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Chief Officer (Governance)
Prif Swyddog (Llywodraethu)



CS/NG

11 July 2024

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To: Cllr Richard Lloyd (Chair)

Councillors: Mike Allport, Chris Bithell,
Helen Brown, Paul Cunningham, Rob Davies,
Adele Davies-Cooke, Carol Ellis,
Gladys Healey, Dave Hughes, Paul Johnson,
Richard Jones, Allan Marshall, Hilary McGuill,
Ted Palmer and Mike Peers

Dear Sir / Madam

NOTICE OF HYBRID MEETING
PLANNING COMMITTEE
WEDNESDAY, 17TH JULY, 2024 at 2.00 PM

Yours faithfully

Steven Goodrum
Democratic Services Manager

Please note: Attendance at this meeting is either in person in the Lord Barry Jones Council Chamber, Flintshire County Council, County Hall, Mold, Flintshire or on a virtual basis.

Public speakers have been asked if they would like to address the Committee in English or Welsh.

The meeting will be live streamed onto the Council's website. The live streaming will stop when any confidential items are considered. A recording of the meeting will also be available, shortly after the meeting at <https://flintshire.public-i.tv/core/portal/home>

If you have any queries regarding this, please contact a member of the Democratic Services Team on 01352 702345.

A G E N D A

- 1 **APOLOGIES**
- 2 **DECLARATIONS OF INTEREST**
- 3 **LATE OBSERVATIONS**
- 4 **MINUTES** (Pages 3 - 8)

To confirm as a correct record the minutes of the meeting held on 19 June 2024

- 5 **ITEMS TO BE DEFERRED**
- 6 **REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)**

The reports of the Chief Officer (Planning, Environment & Economy) are enclosed.

REPORTS OF CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY) TO PLANNING COMMITTEE ON 17 JULY 2024

Item No	File Reference	DESCRIPTION
<u>Applications reported for determination (A = reported for approval, R= reported for refusal)</u>		
6.1	FUL/000961/23	FUL/000961/23 - A - Full application - Proposed 5no. glamping units and 5no. grass tent pitches with decking along with recycling/waste and a proposed parking area, bike storage, a facility building and a water treatment plant and soakaway. New proposed track to the parking/turning areas. One parking bay per unit is proposed, with two being EV charging points. Associated footpaths and landscaping of the site at Bryn Morgan House, Starkey Lane, Northop (Pages 9 - 22)
6.2	FUL/000369/24	FUL/000369/24 - A - Full application - for an upward extension of 2.6 metres to the existing PM2 Building at Shotton Paper Mill for 990sq.m at Shotton Paper Mill, Weighbridge Road, Sealand, Deeside (Pages 23 - 32)

Please note that there may be a 10 minute adjournment of this meeting if it lasts longer than two hours

PLANNING COMMITTEE
19 JUNE 2024

Minutes of the Planning Committee of Flintshire County Council held as a hybrid meeting on Wednesday, 19 June 2024

PRESENT: Councillor Richard Lloyd (Chair)

Councillors: Mike Allport, Chris Bithell, Helen Brown, Paul Cunningham, Rob Davies, Adele Davies-Cooke, Gladys Healey, Dave Hughes, Paul Johnson, Richard Jones, Allan Marshall, Hilary McGuill, Ted Palmer, and Mike Peers

APOLOGIES: Councillor Carol Ellis

IN ATTENDANCE:

Chief Officer (Planning, Environment & Economy), Service Manager - Strategy, Service Manager - Development, Senior Engineer - Highways Development Control, Senior Planning Officers, Solicitor and Democratic Services Officers

Prior to the start of the meeting the Chair referred to the sad death of former Councillor Gareth Roberts who had been an active member of the Planning Committee. He spoke briefly of his personal qualities and experience and expressed sincere condolences to his family and friends. Councillors Chris Bithell, Paul Johnson, Richard Jones, Mike Peers, and the Chief Officer Planning (Environment and Economy) spoke in tribute of Councillor Roberts. The Chair asked Members to stand in a minutes' silence as a mark of respect.

01. APPOINTMENT OF VICE-CHAIR

Nominations were received for Councillors Ted Palmer, Mike Peers and Allan Marshall.

Councillor Mike Peers thanked Councillor Hilary McGuill for his nomination but in view of the further names put forward declined his nomination.

When put to the vote Councillor Ted Palmer was appointed as Vice-Chair of the Committee.

RESOLVED

That Councillor Ted Palmer be appointed as Vice-Chair of the Committee.

02. DECLARATIONS OF INTEREST

Councillor Paul Cunningham declared a personal interest, as a member of Flint Town Council, on agenda item 7.7 FUL/000599/23 - Construction and Operation of a 7.5mw Green Hydrogen Electrolyser (GHE) and associated infrastructure.

03. LATE OBSERVATIONS

The late observations would be presented prior to each item being discussed.

04. MINUTES

The minutes of the meeting held on 10 April 2024 were confirmed as a correct record, as moved and seconded by Councillor Gladys Healey and Councillor Mike Peers.

RESOLVED:

That the minutes be approved as a true and correct record.

05. ITEMS TO BE DEFERRED

The Chief Officer (Planning, Environment and Economy) recommended that application 7.1 - FUL/000961/23 - Proposed 5no. glamping units and 5no. grass tent pitches with decking along with recycling/waste and a proposed parking area, bike storage, a facility building and a water treatment plant and soakaway, at the site at Bryn Morgan House, Starkey Lane, Northop, be deferred .

Councillor Mike Peers moved deferral of the application and this was seconded by Councillor Chris Bithell.

RESOLVED:

That the above application be deferred

06. REPORTS OF THE CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOMY)

RESOLVED:

That decisions be recorded as shown on the Planning Application schedule attached as an appendix.

07. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

There were 7 members of the public present at the start of the meeting.

(The meeting started at 2.00 pm and ended at 4.20 pm)

.....
Chair

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PLANNING COMMITTEE ON 19 JUNE 2024

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
FUL/000961/23	Northop Community Council	Full application - Proposed 5no. glamping units and 5no. grass tent pitches with decking along with recycling/waste and a proposed parking area, bike storage, a facility building and a water treatment plant and soakaway. New proposed track to the parking/turning areas. One parking bay per unit is proposed, with two being EV charging points. Associated footpaths and landscaping of the site at Bryn Morgan House, Starkey Lane, Northop		That the item be deferred to allow for additional information to be sought in relation to the following: <ul style="list-style-type: none"> • increase in land levels • details of the materials imported onto the site • check works that have been undertaken are accurately shown on the plans • amend description of development to reflect retrospective nature
FUL/000008/24	Connah's Quay Town Council	Full application – application for a new boiler and building with ancillary structures and associated works at Shotton Paper Mill, Weighbridge Road, Deeside Industrial Park, Deeside		That planning permission be granted, in accordance with the Officer's recommendation, and subject to the conditions set out in the report and in the late observations.
063509	Queensferry Community Council	Full application - change of use of land to form mixed use comprising a 2 pitch family traveller site, 2 day rooms, general storage of personal	Late observations were read out on behalf of Councillor Christine Jones (joint local Ward Member).	That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and in the Late Observations and an

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
		business equipment. Erection of a 2.4m high wooden boundary fence, entrance gates with improved access onto station road (retrospective) at Land Adj Willowbrook (Park Homes), Station Road, Sandycroft	Mike Carr (Agent) spoke in support of the application	additional condition to secure access to the adjacent watercourse for NRW having regard to the boundary treatment in place
COU/001028/23	Buckley Town Council	Conversion application - conversion of vacant/redundant Public House to Residential use at The Tavern, Alltami, Mold	Late Observations were read out on behalf of NRW	That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and in the Late Observations including an additional condition in relation to methods of disposal of foul drainage water
COU/000718/23	Buckley Town Council	Conversion application - proposed conversion of former retail/offices to HMO at 39A, Mold Road, Buckley	Endaf Roberts (Agent) spoke in support of the application	<p>That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and in the Late Observations including an additional condition in connection with recycling arrangements as follows:</p> <ul style="list-style-type: none"> • notwithstanding the submitted details, prior to the first occupation of the HMO, full details of the arrangements for

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
Page 859489				<p>the storage and disposal of refuse, including recycling facilities, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.</p>
	Hawarden Community Council	Full application - Formation of a two way vehicular access and road at Mold Road, Ewloe Green, Deeside	<p>Late observations were read out on behalf of Councillor Linda Thomas (joint local Ward Member)</p> <p>Anthony Bullick (Applicant's Representative) spoke in support of the application</p>	<p>That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and the Late Observations and Section 106 Obligations, including amended Condition 3 as follows:</p> <ul style="list-style-type: none"> The proposed access (and adjoining highway works) shall be completed to the written satisfaction of the Local Planning Authority in consultation with Welsh Government (Transport)

ITEM NO	TOWN/ COMMUNITY COUNCIL	SITE/PROPOSAL	THIRD PARTY / LOCAL MEMBER OBSERVATIONS	RESOLUTION
				before the access is brought into use and shall provide for a scheme of signage in relation to prevention of no right turn egress (in the direction of Mold).
FUL/000599/23	Flint Town Council	Full application - construction and operation of a 7.5MW Green Hydrogen Electrolyser (GHE) and associated infrastructure at Kimberley Clark Factory, Aber Park, Aber Road, Flint	Late observations were read out on behalf of the Ramblers Association Iain Buchanan (Applicant) spoke in support of the application	That planning permission be granted, in accordance with the Officer's recommendation, subject to the conditions set out in the report and the Late Observations

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **17th JULY 2024**

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

SUBJECT: **PARTLY IN RETROSPECT THE PROPOSED ERECTION OF 5 NO. GLAMPING UNITS AND 5 NO. GRASS TENT PITCHES WITH ASSOCIATED INFRASTRUCTURE**

APPLICATION NUMBER: **FUL/000961/23**

APPLICANT: **MR AND MRS D. SKILLIN**

SITE: **BRYN MORGAN, STARKEY LANE, NORTHOP, MOLD, CH7 6DG**

APPLICATION VALID DATE: **26TH OCTOBER 2023**

LOCAL MEMBERS: **COUNCILLOR M. BATEMAN**
COUNCILLOR L. THEW

TOWN/COMMUNITY COUNCIL: **NORTHOP**

REASON FOR COMMITTEE: **AT THE REQUEST OF THE LOCAL MEMBERS DUE TO CONCERNS REGARDING ACCESS**

SITE VISIT: **SITE VISIT CARRIED OUT ON 17TH JUNE 2024**

1.00 SUMMARY

- 1.01 This is a full application, made partly in retrospect, for the proposed use of land at Bryn Morgan, Starkey Lane, for five no. glamping units and five no. tent pitches together with associated infrastructure.
- 1.02 Members will be aware that the application was subject to a site visit on 17th June 2024 and was deferred at the Planning Committee meeting on 19th June 2024 to allow for additional information to be obtained regarding the potentially unauthorised works undertaken at the site.

- 1.03 The applicant has confirmed that the application is made partly in retrospect as some ground works have been undertaken with the site stripped, clay and mud removed, land drainage installed and approximately 8 inches of inert waste aggregate material imported. In addition two portacabins have been sited which are proposed as toilet blocks.
- 1.04 Natural Resources Wales have been consulted with evidence gathered by the Local Planning Authority and information provided by the applicant with regards to the imported material. The aggregate is confirmed to be a sturdy blend of crushed hardcore, concrete, brick, and mortar that is typically supplied in varying sizes. It poses no risks in terms of land contamination and therefore no action in terms of waste regulation is required.
- 1.05 Policy PE12 of the Flintshire Local Development Plan is supported by Planning Policy Wales in identifying areas outside settlement boundaries for appropriate tourism related development. In this case, the relatively small scale development being proposed is considered to be beneficial for the rural economy. The application is considered compliant in principle.
- 1.06 The partly retrospective nature of the application is unfortunate as it is acknowledged that the current state of the land is stark and visually unattractive. However, it is recommended that the imposition of conditions relating to landscaping would ensure that the majority of the land would be returned to grass with enhanced landscaping features including native planting. Accordingly, once completed the proposed development would not be considered to impact on landscape character.
- 1.07 Concerns have been raised from third parties with regards to the increase in traffic and impact on highway safety. Highways Development Control Officers have negotiated with the applicant to ensure that adequate visibility can be achieved from the existing access and that improvements to the highway verge can be secured. The scale of the development is such that the limited increase in traffic is not considered to cause a detriment. The application, if approved, would be subject to a number of highways conditions as set out in paragraph 2.01 of this report.
- 1.08 In addition to the highway matters, concerns have been raised with regards to noise and impact on neighbouring amenity. The nearest dwellings are over 200 metres away with mature hedgerows and trees in between which act as a visual and noise buffer. Community and Business Protection Officers raise no concerns with potential noise from the site.

1.09 Finally, matters including drainage and ecological implications have been assessed and are considered to accord with local and national planning policy.

1.10 It is therefore recommended that Members endorse the recommendation to approve the application subject to the conditions as outlined at Paragraph 2.01 of this report.

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

- 2.01
1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.
 2. The development shall be carried out in accordance with the following approved plans and documents:
 - Application Form
 - Notice Under Article 10
 - Design & Access Statement
 - Visualisation - Dwg 230822-01-09
 - Photographs - Dwg 230822-01-03
 - Market Research Report
 - Visibility Splay
 - Traffic & Speed Survey Analysis - October 2023
 - Mold ATC Survey
 - Proposed Pod Plan & Elevations - Dwg 230822-01-05
 - Proposed Drainage Plan - Dwg 230822-01-04 Rev A
 - Location Plan - Dwg 230822-01-01
 - Block Plan - Dwg 230822-01-02 Rev C
 3. The glamping units shall be occupied for holiday purposes only; and shall not be occupied as a person's sole, or main place of residence. The owners of the holiday units shall maintain an up-to-date register of the names of all occupiers of the units and their main home addresses and shall make this information available at all reasonable times to the local planning authority.
 4. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection during the course of development

- b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers and location and the proposed timing of the planting
 - c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas
 - d) proposed earthworks, grading and the mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform
 - e) proposed positions, design, materials and type of boundary treatment.
5. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years of the time of planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.
6. Prior to commencement of development details of external lighting shall be submitted to and approved in writing.
7. Prior to the commencement of any site works, highway improvements shall be carried out, in accordance with details to be submitted and approved by the County Council
8. The proposed access shall have a visibility splay of 2.4m x 42m in a westerly direction and 2.4m x 52m in an easterly direction. Both sightlines shall be measured along the nearside edge of the adjoining carriageway over land within the control of the Applicant and/or Highway Authority and within which there shall be no obstruction to visibility in excess of 1.0m above the nearside channel level of the adjoining highway. The access shall be set out in accordance with the attached standard detail and measure a minimum width of 5.0m at the back edge of the adopted highway.
9. If finished ground levels/surface material require, positive means to prevent the run-off of surface water from any part of the site onto the highway shall be provided in accordance with details to be submitted to and approved by the County Council prior to the commencement of any site works.
10. Facilities shall be provided and retained within the site for the loading, unloading, parking and turning of vehicles. Such facilities being completed prior to the proposed development being brought into use.

3.00 CONSULTATIONS

3.01 **Councillor M Bateman (Local Member)** – Requests committee determination and site visit due to concerns regarding highway safety and to allow committee members to fully appreciate the constraints of the site.

Councillor L Thew (Local Member) – Requests committee determination and site visit due to concerns regarding highway safety and to allow committee members to fully appreciate the constraints of the site.

Northop Community Council: No objections to the proposed development

Highways Development Control: Following the submission of additional information no objections are raised subject to the inclusion of conditions.

Community and Business Protection: No objections received

Natural Resources Wales: Following the submission of additional information regarding foul drainage, no objections are raised. Additional consultation with regards to the importation of materials raises no objections and no further action required in terms of waste legislation.

Ecology: No objections subject to the inclusion of conditions

Airbus: No objections

4.00 PUBLICITY

4.01 7 Neighbour Notification letters were sent to adjoining/nearby properties and a Site Notice was also posted adjacent to the site. Three letters of objection received raising the following:

1. Impact on the character and appearance of the area
2. Impact on highway safety and increase traffic
3. Potential for anti-social behaviour and littering
4. Noise
5. No residents of Starkey Lane or Allt Goch Lane support the application

5.00 SITE HISTORY

- 5.01 060009 – Proposed Rear Extension, internal modifications & alterations to existing windows/doors of dwelling – Approved 19.07.2019

6.00 PLANNING POLICIES

- 6.01 Flintshire Local Development Plan
STR2- The Location of development
STR4- Principles of sustainable development
STR 5- Transport and accessibility
STR6- Services, facilities and infrastructure
STR7- Economic development, enterprise and employment
STR8- Employment land provision
STR10- Tourism, culture and leisure
STR13- Natural and built environment, green networks and infrastructure
PC1- The Relationship of development to settlement boundaries
PC2- General requirements for development
PC3- Design
PE4- Farm diversification
PE12- Tourist accommodation, facilities and attractions

Supplementary Planning Guidance

SPGN No. 3- Landscaping

SPGN No.11 – Parking Standards

National Planning Policy

Planning Policy Wales Edition 12

TAN 13- Tourism

7.00 PLANNING APPRAISAL

- 7.01 Introduction
This application seeks planning permission for the use of land at Bryn Morgan for tourist accommodation in the form of five no. glamping units and five no. camping pitches.
- 7.02 Site Description
The application site extends approximately 0.9 acres in size and is bordered by the existing dwelling and allotments of Bryn Morgan House to the west with open countryside on all other boundaries. An existing farm access exists onto Starkey Lane.
- 7.03 Previously a field with a pond to the east, at the time of submission the land in question had been cleared with drainage works undertaken under permitted development. The applicant has subsequently removed layers of mud/clay and imported an aggregate

mixture of crushed brick/concrete and crushed stones. In addition two storage containers have been brought onto the land.

7.04 Proposed Development

The application proposes the use of the land for the erection of five no. glamping units in the form of small wooden pods with external decking and five no. tent pitches. A facilities building with showers/toilets and washing equipment is proposed together with an area for recycling.

7.05 Following the site visit undertaken on the 17th June 2024 it was established that work had commenced on the site with the importation of crushed brick/concrete and crushed stones material across the site. Whilst it is accepted that the finished land levels are not significantly different to that previously, given the quantities of material imported to support the drainage of the land and allow for development is considered an engineering operation, hence the description of development has been amended to reflect the partly retrospective position.

7.06 Access to the site is derived from an existing access onto Starkey Lane. The access will be improved to ensure visibility is achieved in both directions. In addition, the applicant has served notice on the County Council to include areas of highway verge within the application site to ensure improvements and ongoing maintenance can be achieved.

7.07 Within the site the glamping pods would benefit from car parking adjacent to each unit whilst a parking and turning area would be provided for the camping. The proposed tracks would be constructed with a permeable surface.

7.08 The application proposes that foul drainage is to be discharged to a private sewerage system in this instance a package treatment plant (PTP) as there is no connection to the foul sewer at this location. Surface water drainage will be controlled through the SAB process.

7.09 Principle of Development

The proposal is for the development of tourist accommodation and therefore Policy PE12 of the FLDP is the most applicable policy against which the development should be assessed. Policy PE12 confirms that:

7.10 Outside defined settlement boundaries development will be permitted in the form of:

- c. non-permanent accommodation such as chalets, pods, glamping and tent camping sites;

- 7.11 The policy states that outside of settlement boundaries non-permanent accommodation such as glamping pods would be permitted. Tourist development is encouraged by Policy PE12 as tourism provides support to the local economy.
- 7.12 The local policy position is further supported nationally in Planning Policy Wales Ed.12 where it states in para 5.5.3:

'In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy'.... 'Development should be sympathetic in nature and scale to the local environment'.
- 7.13 The existing site is screened by a mature hedgerow fronting onto Starkey Lane and the perimeter boundaries. The proposed site layout is considerate with built form mainly positioned to the rear of the site in a visually unintrusive location. In addition the relatively small scale of the development is such that it is not considered that the proposal would affect the open countryside character or visual amenity of the area.
- 7.14 Highway Safety
Access to the site is via an existing field entrance which is separate to the residential access of Bryn Morgan. The application proposes to improve the existing access with gates set back from the road side to ensure vehicles are clear of the highway.
- 7.15 Concerns have been raised from third parties that the existing road has already seen an increase in traffic deriving from the Croes Atti development and the proposed tourist accommodation will exacerbate issues.
- 7.16 The Council's Highways Development Control Officers have assessed the proposal and required the submission of additional information with regards to the proposed access. In particular a speed survey was commissioned to demonstrate usage and speeds of travelling vehicles. The additional information confirms that the scale of the proposed development is such that it is not likely to cause any noticeable increase in traffic. Furthermore, the applicant is able to evidence that adequate visibility can be achieved from the access. Finally, the applicant has agreed to make improvements to the highways verge opposite the access.
- 7.17 The applicant proposes an area for bike storage at the application site and visitors will be encouraged to make use of this mode of transport to access facilities in neighbouring villages.
- 7.18 It is considered that the development, subject to conditions, is compliant with policies STR5 and PC5 and is acceptable from a highway safety perspective.

- 7.19 Retrospective works
As outlined above, engineering operations have been undertaken on the site with concerns raised regarding the type of material imported onto the land.
- 7.20 The applicant has provided evidence to clarify that prior to the submission of the planning application a significant amount of top soil, mud and clay were removed from the site to allow for the installation of land drainage. These matters were assessed by the Council's Enforcement team who deemed that the works were permitted development and no formal planning permission was required.
- 7.21 However, subsequently the applicant has imported an aggregate inert waste consisting of a blend of crushed hardcore, concrete, brick, and mortar in varying sizes commonly used in construction projects. Natural Resources Wales have visited the site and assessed the aggregate material. They raise no concerns or objections and advise that the type of material used does not require any exemptions or permits.
- 7.22 Accordingly, the only material planning consideration with regards to the imported material is finished land levels. From reviewing historical images it is considered that whilst there will be variations across the site, on the whole, taking into consideration the amount of material removed and replaced, once landscaped in accordance with the suggested condition as set out at Paragraph 2.01 of this report, the land levels will be relatively unchanged and will not have any impact on landscape character.
- 7.23 Impact on Neighbouring Amenity
The nearest residential properties to the development site are approximately 250 and 300 metres to the west with fields/trees and hedgerows in between. There are no concerns that the proposed development will give rise to any impact on privacy.
- 7.24 Concerns have been raised with regards to potential noise emitting from the site. The applicant confirms in the submitted Design and Access Statement that the intention is to run the site as a rural retreat with no large parties permitted. Crucially the Council's Community and Business Protection team who investigate statutory noise complaints raise no objections from a noise perspective.
- 7.25 Accordingly, it is considered that the proposed development will not impact on neighbouring residential amenity.
- 7.26 Landscape Character
Concerns have been raised that the land subject of the application is no longer a green field. It is acknowledged that works undertaken at the site have resulted in a stark and unattractive appearance given the surrounding countryside.

- 7.27 However, the current state of the land is not the proposed finished appearance. It is proposed that the majority of the site will be returned to green field with only small areas of hardstanding for parking and turning. Suggested landscaping conditions as set out at paragraph 2.01 of this report will ensure that the land is restored, and enhanced by native planting.
- 7.28 The proposed glamping pods are located to the rear of the site and the tent pitches are located behind the existing boundary hedge. The site will harmonise with the built form development at Bryn Morgan and will not cause unacceptable harm on the landscape character.
- 7.29 Ecological Implications
Great crested newts are known to occur within the locality although there are no records historic or otherwise for the pond on site. A variety of bat species, including Pipistrelles, Brown Long Eared and Lesser horseshoe bats, are also known to commute and forage using the dark hedgerows within the locality.
- 7.30 The Design and Access Statement references the existing native hedgerows and trees and that no trees or hedges are proposed to be removed and any new planting will be a mix of native species
- 7.31 With regards to the updated PPW12 and the stepwise approach, provided the key habitats – hedgerows, mature trees and pond – are retained within the development and the site is enhanced by additional native planting, then this approach will be met. Additional tree planting can also mitigate for any ash tree removal which may be required. The provision of a landscape plan can detail these proposals, and secure future management through the imposition of a suitably worded condition.
- 7.32 To maintain the hedgerows as dark corridors, lighting should be minimized and in line with Bat Conservation Trust guidance which can be secured by the way of condition.
- 7.33 Overall, it is considered that the measures as set out above and in the suggested conditions will ensure that the proposed development provides a biodiversity net benefit in accordance with PPW12.
- 7.34 Other Matters
Third party objections raise concerns regarding the potential increase in anti-social behaviour as a direct result of the proposed development. Whilst the concerns are noted, there is no evidence that the proposed glamping and camping business would give rise to anti-social behaviour. The management of the site would be the responsibility of the owners and would be subject to other regulatory controls outside of the planning system.

8.00 CONCLUSION

This application seeks planning permission for the proposed development of land for tourism accommodation in the form of glamping pods and camping pitches. The principle of the development accords with policies PE12 of the FLDP and the ambitions of PPW 12 on the rural economy without causing harm to the character of the open countryside. Whilst the retrospective nature of the application results in the site currently appearing stark, it has been established that the imported material is a typical aggregate mix which requires no environmental permits or exemptions and there is significant change to land levels. The restoration of the land can be secured by way of the landscaping conditions as suggested at paragraph 2.01.

8.01 The scale of the development is considered minor and raises no objections in terms of noise nuisance. Highways concerns from third parties are noted but no objections are raised from Highways Development Control.

8.02 With no objections from statutory or third party consultees it is considered that the application is fully compliant with both local and national planning policy and I therefore recommend that planning permission is granted subject to the imposition of conditions as set out within paragraph 2.01 of this report.

8.03 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

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.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

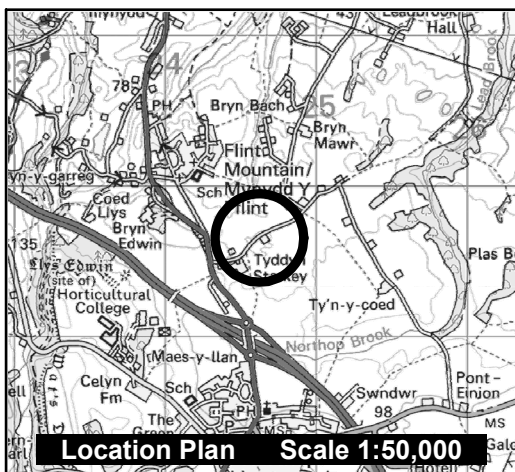
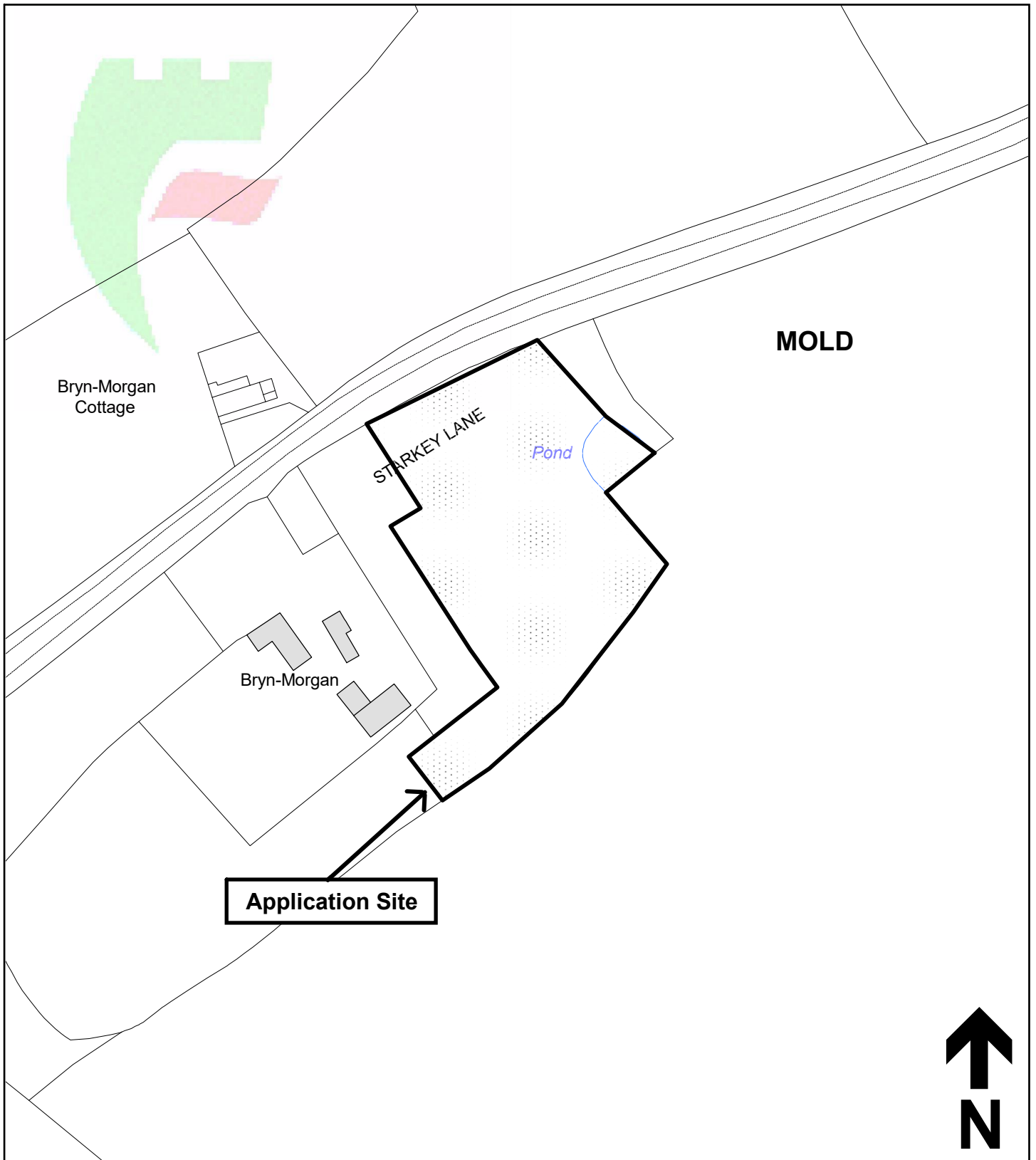
The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.




LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy

Responses to Consultation
Responses to Publicity

Contact Officer: Claire Morter
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 <p>Sir y Fflint Flintshire COUNTY COUNCIL</p>	<p>Planning, Environment & Economy, Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF. Chief Officer: Mr Andrew Farrow</p>
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<p>Legend</p> <ul style="list-style-type: none">  Planning Application Site  Adopted Flintshire Unitary Development Plan Settlement Boundary 	<p>Map Scale: 1:1250</p> <p>OS Map: SJ 2469</p> <p>Application: FUL/000961/23</p>

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FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **17th JULY 2024**

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

SUBJECT: **FULL APPLICATION FOR AN UPWARD EXTENSION OF 2.6 METRES TO THE EXISTING PM2 BUILDING AT SHOTTON PAPERMILL FOR 990SQ.M**

APPLICATION NUMBER: **FUL/000369/24**

APPLICANT: **SHOTTON MILL LIMITED**

SITE: **SHOTTON PAPERMILL, WEIGHBRIDGE ROAD, DEESIDE INDUSTRIAL PARK, FLINTSHIRE, CH5 2UL**

APPLICATION VALID DATE: **15TH MAY 2024**

LOCAL MEMBERS: **COUNCILLOR R MANSELL**
COUNCILLOR D OWEN

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

REASON FOR COMMITTEE: **DUE TO THE SCALE OF THE DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This application seeks planning permission for the erection of an upward extension of 2.6 metres of an existing building at Shotton Papermill.
- 1.02 As Members may recall, planning permission was granted in 2022 for the redevelopment of the existing papermill facility (reference FUL/000011/22) known as the main site and expansion of the site into land off Weighbridge road known as the A4 expansion. Work has commenced on the redevelopment.

- 1.03 The above planning permission granted consent on the same land for the erection of new corrugating machine building with associated infrastructure which is notably bigger than the building subject to this application.
- 1.04 The proposed upwardly expansion would result in a building 25 metres in height above ground which is not insignificant. However, it would still be lower than the proposed buildings under construction within the main site and those on neighbouring Parc Adfer and the wider Deeside Industrial Park. In terms of landscape character the proposed scale is considered acceptable, and in both environmental and visual terms the impact is considered lesser than that previously approved.
- 1.05 The current application is considered significant to the ongoing redevelopment of Shotton Papermill which is an economically significant business in the Deeside Industrial Park area. The principle of industrial development is supported by Policy PE2 of the Flintshire Local Development Plan and the proposal accords with this policy.
- 1.06 Matters including ecological implications and highway safety have been fully assessed and are considered compliant with local and national planning policy. No objections have been received from any statutory consultee. The application has been referred to planning committee as the proposed height exceeds that which would allow for a delegated decision.
- 1.07 It is therefore recommended that Members endorse the recommendation to approve the application subject to the conditions as outlined at Paragraph 2.01 of this report.

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

- 2.01
1. The development hereby approved shall be commenced before the expiration of five years from the date of this permission.
 2. The development shall be carried out in accordance with the following approved plans and documents:
 - Covering letter
 - Existing Roof Plan Part A - 1141-120-MG-107
 - Existing Roof Plan Part B - 1141-120-MG-108
 - Existing Roof Plan Part C - 1141-120-MG-109
 - Proposed Roof Plan Part A - 1141-120-MG-110
 - Proposed Roof Plan Part B - 1141-120-MG-111
 - Proposed Roof Plan Part C - 1141-120-MG-112

- Bale Handling Bldg Ground Floor Plan - 1158-110-MU-001 Rev 3
- Reel Storage Bldg Ground Floor Plan A - 1158-130-MU-001 Rev 3
- Reel Storage Bldg Ground Floor Plan B - 1158-130-MU-002 Rev 3
- Existing Site Plan
- Proposed Site Plan
- Location Plan
- Existing Front Elevation - 1141-120-MG-106
- Existing & Proposed East & West Elevations - 1141-120-MG-113
- Existing & Proposed South Elevations - 1141-120-MG-114

3. No development or phase of development shall commence until an updated Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

3.00 CONSULTATIONS

3.01 **Local Members:** No responses received at time of writing report

Connah's Quay Town Council: No objections to the proposal provided it complies with planning policy

Highways Development Control: No objections

Community and Business Protection: No objections

Natural Resources Wales: No objections but recommend the imposition of a condition relating to the submission of an updated Construction Environmental Management Plan (CEMP).

Airbus: No objections

4.00 PUBLICITY

4.01 A Site Notice was posted adjacent to the site. No responses were received at the time of writing report

5.00 SITE HISTORY

5.01 There is an extensive planning history associated with this site but the most relevant consents are listed below:

FUL/000011/22 – Redevelopment and expansion of former UPM Shotton Paper Mill site comprising 82 hectares of new paper factory buildings and processing plant and associated landscaping, offices, access and parking – Approved 26th October 2022

6.00 PLANNING POLICIES

6.01 Flintshire Local Development Plan

Policy STR2: The Location of Development

Policy STR4: Principles of Sustainable Development, Design and Placemaking

Policy STR5: Transport and Accessibility

Policy STR8: Employment Land Provision

Policy STR13: Natural and Built Environment, Green Networks and Infrastructure

Policy STR14: Climate Change and Environmental Protection

Policy PC1: The Relationship of Development to Settlement Boundaries

Policy PC2: General Requirements for Development

Policy PC3: Design

Policy PC4: Sustainability and Resilience of New Development

Policy PC5: Transport and Accessibility

Policy PE2: Principal Employment Areas

Policy EN4: Landscape Character

Policy EN6: Sites of Biodiversity Importance

Policy EN16: Development on or near Landfill Sites or Derelict and Contaminated Land

Policy EN18: Pollution and Nuisance

Adopted Supplementary Planning Guidance

SPGN No. 8 – Nature Conservation and Development

SPGN No 3 – Landscaping

SPGN No 8 – Nature Conservation and Development

SPGN No. 11 – Parking Standards

National Planning Policy

Planning Policy Wales Edition 12

Future Wales – The National Plan 2040

TAN 5: Nature Conservation & Planning

TAN 11: Noise

TAN 12: Design

TAN 18: Transport

TAN 23 - Economic development

7.00 PLANNING APPRAISAL

7.01 Introduction

This application seeks planning permission for the proposed upwardly extension of a building known as PM2 at Shotton Papermill by 2.6 metres.

7.02 Site Description

The overall site comprises the operational Shotton Mill paper manufacturing facility, formerly owned and operated by UPM (the

Main Site) together with adjoining vacant brownfield land (the Expansion Site, also known as the A4 land). The land subject of this application sits roughly in the middle of the main site.

- 7.03 The site is situated within the Deeside Industrial Park close to the Dee Estuary. The Dee Estuary is subject to a number of national and European wildlife designations. The site is located within the Wrexham & Deeside National Growth Area as defined by Future Wales: The National Plan 2040.
- 7.04 The site lies to the south of the A548 dual carriageway, with access to the A548 being via a local distributor road that serves the Deeside Industrial Park. Vehicular access to the site is from a roundabout junction on the A548 via Weighbridge Road forming part of the Deeside Industrial Park. The A548 dual carriageway links to the A55.
- 7.05 The surrounding area of Deeside Industrial Park is occupied by a number of large-scale manufacturing and energy generation facilities.
- 7.06 **Proposed Development**
This application proposes a 2.6 metre upward roof extension to an existing building. This extension will enable the installation of machinery which will allow the site to produce tissue. Under the extant planning permission FUL/000011/22 for the redevelopment of the entire papermill site, the PM2 building (subject of this application) was previously due to be demolished. The proposal is to now utilise this building and extend it upwards by 2.6 metres. The applicant contends that without the upward extension, the building will not have a purpose on site and will need to be demolished.
- 7.07 The proposed building height is 25 metres above ground level which although high, the building will still be smaller in comparison to its surrounding buildings. The footprint of the building will not be altered. It is proposed that materials will match the existing cladding and roof and compliment the other buildings on site. No new access arrangements are proposed, with access to the main site works facilitated through existing infrastructure.
- 7.08 **Principle of Development**
The application site lies within a Principal Employment Area (Deeside Industrial Park) by virtue of policy PE2.11. Through policy PE2 it is considered that by identifying key areas where primarily existing employment development can be safeguarded and where new employment development in relation to this can be focussed, the LPA will generally be supportive subject to compliance with other material considerations. The policy is applicable to the use of land, new build, conversion, redevelopment and extension or expansion.

- 7.09 The policy permits B1, B2 and B8 development provided that the development is of an appropriate type and scale for both the site and its surroundings and satisfies other Plan policies.
- 7.10 The site has the benefit of a planning permission (FUL/000011/22) for the redevelopment and expansion of the former papermill and therefore the principle of employment development is established on the site. Given that the proposed development sits within a major consented development parcel the proposal is considered compliant with policy PE2 of the LDP and acceptable in principle.
- 7.11 Highway Safety
The application does not propose any new access arrangements. The existing PM2 building which is proposed to be upwardly extended forms part of the main site works, and will be accessed via the existing access of Weighbridge Road.
- 7.12 No objections have been received from the Highways Development Control section.
- 7.13 Ecological Implications
The application site lies within:
- 280m of the Dee Estuary (Wales) SAC / SPA / Ramsar site
 - 1.4km of the River Dee and Bala Lake SAC
 - 280m of the Dee Estuary SSSI
 - 290m of the Shotton Lagoons and Reedbeds SSSI
 - 1.4km of the Inner Marsh Farm SSSI
 - 1.5km of the Afon Dyfrdwy (River Dee) SSSI
- 7.14 The footprint of the proposed development is outside of the above protected sites. Accordingly advice received from Natural Resources Wales in their consultation response relate to potential secondary effects upon their features, some of which are mobile species.
- 7.15 A Construction Environmental Management Plan (CEMP) was submitted with application FUL/000011/22 and is detailed by the applicant as being a live document which is updated with each phase of development. In order to ensure that appropriate mitigation measures are applicable to this proposed development it is recommended that a suitably worded condition requiring the submission of an updated CEMP be imposed.
- 7.16 The proposed works fall within the overall footprint of the site redevelopment and accordingly no concerns are raised about increased noise or visual disturbance to overwintering bird features of the Dee Estuary SPA/Ramsar site. It is considered that the applicant has evidenced the low numbers of qualifying species

present within and close to the site boundaries appropriately. Natural Resources Wales welcome the measures relating to downlighting and reducing the potential impacts of light pollution.

7.17 Although this application, by virtue of its nature of an upwardly extension has no additional impact on green infrastructure, the proposal must demonstrate how net biodiversity benefit can be achieved. A site wide Landscape and Ecological Management Plan (LEMP) has been approved as part of the wider redevelopment which follows the step wise approach in terms of providing biodiversity net gain. Accordingly, with this provision it is considered that the proposal is compliant with local and national planning policies with regards to ecological matters.

7.18 Landscape Character

The character of the site is largely industrial with the visual setting of large scale industrial and infrastructure based development close to the River Dee as its backdrop. Accordingly whilst the proposed increase in building height to 25 metres is high, taken in context with other buildings at the site, neighbouring Parc Adfer, and surrounding units such as Deeside Power Station the overall scale is not considered inappropriate in this location.

7.19 In terms of appearance the proposed re-use and extension of the existing building rather than its demolition and replacement with a significantly larger corrugater machine building as currently approved actually could be seen as visual betterment. The proposed tissue machine and associated structures cover a notably smaller area and make use of existing infrastructure.

7.20 The proposed new tissue machine is considered to have lower environmental impacts and less impact on the local character compared to the approved plans for the corrugation machine.

8.00 CONCLUSION

This application seeks to re-use and upwardly expand an existing building known as PM2 to facilitate its use for a tissue machine. The building sits within the main site which is currently under redevelopment.

8.01 Although the proposed building height is not insignificant, the existing industrial backdrop and heights of adjacent buildings and infrastructure at neighbouring Parc Adfer, Deeside Power Station and Deeside Industrial Park is such that the building will not cause any visual harm. The re-use of the building is considered an environmental betterment as it avoids a demolition and rebuild.

8.02 With no objections from statutory or third party consultees it is considered that the application is fully compliant with both local and national planning policy and I therefore recommend that planning

permission is granted subject to the imposition of conditions as set out within paragraph 2.01 of this report.

8.03 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

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.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

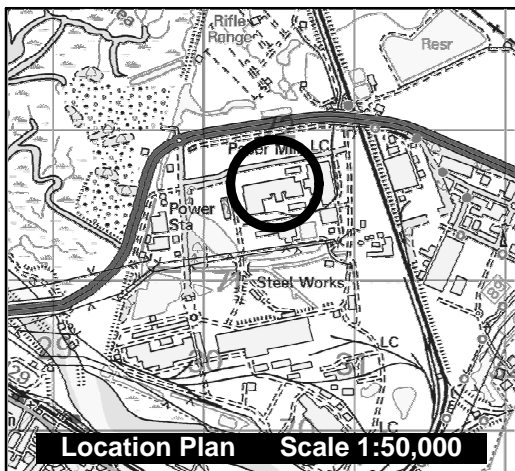
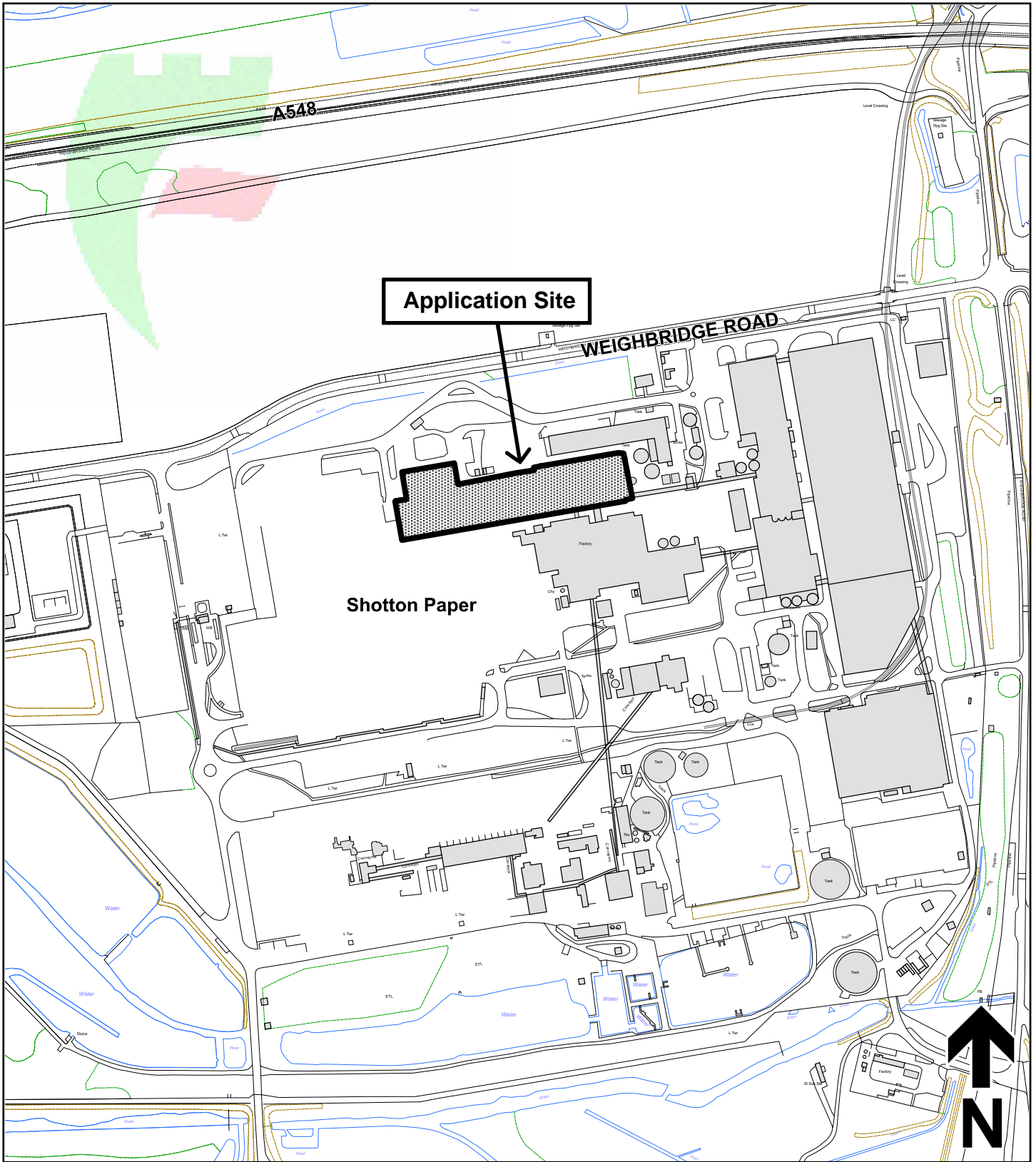
LIST OF BACKGROUND DOCUMENTS

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

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Legend



Planning Application Site



Adopted Flintshire Unitary
 Development Plan
 Settlement Boundary

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