

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

Agenda Item No	Topic	Decision
2.	Declarations of Interest	<p>Councillors Ray Hughes and Phil Lightfoot both declared a personal and prejudicial interest in the following application as they were governors of Castell Alun School and Ysgol Derwen respectively:-</p> <p>Agenda Item 6.1 - Full application - Erection of 56 No. Dwellings with Associated Access, Open Space and Infrastructure at Kinnerton Lane, Higher Kinnerton (054770)</p>
4.	Minutes	That, subject to the amendments, the minutes be approved as a correct record and signed by the Chairman.
6.1	054770 - A - Full Application - Erection of 56 No. Dwellings with Associated Access, Open Space and Infrastructure at Kinnerton Lane, Higher Kinnerton	<p>That planning permission be refused.</p> <p>The Chief Officer advised that a report would be brought to the next meeting to clarify the proposed reasons for refusal.</p>
6.2	054768 - A - Variation of Condition No. 17 Attached to Planning Permission Ref: 00/20/570 to Increase Production Limit at Pant y Pwll Dwr Quarry, Pentre Halkyn	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning & Environment) with an additional condition for vehicle movements to be amended from 300 to 200 movements on Saturdays (100 in/100 out) and subject to a Section 106 Agreement, Unilateral Undertaking or earlier payment to secure the following:-</p> <p>The sum of £17,000 towards road resurfacing works and an anti-skid surface at the junction of the B5123 and Bryn Emlyn, Pentre Halkyn; and</p> <p>The sum of £1,000 towards repairs to a fence adjacent to the cattle grid on Martin's Hill, Pentre Halkyn.</p>

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		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 Head of Planning be given delegated authority to refuse the application.
6.3	055006 - A - Full Application - Amendment to Planning Application No. 051727 Listed Building Consent 051728 to Include Additional 1 No. Apartment to Block B, 12 No. Apartments to Block C, 5 No. Apartments to Block A (Chapel) and a New Build Residential Block to Include 27 No. Apartments, to Give a Total of 89 Residential Units at Llesty Hospital, Old Chester Road, Holywell	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning & Environment) and the following additional conditions: 31. Phasing plan to ensure conversion of the Listed Building prior to commencement on the new build element. 32. Standard drainage conditions.
6.4	055008 - A - Listed Building Application for Amendment to Planning Application No. 051727 and Listed Building Consent 051728 to Include Additional 1 No. Apartment to Block B, 12 No. Apartments to Block C, 5 No. Apartments to Block A (Chapel) and a New Build Residential Block to Include 27 No. Apartments, to Give a Total of 89 Residential Units at Llesty Hospital, Old Chester Road, Holywell	That Listed Building Consent be granted, subject to referral to Cadw and the conditions detailed in the report of the Chief Officer (Planning & Environment).

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6.5	054041 - A - Full Application - Use of Land for the Erection of a Solar Photovoltaic Array Including Metering and Inverter Kiosks, Security Cameras, Fencing and Gates Temporary Construction Compound and Access Track at Celyn Farm, Stryt Cae Rhedyn, Leeswood.	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning & Environment).
6.6	055398 - A - Full Application - Erection of 23 Dwellings with Adoptable Highway Access at Rhewl Fawr Road, Penyffordd, Holywell	<p>That conditional permission be granted, subject to the conditions detailed in the report of the Chief Officer (Planning & Environment) and either a Section 106 Agreement, Unilateral Undertaking or advance payment to secure the following:-</p> <p>The sum of £23,300 towards the enhancement of existing play facilities at Coed Mor play area, Pen-y-Ffordd, such sum to be paid prior to the occupation of 50% of the approved dwellings.</p> <p>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 Head of Planning be given delegated authority to refuse the application.</p>
6.7	055459 - A - Full Application - Modification of House Types on Plots 52 - 53 & 62 - 63, Change of House Type Position on Plots 56 & 64 - 66 & Change of House Type on Plot 67 at Village Road, Northop Hall.	<p>That planning permission be granted subject to entering into a S106 agreement or unilateral undertaking to link this development with the requirement for the affordable housing provision and the open space contributions as required by 052388 and 054206.</p> <p>1. Time commencement</p>

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		<p>2. In accordance with plans 3. Other conditions relevant on 052388 and 054206</p> <p>If the Obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within two months of the date of the committee resolution, the Head of Planning be given delegated authority to refuse the application.</p>
6.8	055414 - A - Full Application - Erection of 2 No. Dwellings at Rhyddyn Farm, Bridge End, Caergwrle	<p>That conditional planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning & Environment) and a Section 106 Agreement, Unilateral Undertaking or earlier payment to secure the following:-</p> <p>The sum of £1,100 per dwelling to enhance toddler play facilities at Queens Way play area.</p> <p>If the Obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within two months of the date of the committee resolution, the Head of Planning be given delegated authority to refuse the application.</p>
6.9	055310 - A - Full Application - Erection of 24 No. Dwellings with Associated Garages, Parking Garden Areas and Open Spaces with Demolition of Existing Service Station and Outbuildings at Argoed Service Station, Main Road, New Brighton.	<p>That the application be deferred to allow clarification of the site area and density in relation to earlier applications and the UDP allocation.</p>
6.10	055549 - A - Full Application - Change of Use from Post Office to Single	<p>That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning & Environment).</p>

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	Dwelling at 8 Mancot Lane, Mancot	
6.11	055612 - A - Full Application - Re-modelling and Extensions, Erection of Garage and Temporary Siting of Caravan at Top Yr Allt Cottage, Blackbrook Road, Sychdyn	That planning permission be granted subject to the conditions detailed in the report of the Chief Officer (Planning & Environment).
6.12	054151 - General Matters - Demolition of Existing Health Care Centre and Erection of 24 No. Affordable Apartments with Associated Landscaping and Parking at Buckley Health Centre, Padeswood Road North, Buckley	That the suggested clauses of the S.106 be amended as detailed in the report of the Chief Officer (Planning & Environment).
6.13	055105 - A - Discharge of Section 106 Agreement at The Mill House, Tyn Y Caeau Farm, Northop Road, Northop.	That the applicant, the Council and other land owners be required to sign a deed of release to remove the Section 106 Agreement.
6.14	053080 - Appeal by Diocese of Wrexham Against the Decision of Flintshire County Council to Refuse Planning Permission for the Redevelopment of the Site for the Erection of a Residential Apartment Block with Means of Access and Off-Street Parking at 1 Queen Street, Queensferry - DISMISSED	That the decision of the Inspector to dismiss this appeal be noted.

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6.15	053208 - Appeal by Bloor Homes (Northern) Limited Against the Decision of Flintshire County Council to Refuse Planning Permission for Erection of 59 Dwellings, Open Space, Access and Associated Infrastructure at Issa Farm, Mynydd Isa - ALLOWED	That the decision of the Inspector to allow this appeal be noted.
6.16	054317 - Appeal by Mr. R. Pierce Against the Decision of Flintshire County Council to Refuse Planning Permission for the Outline Application for the Erection of a Dwelling at Milwr Farmhouse, Milwr Road, Holywell - ALLOWED	That the decision of the Inspector to allow this appeal be noted.
6.17	054383 - Appeal by Mr. Peter Davies Against the Decision of Flintshire County Council to Refuse Planning Permission for Temporary Change of Use to Allow for the Siting of Holiday Lodge for Advertising Purposes at Park View Garage, St. Asaph Road, Lloc - ALLOWED.	That the decision of the Inspector to allow this appeal be noted.
6.18	054386 - Appeal by Mr. Peter Davies Against the Decision of Flintshire County Council to Refuse Planning	That the decision of the Inspector to allow this appeal be noted.

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	Permission for the Display of 3 No. Flexible Plastic Advertisements at Park View Garage, St. Asaph Road, Lloc - ALLOWED.	
6.19	054358 - Appeal by Mr. & Mrs Kelly Against the Decision of Flintshire County Council to Refuse Planning Permission for the Erection of a Replacement Dwelling at Oakfield Cottage, Alltami - ALLOWED	That the decision of the Inspector to allow this appeal be noted.
	Local Government (Access to Information) Act 1985 - to consider the exclusion of the press and public	That the press and public be excluded from the meeting for the following agenda item which was considered to be exempt by virtue of paragraph 16 of Schedule 12A of the Local Government Act 1972 (as amended).
7.	054660 - Appeal by Bloor Homes Against Non-Determination of Application 054660 - Erection of 36 No. Dwellings on Land Adjacent to Parc Jasmine and Bluestone Meadow, Chester Road, Broughton	That in light of legal advice, the Local Planning Authority should proceed on the basis of the recommendation contained in the officer's report and not contest the appeal.