

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **18<sup>TH</sup> JUNE 2014**

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

**SUBJECT:** **APPEAL BY WM MORRISONS SUPERMARKETS PLC AGAINST THE DECISION OF FLINTSHIRE COUNTY COUNCIL TO REFUSE PLANNING PERMISSION FOR THE CONSTRUCTION OF A NEW PETROL FILLING STATION AND ASSOCIATED ACCESS ROAD WITH ALTERATIONS TO EXISTING HIGHWAY AT NEIGHBOURHOOD CENTRE, FFORDD LLANARTH, CONNAH'S QUAY – DISMISSED.**

**1.00 APPLICATION NUMBER**

1.01 050616

**2.00 APPLICANT**

2.01 WM. MORRISON SUPERMARKETS

**3.00 SITE**

3.01 NEIGHBOURHOOD CENTRE,  
FFORDD LLANARTH, CONNAH'S QUAY

**4.00 APPLICATION VALID DATE**

4.01 18/3/2013

**5.00 PURPOSE OF REPORT**

5.01 To inform Members of the Inspector's decision in relation to an appeal into the refusal of planning permission for construction of a petrol filling station and associated access road with alterations to the existing highway at the neighbourhood centre, Ffordd Llanarth, Connaah's Quay. The application was refused by the Planning Committee, contrary to officer recommendation and the decision notice issued on 1<sup>st</sup> August 2013. The appeal was determined by way of written representations and was **DISMISSED**.

## **6.00 REPORT**

- 6.01 The application was refused, contrary to officer recommendation, because it would have resulted in the loss of a residential site allocated UDP. The Inspector considered the main issue to be whether the site was required for housing development.
- 6.02 The Inspector noted that Planning Policy Wales requires that “local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing”. The Inspector also noted that the Flintshire Joint Housing Land Availability Study of September 2013 revealed that at the base date of April 2012 the housing land supply for the County was 4.5 years.
- 6.03 The Inspector was of the opinion the required five year supply of housing was deficient and notwithstanding the site’s limitations she considered its ability to meet some of the County’s housing need is a compelling reason to adhere to its allocated purpose and to not permit a use other than residential. The Inspector also noted that even though the site’s provision was small in scale it was clear that other similarly modest UDP allocations under HSG1 are anticipated. The Inspector concluded the site is required for housing development.
- 6.04 The Inspector noted the council considered the scheme to be acceptable in respect of several development control matters and had no reason to disagree with that position.

## **7.00 CONCLUSION**

- 7.01 The Inspector concluded that as the site is allocated for housing development, the proposed development would not be in accordance with the development plan and having taken into account all other considerations did not consider these were sufficient to outweigh the need for housing land in the County. The appeal was subsequently **DISMISSED**.

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