impact remains negligible. Due to the prevailing wind direction, the River Dee Estuary is capable of dispersing any air emission fall out with twice daily tidal flushing. Local air quality is highly unlikely to be affected from this localised small scale plant. It is worth noting that Part B Authorisation Permit to operate the plant will not be issued if it poses a significant risk of harm to human health.
- 7.27 Due to the low size, limited storage, covered or baled nature of the storage and the low capacity of the plant, a test of likely significance carried out under Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) has concluded that the proposal is not considered to represent a significant risk to the designated features of interest. All liquids and fuel materials and by-products are to be stored within a building or within enclosed containers, or are baled, minimising the risk of contamination releases which might affect the estuary. The process emissions are comparatively benign (water, carbon dioxide) and small scale and therefore there are no significant effects on the estuary likely from the exhaust fall out, in isolation or in combination with other nearby developments.

Need and Sustainability

- 7.28 The proposed development is to enable the applicant to demonstrate and trial the technology to prove that it is reliable and cost effective. The length of time for which the development is proposed is for up to 5 years on site to allow trials using different fuel specifications to establish operational feedstock parameters, to demonstrate that the technology works, to showcase the technology and to support further expansion and development. Assuming that it is successful, it may form the evidence base for a larger energy recovery and power generation development at this site or elsewhere, subject to obtaining necessary permits and permissions
- 7.29 The proposed development has a number of sustainability benefits. It will assist providing markets to divert the waste streams that cannot be reduced, reused or recycled away from landfilling, and into energy recovery for up to 10,000 tonnes of residual commercial and industrial waste. The proposed development would also provide a sustainable energy generation solution. Syngas, which is a product of gasification, will be used to power an engine to generate electricity and heat. The proposed technology would in turn assist in ensuring energy security

as well as meeting the UK government targets on renewable energy and climate change. The proposed development would also utilise an environmental sustainable technology which has minimal emissions to air and has no operational discharges to either water or ground other than the exhaust emissions from engine which is predominantly water vapour and carbon dioxide.

- 7.30 The products of the gasification process are char/ash and bio-oil which are non-hazardous materials. Bio-oil would be collected in drums and disposed off-site at a licenced waste disposal site. Small amounts of bio-oil can be used to improve the calorific value of the feedstock or used by nearby businesses. Char/ash can be used in agriculture, chemical industries, concrete block production and road fill and as such has a commercial value. The by-products are not classified as hazardous and due to the size of the plant; minimal amounts will be stored.
- 7.31 As a self-contained Energy From Waste plant, this mobile gasification unit can be readily transported, and can be mobilised and demobilised within hours. Due to the small size of the plant it produces only a small amount of heat. This is intended to be fully utilised within the processes for additional drying of the source fuel on site prior to processing and for the building heating and hot water requirements of the staff welfare facilities on site.

Flood Risk

- 7.32 The site lies within flood risk zone C1 as defined in TAN 15 Development & Flood Risk and shown on Welsh Government's Development Advice Map. This is confirmed by Natural Resources Wales' Floodmap which shows that the site lies within tidal Flood Zone 2 (0.1% AEP) and partially within tidal Flood Zone 3 (0.5% AEP). Natural Resources Wales' records show the site flooded in February/March 1990 when defences overtopped.
- 7.33 Natural Resources Wales advise that it is not clear whether the Proposed development will supply energy for use outside the business of Port of Mostyn Ltd, and consequently whether or not it should be considered 'highly vulnerable development' or could be considered 'less vulnerable'. The application describes the development as 'temporary', but it does not specify the length of time for which the development is proposed. Natural Resources Wales requested clarification on the above points, and has been addressed by the applicant. The life of the development is 5 years.
- 7.34 The existing floor level of the warehouse where the EFW unit will operate is at least 7.0m AOD and above the current extreme flood based on a 1 in 200 year event (6.23m). When taking into account the predicted impact of climate change within the lifetime of a typical energy from waste (EFW) plant (30 years), a 1 in 200 year event

would peak at 6.65m AOD. Therefore a risk of a flood event of this type impacting the EFW mobile unit site is expected to be low. The current elevation levels of the Port of Mostyn vary between 7.0m AOD and 7.5m AOD, and following the proposed modernisation by the Port of their sea defence infrastructure, it will be wholly within TAN15 DAM zone A which is considered to be at little or no risk of fluvial or tidal/coastal flooding.

- 7.35 The existing warehouse and the proposed EFW operations are classified as “less vulnerable development” in consideration of flood risk, by TAN15. Less vulnerable development comprise General industrial, employment, commercial and retail development, transport and utilities infrastructure, car parks, mineral extraction sites and associated processing facilities, excluding waste disposal sites.
- 7.36 The power and thermal energy generated by the EFW unit will be utilised on site and elsewhere at the Port, and any surplus power will be exported to the grid. A suitable 3-phase grid connection point exists at the Port and will provide such connection via an underground cable to the EFW unit. The proposed development is not proposed to supply direct energy to businesses within the Port of Mostyn (although could do so if required) but to the national grid once a connection has been agreed. Therefore, there will be no risk to the workings of the Port of Mostyn should the site flood unexpectedly.
- 7.37 In the event of a flood event, the risk of pollution to water, air and land is minimal, however, pollution prevention guidance 1 will be followed and actions outlined in an Environmental Management Plan within the Environmental Permit (Part B) application.
- 7.38 All fuel will be contained in plastic bales until required and then used immediately once opened. All of the fuel is non-hazardous, odourless and safe and therefore in the event of fire or flooding, the damage will be minimum. Regular deliveries of fuel will ensure that the storing of fuel is kept to the minimum. The site drainage is into a soak away system. The storage of by-products will be in sealed containers and will be either used within the production process or sold and presents a minimal risk in the event of a flood.

Pollution Control:

- 7.39 The material for the processing unit would be from commercial industrial sources and would be non-hazardous, clean and odourless. It would consist of shredded Refuse Derived Fuel (RDF) or Solid Recovered Fuel (SRF) and would be principally paper, cardboard, wood, textiles and very light plastics. It is dry and not prone to generating odours or bio-aerosol risks.
- 7.40 All emissions from the engine (mainly CO₂ and Water Vapour) will be required to comply with emission limits set by the Waste Incineration

Directive (WID) and will be strictly monitored via the permit authorisation. The process control will be via the terms of a Part B Authorisation under the Environmental Permitting Regulations 2010 which is administered by the local authority Public Protection service.

- 7.41 It is proposed to place conditions limiting the maximum quantity of waste/fuel to be stored at the site to 1000 tonnes and a maximum limit on the utilisation throughput of 30 tonnes per day. This is to ensure that there is no accumulation of feedstock to quantities that represents a major fire or environment hazard. A fire management strategy has been provided and includes the use of concrete block firewalls, a fire suppression system and constant 24 hour supervision. The fuel/waste is to be stored in the dry, or outside in dense plastic wrapped bales. This significantly reduces the risk of fire compared with loose tipped materials, and minimises nuisances. All fires pose a risk as the products of combustion and the water used to quench the fire is a potential source of contamination and amenity nuisance. Due to the measures described above, fire is not considered to be a significant hazard or risk associated with this development.

Access:

- 7.42 The existing warehouse is accessible from the A541Coast Road via the traffic light controlled junction. There is rail access potentially available, however due to the low tonnage it is not proposed to utilise this. The existing access route to the warehouse would be used and the application site has the benefit of a hard standing surface. A clear 25m turning circle is provided for large vehicular access.
- 7.43 Historically, the Port of Mostyn has accommodated 480 movements associated with ferry traffic per day in addition to 80 – 100 deliveries (160 – 200 movements) per day of general cargo. The ferry service no longer operates and this proposal only places 2 deliveries per day on the highway network. Even in conjunction with the existing traffic the and proposed additional deliveries of timber fuels to the permitted uses at the neighbouring Warwick Chemicals, the impact of this development on the highway network is negligible.
- 7.44 The land surrounding the warehouse is maintained by The Port of Mostyn and is to host the car park, temporary office and staff welfare units and turning circle. Vehicular access is maintained by The Port of Mostyn and is secured to ensure that only authorised personnel are able to access The Port of Mostyn.
- 7.45 The proposed development would have limited exposure to pedestrian and vehicular access where possible by clearly defined footpaths and routes. Pedestrian access to the site is limited due to the nature of the site and its private ownership. Grade level car parking would be provided within easy access to the building to ensure that pedestrian travel is kept to the minimum.

Amenity and nuisances:

- 7.46 The temporary energy centre would not be visible externally as it would be located within the existing warehouse. The modular units would be placed on the north west elevation of the existing warehouse, with minimum visual impact and to minimise impact on the existing operations on site. The containerised nature of the plant gives good acoustic attenuation, and these in turn are to be located within the building. It is possible that the generating engine set will be located outside and adjacent to the offices for fire safety reasons, but will have little visual or acoustic impact. A condition is proposed to control noise within an environmental management plan.
- 7.47 The fuel/waste is to be stored within the building in a pellet form, or outside in plastic wrapped bales, and so will not generate dust, litter or odour. The maximum HGV traffic generation is about two deliveries per day and will have a minimal impact on highways related nuisances. It is not considered that this development poses any significant risk of nuisances or detriment to the amenity of the area.

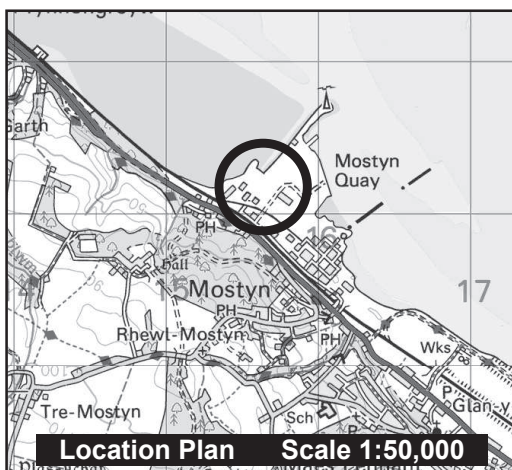
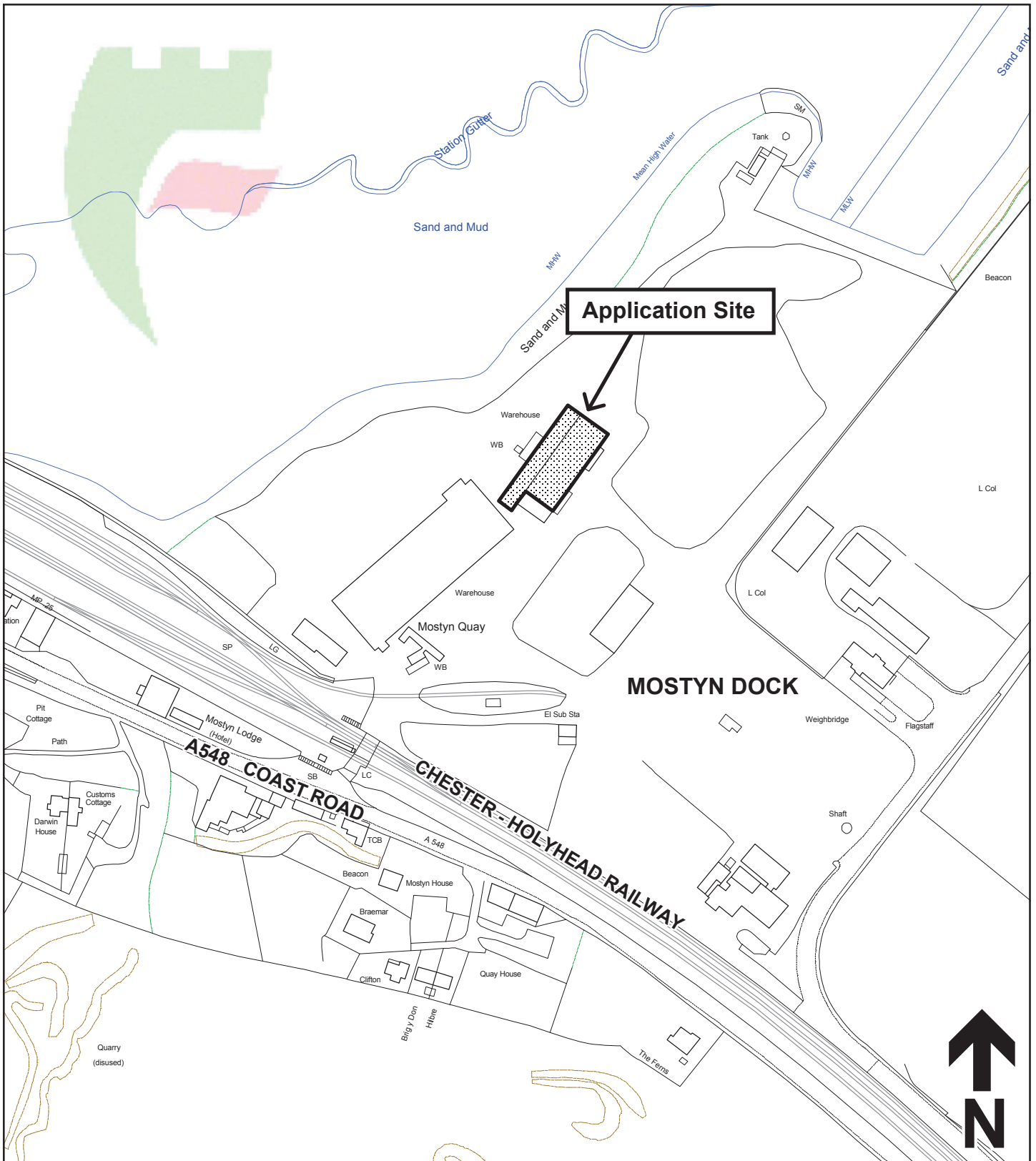
8.00 CONCLUSION

- 8.01 The development is in accordance with the objectives and policies set out in the Flintshire Unitary Development Plan. It is recommended therefore that permission be granted for the development.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents:
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

Contact Officer: Neil. A. Parry.
Telephone: (01352) 703293.
Email: Neil.A.Parry@Flintshire.gov.uk



Planning & Environment,
Flintshire County Council, County Hall,
Mold, Flintshire, CH7 6NF.
Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
Development Plan
Settlement Boundary

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OS Map ref SJ 1581

Planning Application **53393**

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **PART CHANGE OF USE FROM CAR DISMANTLERS TO MOT TESTING STATION AND VEHICLE REPAIRS AT TRANSPORT YARD, ASTON HILL, EWLOE.**

APPLICATION NUMBER: **053460**

APPLICANT: **JACKSON'S CAR DISMANTLERS LIMITED**

SITE: **TRANSPORT YARD, ASTON HILL, EWLOE**

APPLICATION VALID DATE: **24TH MARCH 2015**

LOCAL MEMBERS: **COUNCILLOR H BROWN**
COUNCILLOR G HARDCASTLE

TOWN/COMMUNITY COUNCIL: **HAWARDEN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **REQUESTED BY LOCAL MEMBERS DUE TO AMOUNT OF LOCAL INTEREST**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This is a full application for a change of use to an MOT testing station and vehicle repairs. The site is an existing car dismantler's and the proposal is for a part change of use in order for one of the existing buildings on the site to be used independently for MOT testing and vehicle repairs. The matters for consideration are highway safety and residential impact.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions

1. Time limit on commencement.
2. To be in accordance with plans and particulars.
3. Adequate facilities to be provided and retained within the site for the loading, unloading, parking and turning of vehicles.
4. Hours of operation

3.00 **CONSULTATIONS**

3.01 Local Members:

Councillor H Brown

Requested determination by Planning Committee with a site visit.

Councillor G Hardcastle

Requested determination by Planning Committee with a site visit.

Hawarden Community Council

Objects to the application on the grounds of highway safety and proposed hours of operation in a residential area. Also question whether the business has already commenced without consent.

Head of Assets and Transportation

No objection subject to a condition being imposed to ensure that facilities are provided and retained within the site for the loading, unloading, parking and turning of vehicles.

Head of Public Protection

No adverse comments.

Natural Resources Wales

No objection.

Airbus UK

No aerodrome safeguarding objection to the proposal.

4.00 **PUBLICITY**

4.01 Site Notice and Neighbour Notifications

13 objections received from local residents who raise the following material planning matters:

- Highway safety;
- Increase in vehicular traffic; and
- Hours of operation.

5.00 **SITE HISTORY**

5.01 No relevant planning history.

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
Policy GEN1 – General Requirements for Development
Policy AC13 – Access and Traffic Impact
Policy AC18 – Parking Provision and New Development

7.00 PLANNING APPRAISAL

- 7.01 Introduction
This planning application seeks consent for a change of use of part of an existing car dismantler's yard. There is an existing building on the site and the proprietor wishes to rent out the unit for a separate business to operate.
- 7.02 Proposed Development
The said business consists of MOT testing and vehicle repairs. The unit measures 10.9 metres wide and 13.5 metres long. Internally, the proposal is to have one MOT testing bay and one service bay. Externally there is allocated parking spaces: 8 parking bays and 2 disabled parking bays. There is also an area of land to the rear of the unit that forms part of the application site.
- 7.03 It would appear that different businesses have carried out vehicle repairs at this site for a number of years; however, planning permission was never sought.
- 7.04 Access and Parking
The main reason for local objections is highway safety with objectors making reference to vehicles being parked on the highway outside of this site. This proposed change of use is not retrospective; therefore, any vehicles being parked are not in association with the business proposed.
- 7.05 As stated earlier, the application site provides vehicular parking outside of the unit and the number of parking bays provided is adequate for the proposed B2 use and has been fully assessed by the Head of Assets and Transportation.
- 7.06 Impact on Adjacent Residential Amenity
The hours of operation proposed seem early with a 6am start, however, having discussed the business plans with the owners I understand that the 6am start is to allow for those occasions where a customer requests an MOT before working hours. For this reason, I consider the proposed hours of operation of 6am-6pm to be acceptable for Monday to Friday. The business proposes to open 6am -1pm on Saturdays but I am mindful of it being the weekend and suggest that a condition is imposed to allow 8am-1pm hours of operation only.

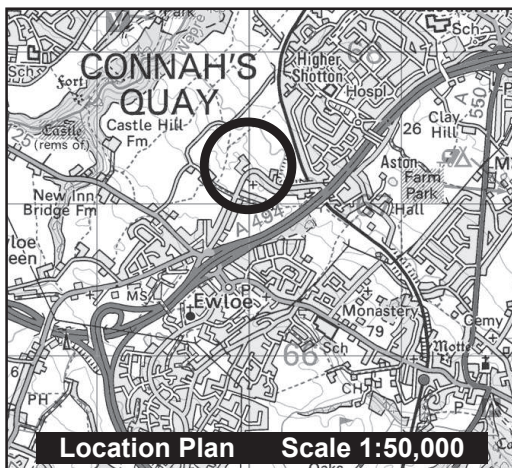
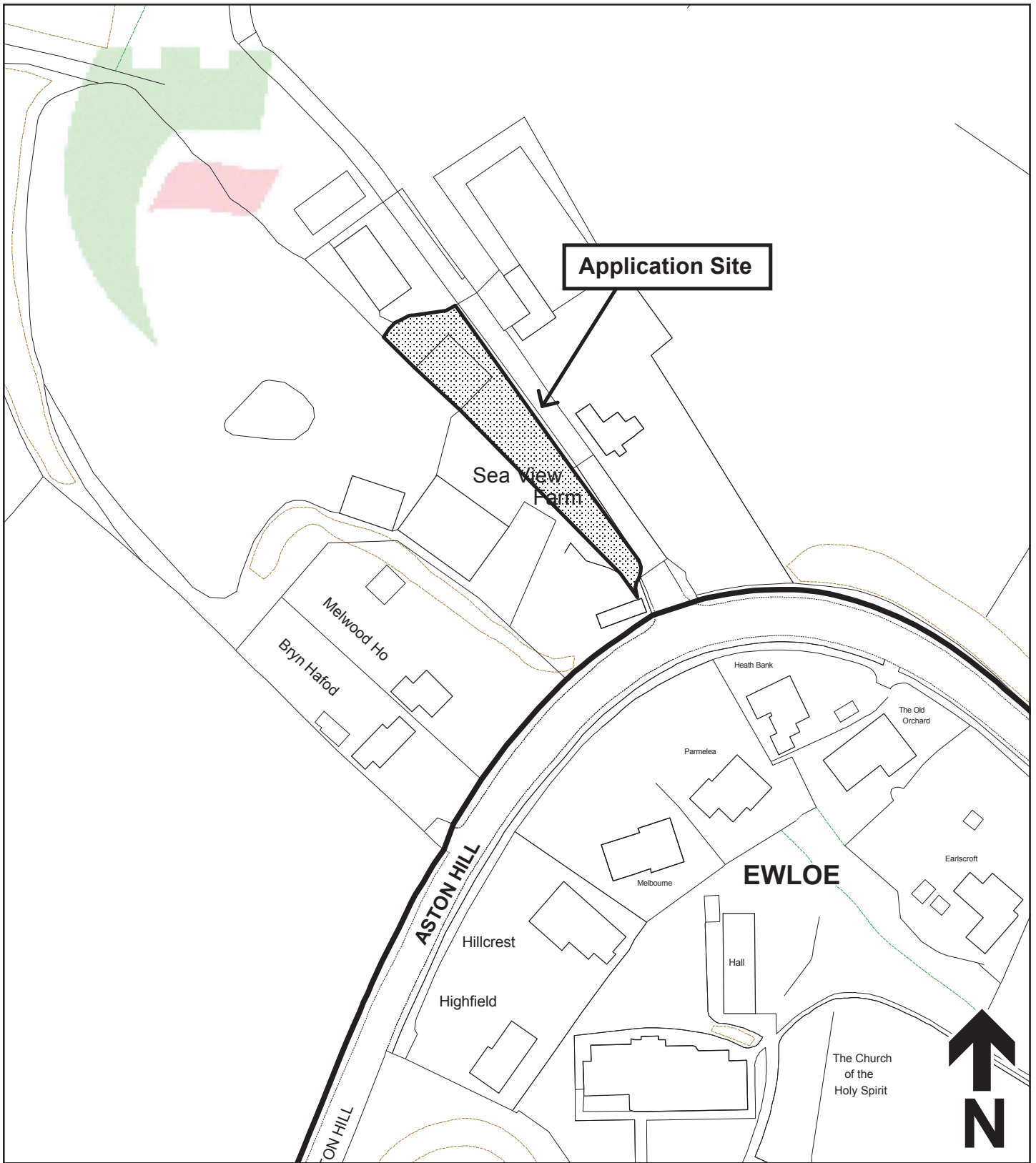
8.00 CONCLUSION

- 8.01 The proposed development is considered acceptable in principle and detail subject to appropriately worded conditions.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

Contact Officer: Lauren Eaton-Jones
Telephone: 01352 703299
Email: Lauren_Eaton-Jones@flintshire.gov.uk



Planning & Environment,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Planning Application **53460**

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY, 24 JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION - REMOVAL OF EXISTING ROOF, DEMOLITION OF EXISTING FLAT-ROOFED GARAGE AND ERECTION OF NEW GARAGE, ERECTION OF EXTENSION TO REAR OF GARAGE CONSTRUCTION OF NEW HIGHER-PITCHED ROOF OVER THE WHOLE STRUCTURE TO CREATE NEW ROOMS IN THE ROOF SPACE AT 28 SUMMERDALE ROAD, QUEENSFERRY**

APPLICATION NUMBER: **053329**

APPLICANT: **MR M ALLEN**

SITE: **28 SUMMERDALE ROAD, QUEENSFERRY**

APPLICATION VALID DATE: **28TH APRIL, 2015**

LOCAL MEMBERS: **COUNCILLOR G HARDCASTLE**
COUNCILLOR H. BROWN

TOWN/COMMUNITY COUNCIL: **HAWARDEN**

REASON FOR COMMITTEE: **MEMBER REQUEST - CONSIDERS THAT THE PROPOSALS WILL NOT AFFECT THE STREETSCENE**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This application seeks planning permission for the removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new

rooms in the roof space at 28 Summerdale Road, Aston Park, Queensferry.

2.00 RECOMMENDATION: TO REFUSE PLANNING PERMISSION FOR THE FOLLOWING REASONS

2.01 In the opinion of the Local Planning Authority, the proposal, due to its scale and massing, and increase in roof height would introduce a discordant note into the streetscene which would be visually harmful to its character and appearance. As such the proposal conflicts with Policy GEN1 (a) and Policy HSG12 of the Flintshire Unitary Development Plan.

3.00 CONSULTATIONS

3.01 Local Member

Councillor H. Brown:

Requests Planning Committee determination and a site visit. States that as there are numerous property types in the area and no neighbour objections, that there will be no impact on the streetscene.

Councillor G. Hardcastle:

Requests Planning Committee determination and a site visit. Advises that due to the fact that there are different house types in the area, that the character of the streetscene will not be affected by the development.

Hawarden Community Council:

No response received at time of writing report.

Head of Assets and Transportation:

No observations.

Head of Public Protection:

No adverse comments to make.

Welsh Water/Dwr Cymru:

Advises that there is a public sewer crossing the site. No development to take place either side of the centreline.

4.00 PUBLICITY

4.01 Neighbour Notification –

No responses received at time of writing.

5.00 SITE HISTORY

5.01 Ref: 040567 – Erection of a single storey rear extension approved 19.12.05.

Ref: 051592 - Removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new rooms in the roof space refused 13.2.14. Dismissed on appeal 2.5.14.

Ref: 052649 - Removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new rooms in the roof space refused 10.12.14.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
Policy GEN1, GEN2, D2 and HSG12

7.00 PLANNING APPRAISAL

7.01 This application seeks planning permission for removal of the existing roof, demolition of existing flat-roofed garage, erection of a new garage, erection of extension to rear of garage and construction of new higher-pitched roof over the whole structure to create new rooms in the roof space at 28 Summerdale Road, Aston Park, Queensferry.

7.02 The application site is located within the settlement boundary and comprises of a small detached bungalow with single integral flat roof garage to the side. The bungalow is of brick construction with a tiled roof. There is a vehicular access and driveway to the front with a medium sized garden to the rear. The bungalow lies within a continuous frontage of bungalows all with similar styling and uniform roof heights.

7.03 The proposal seeks to completely refurbish the bungalow by way of demolishing the existing garage and rebuilding it and adding an additional extension to the rear. The roof over the whole of the enlarged dwelling will be reconstructed and raised to create new bedrooms within the roof space.

7.04 This application is the second application submitted by the applicant and is following the refusal of planning permission in 2014 for the alteration and extension of the property. At that time the applicant referred the application to the Planning Inspectorate and the proposal was subsequently dismissed for the reasons that that the increased ridge height and expanse of roof would create a discordant note in the streetscene harmful to visual amenity. The current application is the second application for an amended scheme put forward by the applicant, the first application Ref. 052649 being refused in December, 2014. The proposal has been amended to show a reduction in the overall height by approximately 1m but still raising the existing ridge height by approximately 1.1m. The overall size and

expanse of the roof has not been altered from that of the originally refused application.

- 7.05 Having assessed the amended proposal, it is considered that not only will the increased roof height be out of character with those around it, it also creates a very dominant expanse of roof area on each side of the bungalow, detrimental to the it's visual appearance. The overall scheme introduces an incongruous, alien roof height amongst the surrounding line of bungalows to an extent that it would appear visually prominent. The Inspector, when considering the original scheme, made particular reference not only to the increase in height and the visual impact of this but also the resultant massing of the roof. It is considered that merely lowering the height does not overcome the issue with regards to scale of the proposal when viewed amongst the adjacent properties and therefore the amended scheme does not overcome the original reasons for refusal given by the Inspector on appeal.

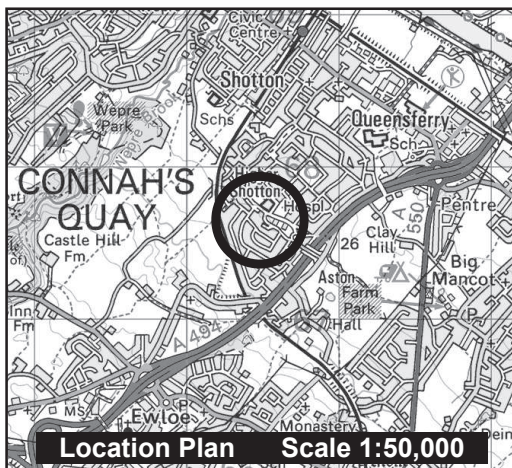
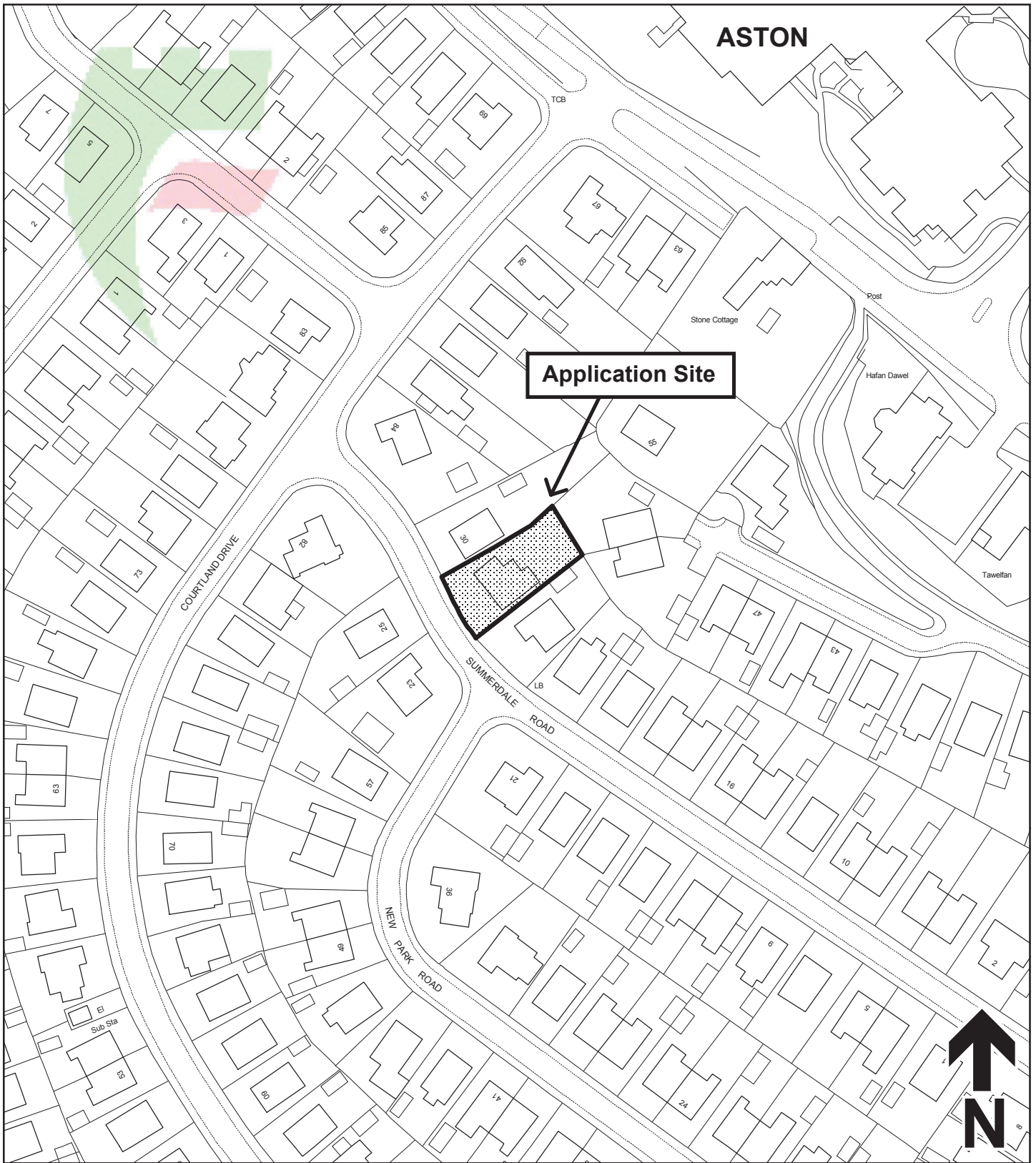
8.00 CONCLUSION

- 8.01 For the reasons outlined above it is considered that the proposal will be contrary to planning policy and is recommended for refusal.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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Planning & Environment,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Planning Application **53329**

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – REPLAN TO 3 NO. PLOTS (201 – 203) WITHIN NORTHERN PARCEL OF FORMER BUCKLEY BRICKWORKS, DRURY LANE, BUCKLEY.**

APPLICATION NUMBER: **053308**

APPLICANT: **REDROW HOMES NW LTD**

SITE: **FORMER LANE END BRICKWORKS, DRURY LANE, BUCKLEY**

APPLICATION VALID DATE: **23RD FEBRUARY 2015**

LOCAL MEMBERS: **COUNCILLOR D. HUTCHINSON**
COUNCILLOR M.J. PEERS

TOWN/COMMUNITY COUNCIL: **BUCKLEY TOWN COUNCIL**

REASON FOR COMMITTEE: **THE APPLICATION REQUIRES A SUPPLEMENTAL PLANNING OBLIGATION LINKING DEVELOPMENT TO THAT PREVIOUSLY PERMITTED**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This full application proposes amendments to 3 No. plots (201 – 203) within the northern parcel of a previously approved layout for residential development on land at the former Lane End Brickworks, Drury Lane, Buckley. Amended plans have been received in progression of the application with a further round of consultation being undertaken.

1.02 The changes primarily incorporate the substitution of house types with associated modifications to the curtilage areas. In accordance with the Council's delegation scheme, the application is being reported for planning committee determination as a supplemental Planning Obligation is required.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 That conditional planning permission be granted, subject to the applicant entering into a supplemental planning obligation, re-enforcing:-

- a. The provisions of the Section 106 Obligation entered into under Code Nos 050333 and 050874 on the site, in respect of highway, ecological, affordable housing and open space requirements.
- b. The introduction of additional parking restrictions to ensure that the main estate road is kept free from casual parking/obstructions.

Conditions

1. Time limit on commencement.
2. In accordance with approved plans.
3. Details of external materials to be submitted and approved.
4. Scheme for restriction of parking of vehicles on existing highway network to be submitted and approved.
5. Removal of permitted development rights to allow further extensions of properties without the further grant of permission.
6. Permission to be subject to remaining conditions imposed on 050333 and 050874.

2.02 If the Obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Chief Officer (Planning & Environment) be given delegated authority to REFUSE the application.

3.00 CONSULTATIONS

3.01 Local Member
Councillor D. Hutchinson
Original Submission
No response received.

Amended Proposal
Awaiting response at time of preparing report.

Councillor M.J. Peers

Original Submission

Express preliminary concerns that the proposed driveways associated with the re-configured plots, will result in vehicular conflict at the entrance of the development with Drury Lane.

Amended Proposal

Awaiting response at time of preparing report.

Buckley Town Council

Original Submission

Concur with the views expressed by Councillor M.J. Peers in relation to this application, the observations were endorsed by this committee as the observations of Buckley Town Council.

Amended Proposal

Awaiting response at time of preparing report.

Welsh Water/Dwr Cymru

Request that any permission includes conditions in respect of foul, surface and land drainage.

Highway Development Control Manager

Original Submission

Recommend refusal of the application as the position of the proposed driveways to serve the plots is likely to lead to an obstruction to vehicular movements at the junction between the estate road and Drury Lane.

Amended Proposal

No objection in principle subject to the completion of a legal obligation to secure imposition of parking restrictions to avoid vehicular conflict given the proximity of the plots to the junction with Drury Lane.

Natural Resources Wales

Do not consider that the proposed development will affect the Great Crested Newt habitat at this location.

Head of Pollution Control

No adverse comments subject to compliance with conditions in respect land contamination imposed on previous permissions.

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

No responses received at time of preparing report.

5.00 SITE HISTORY

5.01 **037558**

Outline – Restoration of former brickworks and quarry, development of up to 300 dwellings, creation of open space, woodland area of habitat creation and landscaping and formation of new and improved vehicular and pedestrian access.

An appeal to the Planning Inspectorate by way of Public Inquiry in respect of application Code No. 037558 was allowed on 9th October 2006.

039052

Outline – Restoration of former brickworks and quarry, development of up to 300 dwellings, creation of open space, woodland and area of habitat creation and landscaping and construction of new and improved vehicular and pedestrian access – Withdrawn – 29th March 2007.

044109

Reserved Matters – Erection of 296 dwellings, creation of open space, woodland and area of habitat creation and landscaping – Permitted 8th December 2008.

046665

Reserved Matters – Re-plan to Plots 1-11, 131-136, 137 – 139 and 147-169 (33 plots in total) – Permitted 1st April 2010.

046778

Reserved Matters – Amendment to previously approved site layout to allow for a re-plan of plots 12-19, 22-29, 140-146, 154-162, 170-175 of the southern parcel and plots 176-178, 189-236, 249-256, 258-297 of the southern parcel to provide a total of 224 plots – Permitted 11th February 2011.

048632

Full Application – Substitution of house types on plots 112-116 – Permitted 12th July 2011.

049064

Full Application – Substitution of house types on plots 83, 90, 95-103 & 170.171 approved at reserved matters stage under ref: 046778 – Permitted 28th October 2011.

049605

Full Application – Re-plan to plots 33-36, 41-78, 121-130, 136-145* 172 on Reserved Matter approval 046778, using house types used elsewhere on said appeal – Permitted 28th June 2012.

050333

Full Application – Re-plan to the northern parcel of former brickworks with mix of 2, 3 & 4 bedroom detached, semi-detached and terraced dwellings with associated parking and amenity spaces (partly

retrospective) – Permitted 20th December 2013.

050874

Substitution of house types on plots 295-302 & 337-339 of northern parcel – Permitted 22nd May 2014.

052589

Full Application – Re-plan to 3 No. plots (235-237) within northern parcel of former Lane End Brickworks. Resolution to grant permission made at the Planning & Development Control Committee 12th November 2014. Section 106 Obligation currently being progressed.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR2 – Transport & Communications.

Policy STR4 – Housing.

Policy STR7 – Natural Environment.

Policy STR8 – Built Environment.

Policy STR10 – Resources.

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development Inside Settlement Boundaries.

Policy GEN3 – Development Outside Settlement Boundaries.

Policy GEN6 – Environmental Assessment.

Policy D1 – Design Quality.

Policy D2 – Location & Layout.

Policy TWH1 – Trees & Woodland Protection.

Policy TWH2 – Development Affecting Trees & Woodlands.

Policy WB1 – Protected Species.

Policy WB2 – Sites of International Importance.

Policy WB3 – Sites of National Importance.

Policy WB4 – Local Sites of Wildlife & Geological Importance.

Policy HE6 – Scheduled Ancient Monuments.

Policy HE7 – Other Sites of Lesser Archaeological Significance.

Policy AC2 – Pedestrian Provision & Public Rights of Way.

Policy AC3 – Cycling Provision.

Policy AC4 – Major Traffic Generating Developments.

Policy AC13 – Access & Traffic impact.

Policy AC14 – Traffic Calming.

Policy AC15 – Traffic Management.

Policy AC18 – Parking Provision & New Development.

Policy HSG3 – Housing on Unallocated Sites Within Settlement Boundaries.

Policy HSG8 – Density on Development.

Policy HSG9 – Housing Mix & Type.

Policy HSG10 – Affordable Housing Within Settlement Boundaries.

Policy SR5 – Play Areas & New Housing Development.

Policy MIN4 – Mineral Restoration & Aftercare.

Policy EWP2 – Energy Efficiency in New Development.

Policy EWP11 – Pollution.
Policy EWP12 – Nuisance.
Policy EWP13 – Derelict & Contaminated Land.
Policy EWP14 – Development & Unstable Land.
Policy EWP15 – Water Resources.
Policy EWP16 – Flood Risk.

Additional Guidance

Local Planning Guidance Note 2 – Space Around Dwellings.

It is considered that the proposal general complies with the above policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

This application proposes the substitution of house types on 3 No. plots within the northern parcel of a previously approved residential development currently under construction on land at the former Lane End Brickworks which is accessed off Drury Lane, Buckley. There is no increase in the overall number of dwellings proposed within the site as part of this application.

7.02 Proposed Development

This application seeks the substitution of house types with associated modifications to the associated curtilage areas in respect of 3 No. plots (201 – 203) within the development. The changes incorporate an amendment to the site layout substituting a previously approved terrace of 3 No. properties by a pair of semi-detached dwellings and 1 No. detached property at the junction of the site entrance with Drury Lane.

7.03 The applicants have advised that the amendments are proposed on these plots to:-

- i. replace the originally approved house type by the new Heritage Range of properties.
- ii. Change the orientation of the properties to allow for an improved layout at the entrance into the site with more favourable rear gardens to be provided.

7.04 Principle of Development

The principle of residential development at this location has been established following the appeal decision in respect of outline application 037558 which was allowed on 9th October 2006. Subsequent reserved matters and proposals for the substitution of house types have been allowed as part of the development, as referred to in paragraph 5.00 of this report. The principle of residential development on the site is therefore well established, subject to ensuring a satisfactory well balanced layout and the safeguarding of relevant amenity considerations.

- 7.05 Design/Appearance
The plans submitted propose the substitution of house types with associated modifications to the defined curtilage areas of the proposed dwellings, the pattern and orientation/relationship of dwellings to each other being acceptable to provide for a well balanced site layout.
- 7.06 The house types/designs are considered to be reflective of the character of development already permitted and would be sympathetic to the character of the site/surroundings providing for a consistency in terms of design and use of materials.
- 7.07 The dwellings are orientated so that they have their frontages onto the main estate road and Drury Lane and it is considered that this will provide an attractive entrance into the estate development. As a result however associated rear curtilage areas would be parallel to Drury Lane, it is considered that permitted development rights be removed to allow extensions to these properties and other buildings to be erected within the curtilages without the further grant of planning permission. This would allow control to be given to the impact of development at this prominent location to ensure that the character of the main site entrance is retained. This can be controlled by condition if Members are mindful to grant planning permission.
- 7.08 Adequacy of Highways
For Members information, consultation on the application has been undertaken with the Highway Development Control Manager, who on the basis of the originally submitted plans recommended refusal of the application having regard to, the respective positions of the driveways to serve the dwellings and the potential for conflict with existing movements into the northern parcel of the site given the proximity of the plots to the junction with Drury Lane.
- 7.09 As a result of these concerns an amended site layout has been submitted which proposes that access to serve these dwellings, is obtained from a secondary estate road within the development. A further consultation on this amended access arrangement has been undertaken with the Highway Development Control Manager who raises no objection to the principle of this amendment to the site layout, subject to the completion of a supplemental legal obligation to ensure the introduction of parking restrictions in proximity to the main site entrance in order to avoid casual parking which would conflict with existing vehicular movements into/from the site.
- 8.00 CONCLUSION**
- 8.01 It is considered that the proposed modifications to the northern parcel of the site layout principally involving the substitution of house types and associated modifications to the respective curtilages of plots 201

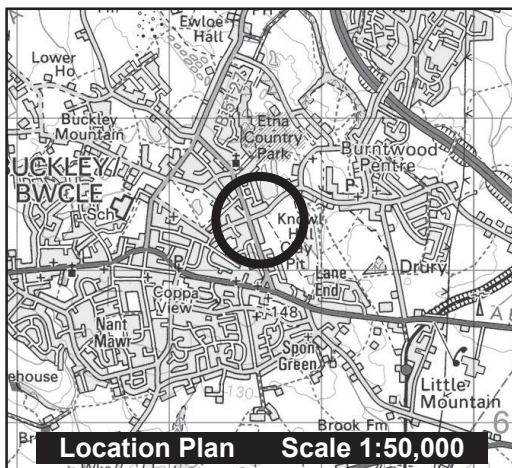
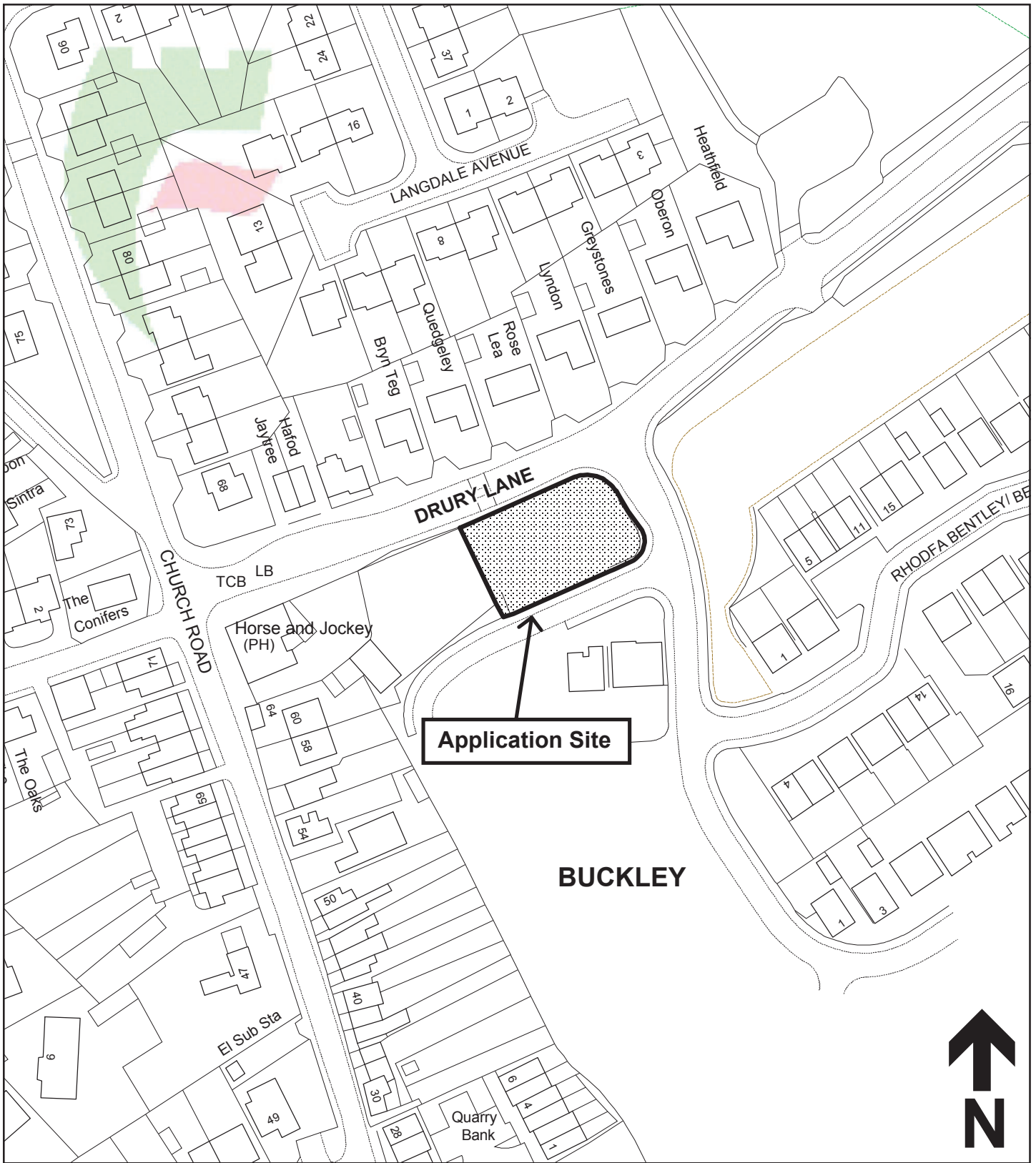
– 203 are acceptable having regard to the character of the site and surroundings. The house types proposed have already been introduced within the development, providing for a high quality scheme and balanced layout. Subject to the completion of a supplemental legal Obligation, I recommend that the application be supported.

8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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Planning & Environment,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Planning Application **53308**

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **UPGRADING OF AN EXISTING TELECOMMUNICATIONS APPLICATION AND ASSOCIATED WORKS AT FFYDDION FARM, LLOC**

APPLICATION NUMBER: **053555**

APPLICANT: **CTIL AND VODAFONE LIMITED**

SITE: **FFYDDION FARM, LLOC**

APPLICATION VALID DATE: **14TH APRIL 2015**

LOCAL MEMBERS: **COUNCILLOR J E FALSHAW**

TOWN/COMMUNITY COUNCIL: **CAERWYS TOWN COUNCIL**

REASON FOR COMMITTEE: **THE PROPOSED DEVELOPMENT EXCEEDS 15M IN HEIGHT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This application seeks planning permission for the upgrading of existing telecommunication equipment, including the replacement of the existing 22.5m high monopole and antenna with a new 22.5m high monopole with upgraded antenna.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 Conditions:

1. Commencement within 5 years.

2. In accordance with the approved details.
3. Removal of existing monopole within one month of the installation of the new equipment.

3.00 CONSULTATIONS

3.01 Local Member Councillor J E Falshaw

No comments received at the time of writing this report.

Caerwys Town Council

No objection. Draws attention to an issue regarding another application. Requests that the following condition is attached to any planning permission for the upgrading of telecommunications masts:

For all replaced structures and equipment to be removed from the site within three months of new structures or equipment becoming operational.

Head of Assets and Transportation

No comments received at the time of writing this report.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Site Notice No comments received.

5.00 SITE HISTORY

5.01 No relevant history.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan GEN1 – General Requirements for Development. GEN3 – Development in the Open Countryside. AC22 – Location of Installations.

The proposal **would** comply with the above policies.

7.00 PLANNING APPRAISAL

7.01 The application site is located within the open countryside, within close proximity of the A55 trunk road.

7.02 The proposal is for the upgrading of the existing telecommunications facility, which includes for the replacement of the existing monopole

and antennas.

- 7.03 The proposed monopole will not be any higher than the height of the existing mast and although the replacement antennas will be bulkier than the existing, there will not be any material increase in the visual impact of the proposal on the open countryside location. The new monopole will be positioned approximately 2.5m distance from the existing pole.
- 7.04 The condition recommended by Caerwys Town Council has been noted, and although the plans indicate that the existing monopole will be removed upon completion of the upgrade works, it does not indicate a time period within when this will be completed.
- 7.05 Given the above, the proposal will not have any adverse impact on the amenities of the area.

8.00 CONCLUSION

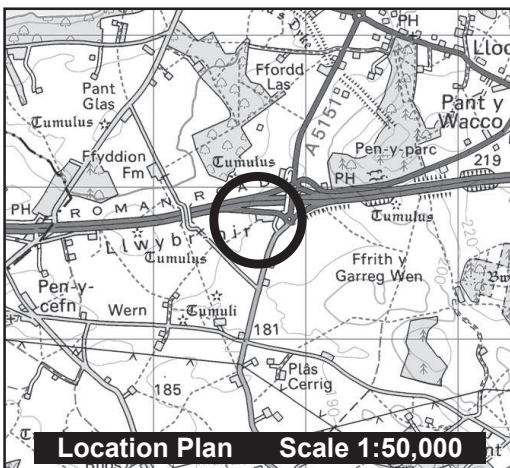
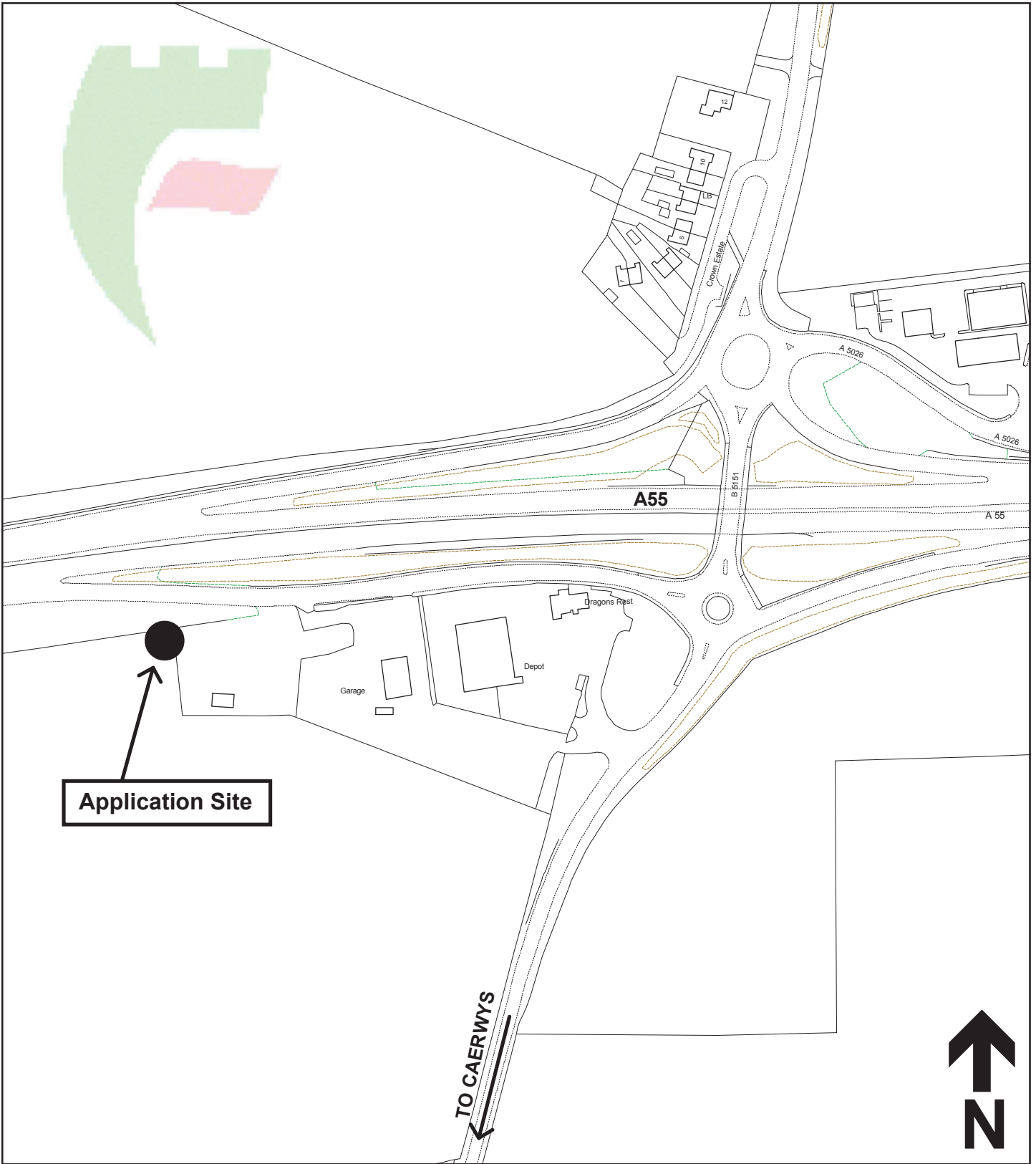
- 8.01 In conclusion, it is my view that the scale and form of the development does not have an unacceptable adverse impact on the character of the area and as such I recommend that planning permission should be granted.
- 8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
Development Plan
Settlement Boundary

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Planning Application **53555**

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **24TH JUNE 2015**

REPORT BY: **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

SUBJECT: **FULL APPLICATION – ALTERATIONS AND EXTENSION TO DWELLING AT PEN Y BRYN BUNGALOW, 17 PEN Y BRYN, SOUGHTON**

APPLICATION NUMBER: **053670**

APPLICANT: **MRS M BATEMAN**

SITE: **PEN Y BRYN BUNGALOW,
17 PEN Y BRYN, SOUGHTON**

APPLICATION VALID DATE: **12TH MAY 2015**

LOCAL MEMBERS: **LOCAL MEMBER IS THE APPLICANT**

TOWN/COMMUNITY COUNCIL: **NORTHOP COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **APPLICANT IS A PLANNING COMMITTEE MEMBER**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for alterations and extensions to the existing dwelling.
- 1.02 The proposal is considered to comply with Policies GEN 1, D2 and HSG 12 of the Flintshire Unitary Development Plan.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01 The application is recommended for approval subject to the following conditions:

1. Time Limit.
2. In accordance with the approved plans.
3. Proposed bedroom window to rear elevation to be obscurely glazed.

3.00 CONSULTATIONS

3.01 Local Member

The local member is the applicant.

Northop Community Council

No objection.

Head of Assets and Transportation

No objection.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Neighbour Notification

No responses received.

5.00 SITE HISTORY

5.01 None.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN 1 – General requirements for development

Policy HSG 12 – House Extensions and alterations

Policy D2 – Design

7.00 PLANNING APPRAISAL

7.01 The application site is located within the settlement boundary of Sychdyn as defined in the Flintshire Unitary Development plan.

7.02 The dwelling is a detached bungalow of brick construction under a tiled roof, situated within a large plot off Pen-y-Bryn. The extensions and alterations proposed include the addition of extensions to the rear and side of the dwelling, the formation of a first floor within the bungalow including roof alterations and insertion of dormer additions to the front and rear.

7.03 The main issues in considering the application are visual and residential amenity impact.

7.04 Visual amenity impact

The extensions and alterations proposed are substantial but do not represent an over development of the site. The design and use of materials proposed are acceptable and appropriate to the character of the dwelling and surrounding area. The proposal complies with criteria contained within policies HSG 12 and D2 of the Flintshire Unitary Development Plan.

7.05 Residential amenity impact

Given the position of the dwelling within the plot, and the distances to its boundaries, it is not considered that the proposed development will cause an adverse impact upon the amenity of neighbouring properties. The proposal in this respect complies with criteria contained within Policy GEN 1 and Policy HSG 12 of the Flintshire Unitary Development Plan.

8.00 CONCLUSION

8.01 The proposed alterations and extensions to the dwelling are considered to be acceptable in planning policy terms and the application is therefore recommended for approval.

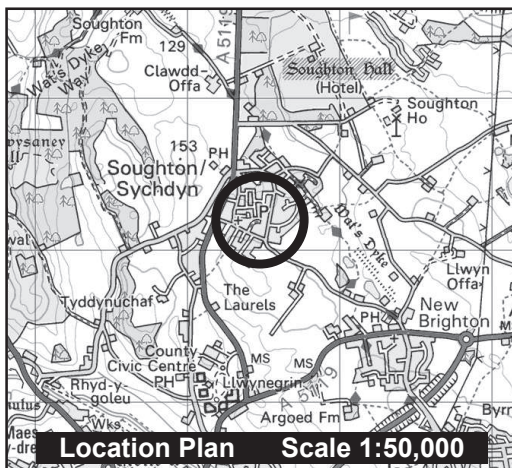
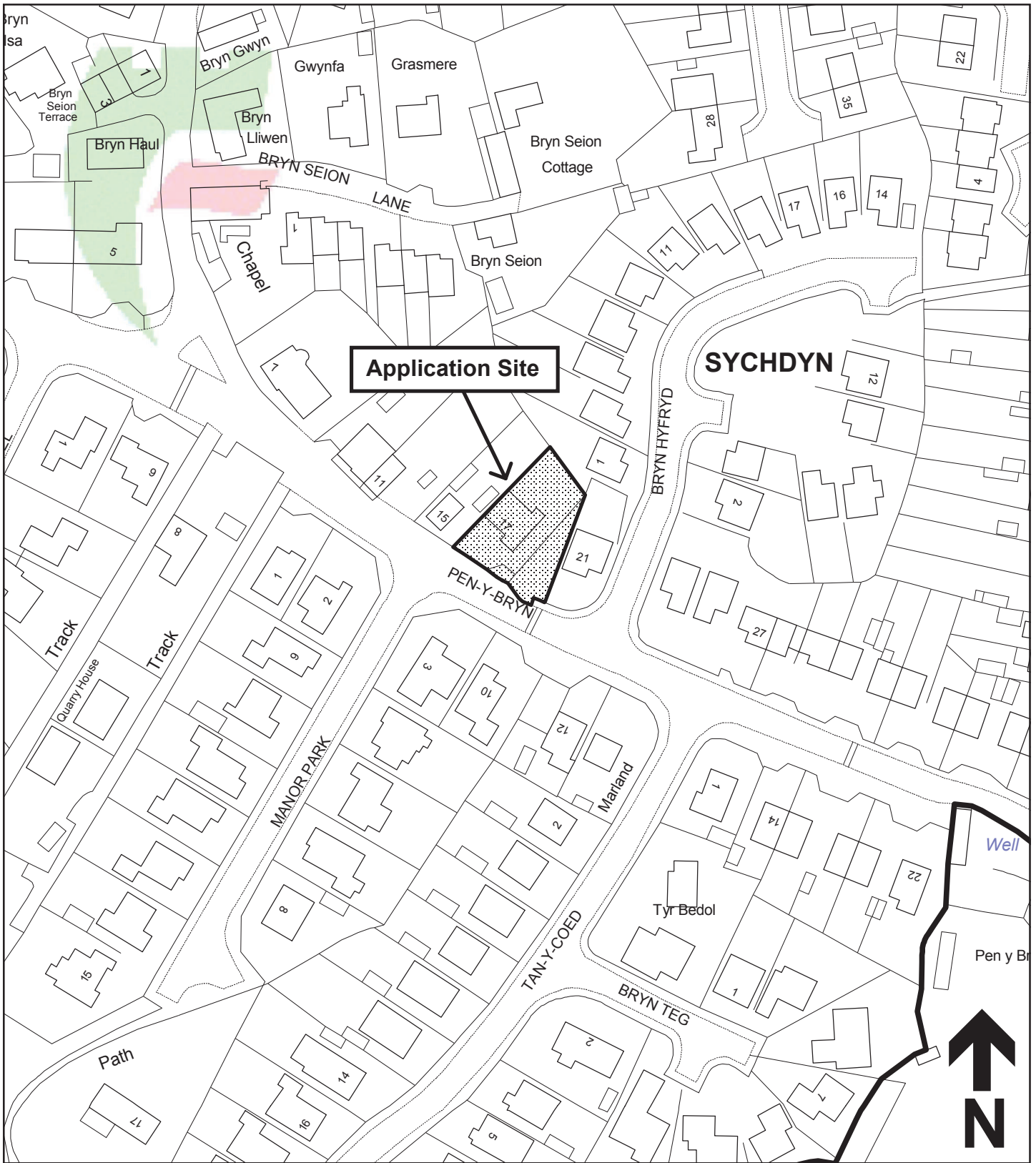
8.02 In considering this planning application the Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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 Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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Planning Application **53670**

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