

**APPLICATION FOR OUTLINE PLANNING PERMISSION FOR THE  
ERECTION OF AN AGRICULTURAL WORKER'S DWELLING ON LAND  
AT MAES ALYN FARM, CILCAIN**

**APPLICATION REF. 059568**

At its meeting of 4 December 2019, Flintshire County Council's Planning Committee resolved:

*'That outline planning permission be granted, subject to appropriate conditions and/or S106 obligation. Such conditions to be delegated to the Chief Officer to determine in liaison with the applicant and Local Member. A report on the conditions to be brought back to a future meeting of the Planning Committee'.*

The Council is in receipt of a letter from Llewellyn-Jones Solicitors dated 16 March 2020 confirming that the management of Maes Alyn Farm has been transferred from Mr & Mrs Griffiths Senior to their son, Sam Griffiths (the Applicant). In light of this, Mark Harris, the Case Officer, has confirmed that a S106 Obligation is not necessary.

The Case Officer has since provided a suite of draft planning conditions, including a condition which limits the occupancy of the dwelling to a rural enterprise worker and their dependants, in line with the advice contained within Welsh Government TAN6 and policy HSG4 of the Flintshire UDP.

The conditions are entirely agreeable to Mr Griffiths. As a result, it is respectfully requested that the Planning Committee ratifies the conditions so that the outline planning permission can be issued.

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27 May 2020