

FLINTSHIRE COUNTY COUNCIL

REPORT TO: PLANNING & DEVELOPMENT CONTROL COMMITTEE

DATE: WEDNESDAY, 16 JANUARY 2013

REPORT BY: HEAD OF PLANNING

SUBJECT: GENERAL MATTERS - DEMOLITION OF EXISTING HOTEL BUILDINGS AND THE ERECTION OF 21 NO. APARTMENTS AT BRYN AWEL HOTEL, DENBIGH ROAD, MOLD.

1.00 APPLICATION NUMBER

1.01 045180

2.00 APPLICANT

2.01 Richmond Investment Properties

3.00 SITE

3.01 Bryn Awel Hotel, Denbigh Road, Mold

4.00 APPLICATION VALID DATE

4.01 19/06/2008

5.00 PURPOSE OF REPORT

5.01 The purpose of this report is to update Members on the progress of the application bearing in mind it currently remains undetermined and to obtain a revised resolution from Members to allow the issuing of the decision notice.

6.00 REPORT

6.01 Members may recall that the application to which the report relates was considered by Members of the Planning & Development Control Committee at the meeting held on the 26th November 2008. It was resolved at that time that conditional planning permission be granted subject to the applicant entering into a Section 106 Agreement or

offering a unilateral undertaking or making advance payment in respect of the following issues:

1. In lieu of on site open space provision, payment of £733 per dwelling towards the upgrading of existing open space provision within the locality.
- 6.02 A copy of the report to the Planning & Development Control Committee held on 26th November 2008 is attached as Appendix A, where Members will note that the officer recommendation was to refuse planning permission, however, Members resolved to grant planning permission in the terms set out above.
- 6.03 Due to financial difficulties the original applicant was not able to conclude the S.106 Agreement. The site has now changed ownership and the new owners wish to sign the S.106 Agreement to allow the planning permission to be issued. In these circumstances due to the lapse in time since the application was last considered by the Planning Committee it is considered prudent to reassess the proposal and clarify whether or not there has been any material change in the planning circumstances that would influence the original resolution taken at the 26th November 2008 Planning Committee.
- 6.04 Since the Planning Committee's last resolution the Council have adopted a new supplementary planning guidance - SPG Note 23, which relates to developer contributions to education. Head of Education & Resources has assessed that a contribution of £49,028 would be required to cater for the impact on primary education resources.
- 6.05 The report therefore seeks a resolution from Members to allow for the amendment of the previous Committee's resolution i.e. to grant planning permission subject to conditions, but with the legal agreement amended to reflect the financial contribution now required. Therefore the new applicant shall enter into a Section 106 Agreement or offer a unilateral undertaking in respect of the following issues:
1. In lieu of on site open space provision, payment of £733 per dwelling towards the upgrading of existing open space provision within the locality.
 2. An educational contribution of £49,028 to cater for the impact on primary education resources in Mold

7.00 RECOMMENDATIONS

- 7.01 That conditional planning permission be issued subject to the new owner of the site entering into a Section 106 Agreement or offering a unilateral undertaking in respect of points 1& 2 detailed at paragraph 6.05 above.

Contact Officer: Declan Beggan
Telephone: (01352) 703250
Email: declan.beggan@flintshire.gov.uk

This page is intentionally left blank