

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **6<sup>TH</sup> SEPTEMBER 2017**

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

**SUBJECT:** **APPEAL BY MR. S. THOMAS AGAINST THE  
DECISION OF FLINTSHIRE COUNTY COUNCIL  
FOLLOWING THE REFUSAL OF PLANNING  
PERMISSION FOR OUTLINE PLANNING FOR  
ERECTION OF ONE DWELLING AT LAND  
ADJOINING COED DUON NURSING HOME,  
HALKYN ROAD, HOLYWELL – DISMISSED.**

**1.00 APPLICATION NUMBER**

1.01 055924

**2.00 APPLICANT**

2.01 Mr. S. Thomas

**3.00 SITE**

3.01 Land Adjoining Coed Duon Nursing Home,  
Halkyn Road, Holywell.

**4.00 APPLICATION VALID DATE**

4.01 26<sup>th</sup> August 2016.

**5.00 PURPOSE OF REPORT**

5.01 To inform Members of the decision following refusal of planning permission in outline of one dwelling at land adjoining Coed Duon Nursing Home, Halkyn Road, Holywell.

5.02 The application was refused by Officer delegated powers on the 20<sup>th</sup> October 2016. The appeal was dealt with by written representations and was **DISMISSED**. The Inspector was Mr. C. Sproule.

**6.00 REPORT**

6.01 The Inspector considered the main issue was considered to be whether the proposed development would be an appropriate form of development in the countryside and its effect on character and

appearance.

6.02 Countryside

The Inspector noted that the overall vision and strategy aims for the Flintshire Unitary Development Plan. Policy STR1 states that development will be generally located within existing settlement boundaries, allocations, development zones and principle employment areas and will only be permitted outside these areas where it is essential to have an open countryside location.

6.03 Policy GEN3 is not permissive of development outside these areas except where it would be for certain exceptions. These aims are to protect the countryside from unsustainable development and considers the exceptions of Policy GEN3 to be very specific circumstances that may justify development in the countryside.

6.04 Appeal Site

The appeal site is part of a field and is accessed from a lane, which is also a Public Bridleway No. 28. On the opposite side of the lane is Coed Duon Nursing Home and adjacent dwellings link development in Milwr. The adjacent area is open agricultural land providing a clear edge to the development in this location. Open fields elsewhere in the streetscene and especially along sections of the A5026 emphasis this. The Inspector considered that due to the location of the appeal and the proximity of development to it, the proposal would significantly erode the clear edge to development that currently exists.

6.05 Character & Appearance

The Inspector considered that the Policies reference to in the UDP are consistent with PPW and that the proposal would erode the rural character and appearance of the site and the locality, the resulting harm to character and appearance would be significant.

6.06 The Inspector considered that the circumstances and the nature of the development proposed confirmed that the proposal would not be one of the exceptions listed in the UDP Policy GEN 3. It is apparent that the proposal would not be an appropriate form of development in the countryside and conflicts with Policies STR1 and GEN 3 and the relevant parts of Planning Policy Wales.

6.07 Other Matters  
Housing Provision 1

The Inspector considered that evidence indicated there is a lack of five year housing supply within Flintshire. However, the appeal proposal conflicts with the development plan and national planning policies. So while the appeal scheme would provide a dwelling that would contribute to meeting the housing need, this only provides limited weight in favour of the proposal.

6.08 Sustainable Development

Whilst the Inspector noted the attention drawn by the appellant to sustainable development, be considered that developing the appeal site would fail to ensure the efficient use of resources by utilising open countryside, contrary to be adopted development plan policies.

- 6.09 The Inspector considered that the development of this land would harm the character and appearance of the locality and as such the proposal would not be a sustainable form of development.

## **7.00 CONCLUSION**

- 7.01 The Inspector concluded that the proposal was in conflict with national and local policies and the development was not sustainable development and the appeal was **DISMISSED**.

### **LIST OF BACKGROUND DOCUMENTS**

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

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