

FLINTSHIRE COUNTY COUNCIL

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

DATE: **25TH MARCH 2015**

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

SUBJECT: **FULL APPLICATION – RETENTION OF 2 NO. CLIMBING POLES AT FIELDS NORTH EAST OF CROSSWAYS ROAD, PEN Y CEFN, CAERWYS**

APPLICATION NUMBER: **052956**

APPLICANT: **WOODFEST ST ASAPH LIMITED**

SITE: **FIELDS NORTH EAST OF CROSSWAYS ROAD, PEN Y CEFN, CAERWYS**

APPLICATION VALID DATE: **17TH DECEMBER 2015**

LOCAL MEMBERS: **J E FALSHAW**

TOWN/COMMUNITY COUNCIL: **CAERWYS TOWN COUNCIL**

REASON FOR COMMITTEE: **THE PROPOSED DEVELOPMENT EXCEEDS 15M IN HEIGHT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This planning application seeks retrospective planning permission for the erection of 2no. 26.5m high timber climbing poles to be used during ‘Woodfest’.

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

2.01 Conditions:

1. In accordance with the approved details
2. Temporary permission for five years

3.00 CONSULTATIONS

- 3.01 Local Member
Councillor J.E. Falshaw
No comments received.

Caerwys Community Council

The poles could fall on to the nearby Babell Road and they are visual intrusive from Autumn through to Spring. It is suggested that should planning permission be granted it is only for a very short period so that they do not become a permanent fixture in the area.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

- 4.01 Site Notice
One letter has been received from a local resident objecting on the following grounds:
- Impact on residential amenity
 - Over dominate the open countryside location
 - Incongruous in their setting opposite listed buildings
 - Distraction to drivers
 - They are only used for a few days a year

5.00 SITE HISTORY

- 5.01 None relevant

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
GEN1 – General Requirements for Development
GEN3 – Development in the Open Countryside

7.00 PLANNING APPRAISAL

- 7.01 This retrospective planning application includes for the retention of 2no. 26.5m high Douglas Fir timber poles to be used for events during the festival of wood, 'Woodfest'.
- 7.02 Criterion g of policy GEN3 of the Flintshire Unitary Development Plan (FUDP) allows for development in the open countryside that is related, amongst other things, to tourism. The proposed timber poles will be used for an annual festival, which is a tourist event.
- 7.03 The application site comprises an agricultural field located within the

- 7.04 open countryside. The B5122 runs along the eastern boundary of the site and another road runs along the southern boundary. The poles are located within close proximity of each other and close proximity of the B5122.
- 7.05 Llydiart Cerrig, a locally listed building lies approximately 50m to the south of the poles, on the opposite side of the highway.
- 7.06 The field in which the poles are sited have dense hedging and trees; however, due to their height, the poles are readily visible from a number of vantage points. Notwithstanding this, the poles are timber and are not considered to have an unacceptable adverse impact on the character of the area.
- 7.07 Whilst there is a dwelling within relatively close proximity of the site, it is not considered that the poles will have any unacceptable detrimental impact on the amenities enjoyed by the occupants of the property.
- 7.08 Although the poles are within close proximity of a highway, it is considered that given their stationary and natural appearance they will not cause any distraction to drivers that would result in any risk to highway safety.
- 7.09 Given that the poles are natural timber, they have a limited lifespan. Also, as they are only required for a single annual event, there is no guarantee of the event being held on the site in perpetuity. As such, should planning permission be granted, it should be on a temporary basis for five years.

8.00 CONCLUSION

- 8.01 In conclusion, it is my view that the scale and form of the development does not have an unacceptable adverse impact on the character of the area and as such I recommend that planning permission should be granted on a temporary basis.
- 8.02 In considering this planning application 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.

LIST OF BACKGROUND DOCUMENTS

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

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