

**FLINTSHIRE COUNTY COUNCIL**  
**PLANNING AND DEVELOPMENT CONTROL COMMITTEE**  
**COMMITTEE DATE: 12<sup>TH</sup> APRIL 2017**  
**LATE OBSERVATIONS**

<b>Agenda No.</b>	<b>Application Number</b>	<b>Location</b>	<b>Consultee / Date Received</b>	<b>Observations</b>
6.1	055590	Chester Road, Penyffordd.	Ramblers Association – Received 6 <sup>th</sup> April 2017.	<p>Requests an additional ground of refusal in that the development fails to make adequate provision in accord with the Active Travel (Wales) Act 2013.</p> <p>No analysis of how the proposal complies with the Active Travel (Wales) Act 2013. No cycling provision anywhere in the development. Impossible to walk North-South within the development on a surfaced footway or footpath – there is no footway shown upon the amended plan along the road near the open space in the centre of the site.</p> <p>Preferable for the layout to include a separate footpath route for the East-West route, linked properly to other paths (or cycle paths) within the development.</p>
6.1	055590	Chester Road, Penyffordd.	<p><b>Comments from the Head of Highways (DC) – Received 10<sup>th</sup> April 2017. (In response to the above)</b></p>	<p>Active Travel Wales is recognised in the submitted TA.</p> <p>The developer has proposed surfacing and lighting of Bridleway 24. Other options for cycle connectivity are limited by off-site constraints. Pedestrian linkages are provided where possible. In addition the applicant is proposing to provide the missing section of footway required to link the development (site access to the existing footway in Chester Road) leading to the village centre.</p> <p>Provision of footways running north-south through the development are proposed. These routes are included within area dedicated to highway and specification dealt with through the Section 38 process.</p>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	055590	Chester Road, Penyffordd.	Head of Highways (DC) – Received 10 <sup>th</sup> April 2017.	<p>Provision of isolated sections of segregated, off-road, cycle facilities not considered appropriate within residential developments where both traffic speeds and volumes are low.</p> <p><b>On this basis this is not considered an additional reason for refusal.</b></p>
6.1	055590	Chester Road, Penyffordd.		<p><b>TYPOGRAPHICAL ERRORS</b>  Paragraph 7.31 penultimate sentence refers to UDP and should be LDP.</p> <p>Paragraph 7.39 the reference to PPW at the end of the paragraph should be section 4.4 and not 4.8.</p> <p>Paragraph 7.50 in relation to <u>Castell Alun High School</u> where it states 'the 5% trigger point is subtracted from 1,394 this should be 1,393.</p>
6.1	055590	Chester Road, Penyffordd.		<p><b>CLARIFICATION</b>  PLASC refers to Pupil Level Annual School Census.</p>
6.2	056325	93 Wepre Park, Connahs Quay	Adult Social Services - Received 10 <sup>th</sup> April 2017	<p>Request that the application is deferred for the following reasons:</p> <ul style="list-style-type: none"> <li>• Applicant has not contacted the Flintshire County Council Social Services prior to the submission of the application.</li> <li>• Concerns regarding possible implication on Social Services resources should residents of the proposed care home become residents of Flintshire and as such be the responsibility of Flintshire County Council Social Services.</li> </ul>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.2	056325	93 Wepre Park, Connah's Quay	Case Officer Amendment Made 10 <sup>th</sup> April 2017	<b>AMENDEDMENT</b> Replacement of condition no.3 to read 'permission limited to the type of care and number of residents outlined within the application'.
6.3	056257	Poachers Cottage Inn, High Street, Ffrith	Local Resident - Received 22 <sup>nd</sup> March 2017.	Letter of objection raising the following concerns: <ul style="list-style-type: none"> <li>• The location of the proposed garage and parking spaces off Cymau Lane is unsafe and inadequate.</li> <li>• Terrace covering area previously used for parking spaces.</li> <li>• Smell from microbrewery.</li> <li>• Inadequate parking providing.</li> <li>• Site is being used for other uses not included within the application.</li> </ul>