

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 25 FEBRUARY 2015**

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

SUBJECT: **GENERAL MATTERS - CONSTRUCTION OF A NEW CREMATORIUM, ASSOCIATED CAR PARK, ACCESS ROAD AND ANCILLARY WORKS, LANDSCAPING AND GARDENS OF REMEMBRANCE ON LAND AT KELSTERTON LANE/OAKENHOLT LANE, NEAR NORTHOP**

1.00 APPLICATION NUMBER

1.01 052334

2.00 APPLICANT

2.01 Memoria Ltd.

3.00 SITE

3.01 Land at Kelsterton Lane/Oakenholt Lane,
Near Northop.

4.00 APPLICATION VALID DATE

4.01 20th June 2014.

5.00 PURPOSE OF REPORT

5.01 Following the resolution at the Special Planning & Development Control Committee on 12th February 2015, to refuse the above planning application, to seek confirmation from Members regarding the precise wording of the reasons for refusal to be attached to the decision.

6.00 REPORT

6.01 At the Special Planning & Development Control Committee Members in resolving to refuse the application considered that this should be as

a result of the inadequacy of the site access and the detrimental impact of the proposed development on the character of the landscape.

- 6.02 Where a decision is taken at Committee against officer recommendation on any particular application, it is the role of officers to draft the precise terms of that decision, in this instance the reasons for refusal. It is therefore suggested that Members consider this further report on the drafting of these reasons, which takes into account the points raised during the debate on the application, having regard to the concerns highlighted.

6.03 **Suggested Reasons for Refusal**

1. The traffic generated by the proposed development will result in an increase in the use of the existing highway network through nearby villages and approach roads which are substandard in width and lack pedestrian facilities. This will have a significant impact on road safety and conflict with existing users with a consequent increase in danger contrary to criterion c of Policy STR1, criteria d, e, & f of Policy GEN1 and Policy AC13 of the adopted Flintshire Unitary Development Plan.
2. The proposed development by virtue of its scale, form and design will have an adverse impact on the character of the landscape within this open countryside location. This is contrary to criterion b of Policy STR7, criterion a of Policy GEN1 criterion a of Policy D1, Policy D2 and Policy L1 of the adopted Flintshire Unitary Development Plan.

7.00 RECOMMENDATIONS

- 7.01 That the wording of the suggested reasons for refusal in relation to application 052334 are considered by Members to determine whether this accurately reflects the resolution made at the Special Planning & Development Control Committee on 12th February 2015.

LIST OF BACKGROUND DOCUMENTS

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

Contact Officer: Mark Harris
Telephone: (01352) 703269
Email: Robert_m_harris@flintshire.gov.uk