

**Flintshire County Council – Decisions taken by the Planning & Development Control Committee on Wednesday, 20 April 2016**

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

4	Minutes	That the minutes be approved as a correct record and signed by the Chairman.
5	Items to be deferred	The Chief Officer (Planning and Environment) advised that none of the items on the agenda were recommended for deferral by officers.
6.1	Full Application - Erection of 33 No. Apartments with Associated Car Parking at Albion Social Club, Pen y Llan, Connah's Quay (054607)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment), subject to the additional condition reported in the late observations and the additional condition for a minimum of two disabled parking spaces, and subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking or earlier payment of monies to provide the following:-</p> <ul style="list-style-type: none"> <li>• An off-site commuted sum of £733 per unit in lieu of on-site provision to improve the junior play facilities at Central Park, Connah's Quay</li> <li>• A contribution of £98,056 is required towards educational enhancements at Golftyn Primary School</li> <li>• A commuted sum of £360,000 to facilitate access to affordable housing in Connah's Quay</li> <li>• Local Planning Authority review terms of the proposed management agreement for the apartments in order to ensure that it requires private refuse collection</li> </ul> <p>If the obligation pursuant to Section 106 of the Town &amp; Country Planning Act 1990 (as outlined above) is not completed within three months of the date of the Committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application.</p>

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6.2	Change of Use of Vacant Police House (Formerly a Dwelling) into a 9 Bedroom HMO and Associated Access Improvements at 63 High Street, Saltney (054886)	That planning permission be refused, against officer recommendation, on the grounds of overdevelopment, concerns about parking and the requirement to reverse out onto the main road.
6.3	Full Application - Erection of 14 No. Semi-Detached Houses, 2 No. Semi-Detached Bungalows, 6 Terraced Properties and 1 No. Special Needs Bungalow Together with Access Road and Parking at Land Off Coed Onn Road, Flint (053662)	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment) and subject to the applicant entering into a Section 106 agreement, providing a unilateral undertaking or the making of an advanced payment which provides for the following:-</p> <ul style="list-style-type: none"> <li>• Ensure the payment of a contribution of £733 per dwelling (£16859) in lieu of on-site play and recreation facilities, to upgrade the existing children’s play area at Oakenholt.</li> </ul>
6.4	Full Application - Erection of Joinery Workshop at Joinery Yard, Valley Road, Ffrith (054266)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.5	Full Application - Erection of 1 No. Detached Dwelling and a Detached Double Garage at 37 Wood Lane, Hawarden (054899)	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning and Environment).
6.6	Full Application - Development of External Infrastructure Comprising Air	That planning permission be granted subject to the conditions detailed in the report of

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	Supply Units, Duct Work, Stacks & Supporting Steel Work & Associated Roadways & Landscaping to Support the Operation of 2 No. Booths within the Paint Shop Building at Chester Road, Broughton (055021)	the Chief Officer (Planning and Environment).
<b>6.7</b>	General Matters - Application for the Variation of Condition No. 10 (Extension to Working Hours) & Condition No. 26 (Increase Height of Stockpiles) Attached to Planning Permission 052359 at Flintshire Waste Management, Ewloe Barns Industrial Estate, Mold Road, Ewloe (054536)	That the following wording be used on the decision notice for application 054536:  “The proposed increase in working hours would result in unacceptable noise and disturbance on residential amenity, contrary to policies GEN1 (d), EWP 8 (b) and (f) and EWP13 of the adopted Flintshire Unitary Development Plan.”