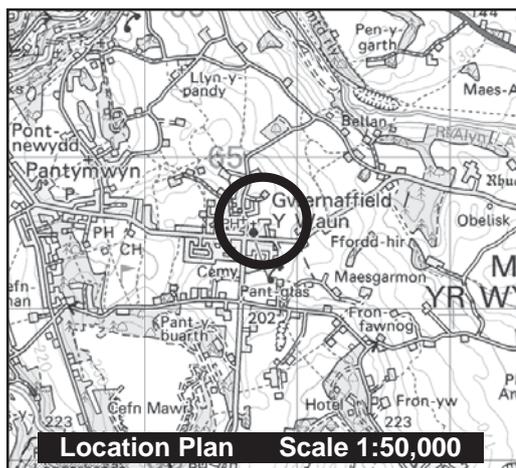


Application Site

GWERNAFFIELD



Planning, Environment & Economy,
Flintshire County Council, County Hall,
Mold, Flintshire, CH7 6NF.

Chief Officer: Mr Andrew Farrow

Legend



Planning Application Site



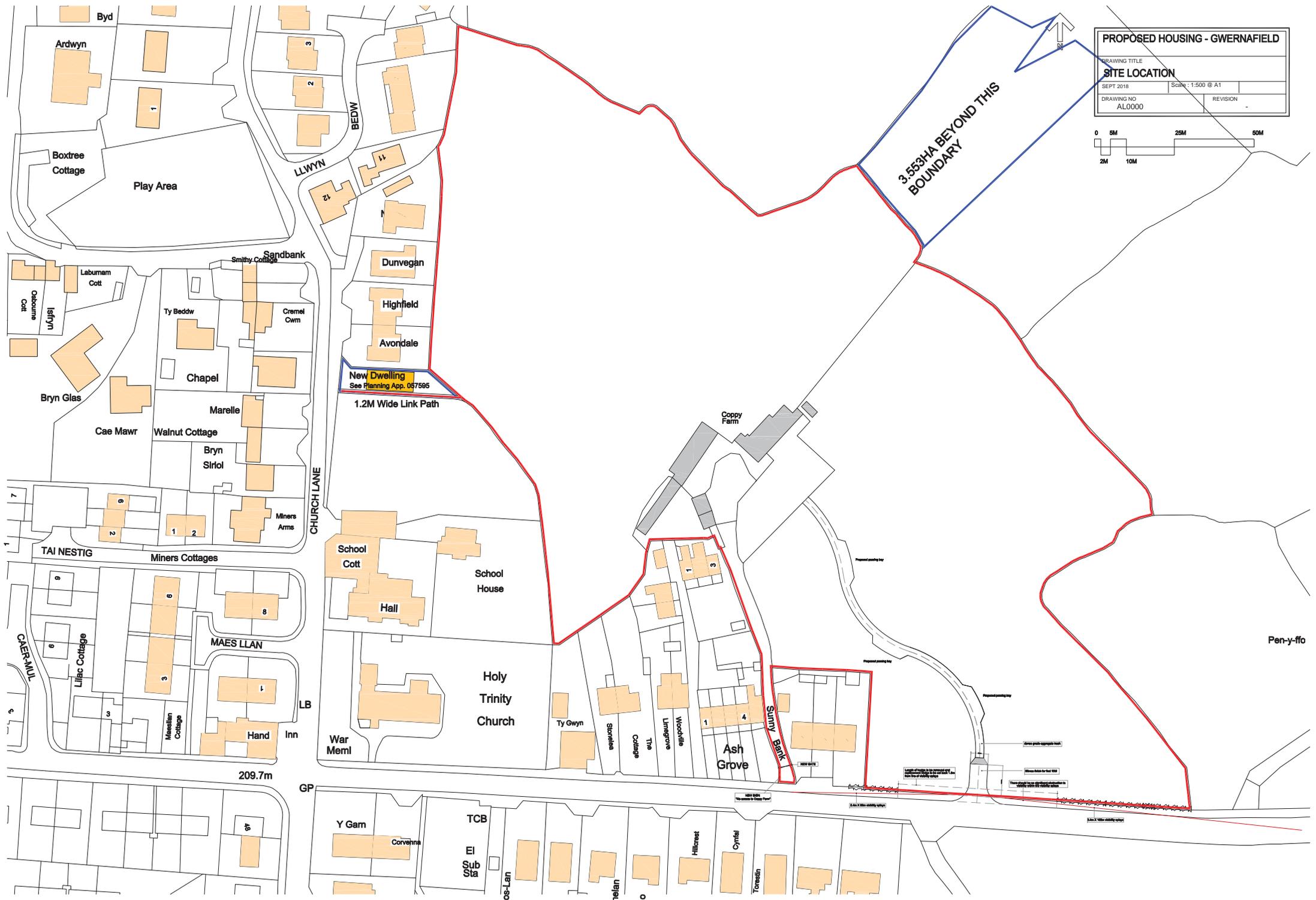
Adopted Flintshire Unitary
Development Plan
Settlement Boundary

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Flintshire County Council, 2020.

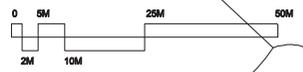
Map Scale 1:2500

OS Map ref SJ 2064

Planning Application **59396**



PROPOSED HOUSING - GWERNAFIELD	
DRAWING TITLE	
SITE LOCATION	
SEPT 2018	Scale: 1:500 @ A1
DRAWING NO AL0000	REVISION



3.553HA BEYOND THIS
BOUNDARY

New Dwelling
See Planning App. 057595

1.2M Wide Link Path

209.7m

Level 100.00m to be maintained 1.0m
from base of existing surface

Level 100.00m to be maintained 1.0m
from base of existing surface

Level 100.00m to be maintained 1.0m
from base of existing surface

Level 100.00m to be maintained 1.0m
from base of existing surface

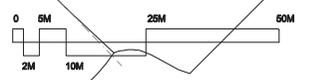
Pen-y-ffo

PROPOSED HOUSING - GWERNAFIELD

DRAWING TITLE
PROPOSED SITE PLAN

SEPT 2018 Scale : 1:500 @ A1

DRAWING NO AL0003 REVISION B



- Indicative Proposed Landscaping
- Existing trees and hedges retained
- 1800 High Garden Fence
- Indicative Parking Space
- Shared Drives
- Proposed pedestrian and cycle link



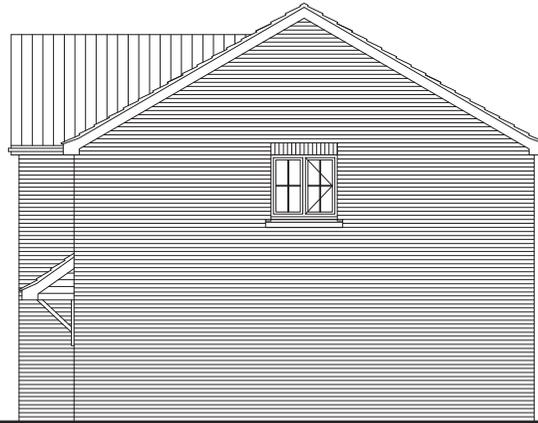
Byd
 Play Area
 Sandbank
 Ty Beddw
 Chapel
 Marelle
 Walnut Cottage
 Bryn Siriol
 Miners Arms
 Miners Cottages
 School Cott
 Hall
 Holy Trinity Church
 War Meml
 Y Gam
 Conveina
 TCB
 El Sub Sta
 Hillcrest
 Cynril
 Forestin

LLWYN
 BEDW
 Newlands
 Dunvegan
 Highfield
 Avondale
 New Dwelling
 See Planning App. 087595
 1.2M Wide Link Path
 School House
 Dee View
 Ash Grove
 Thornlea
 Rockeries
 Mael View
 CONVENIENCE STORE
 Pen-y-ffordd

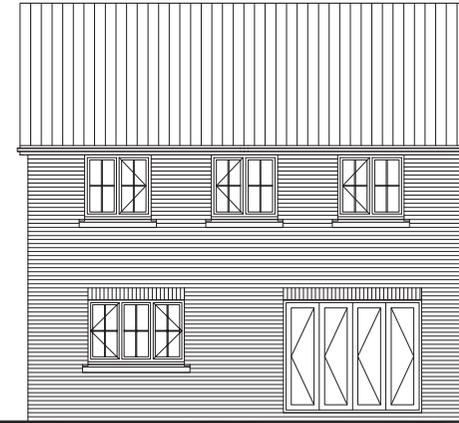
209.7m
 GP
 205.4m
 197.5m



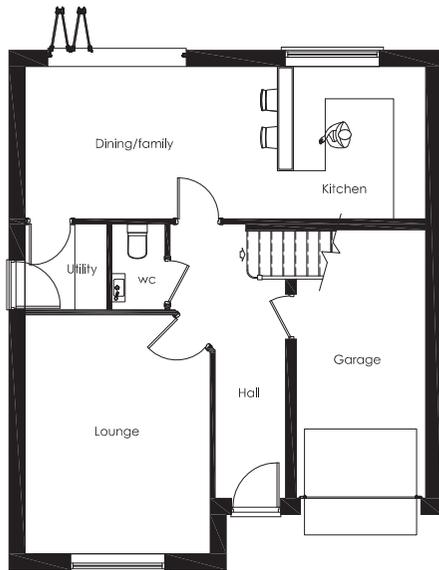
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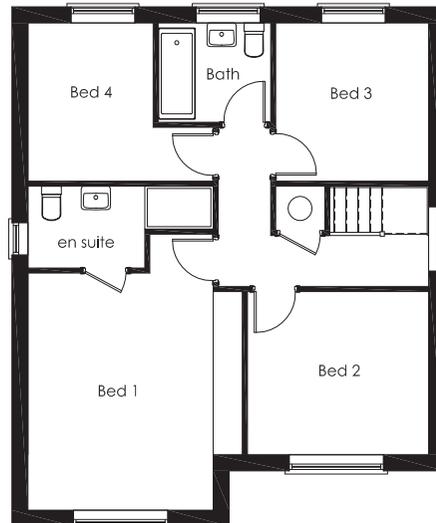
SIDE ELEVATION



REAR ELEVATION



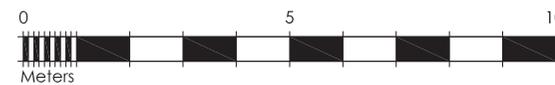
Ground floor plan



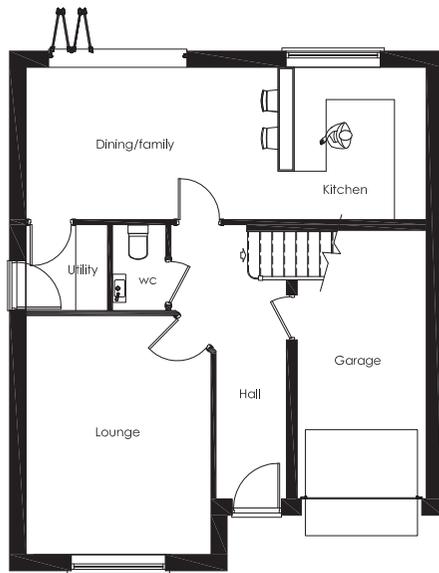
First floor plan



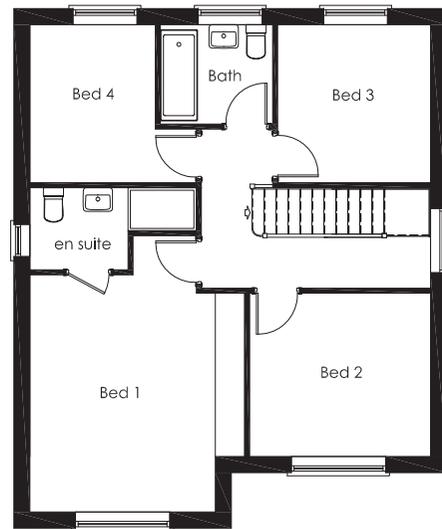
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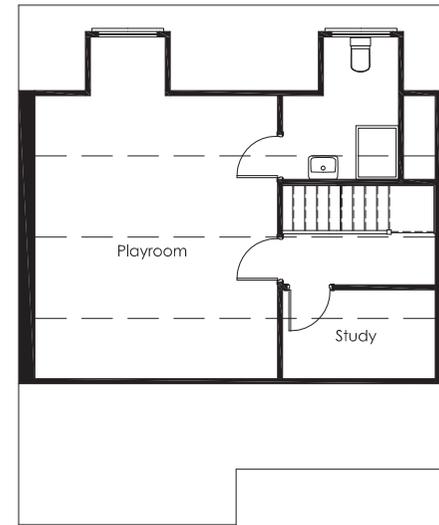
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	SCALE	DATE
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	DRAWING NUMBER	REVISION
	-	-
 <p>Green Square Architecture Ltd 'The Tap' 2 Kingsway, Altrincham, Cheshire, WA14 1ET T: +44 (0) 161 941 3080 E: info@greensquarearchitecture.com</p>		



Ground floor plan



First floor plan

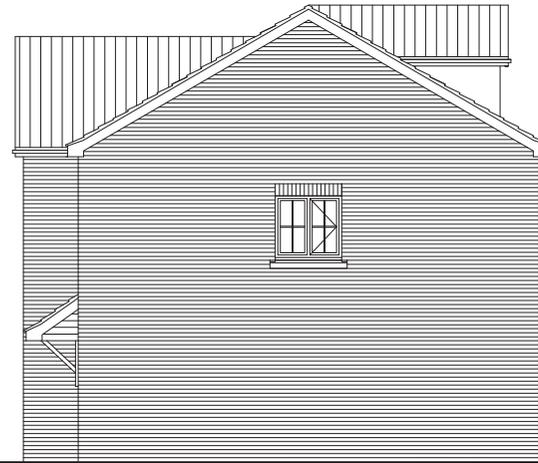


Second floor plan

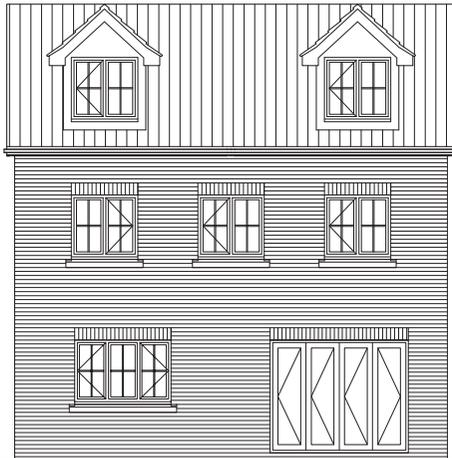
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Revision	Description	Date
CLIENT		
-		
PROJECT		
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DRAWING		
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DRAWING NUMBER		REVISION
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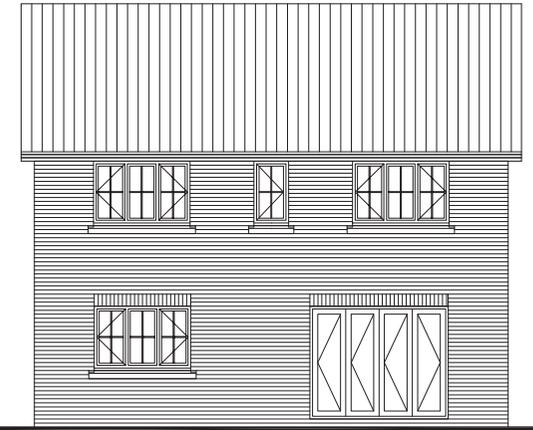

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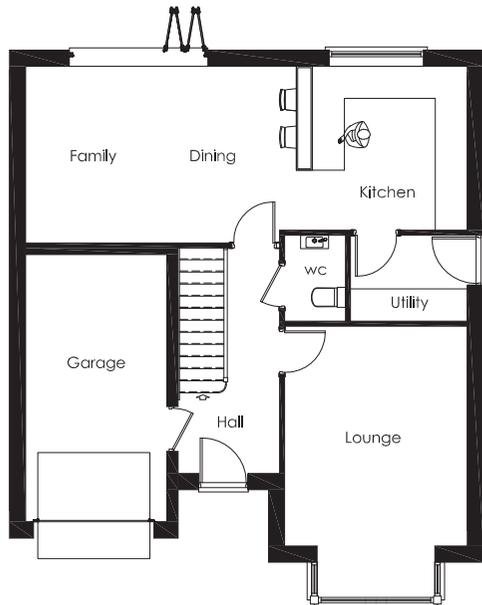
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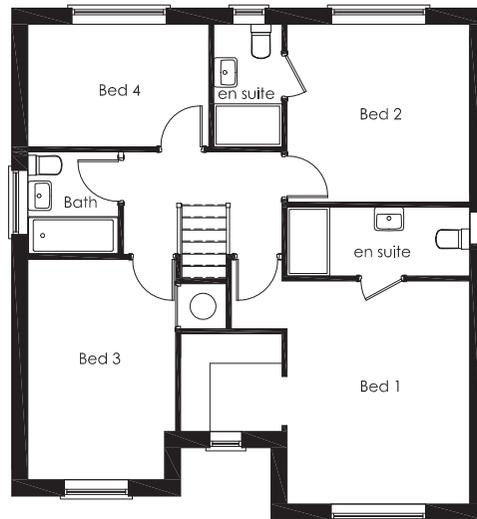
SIDE ELEVATION



REAR ELEVATION



Ground floor plan



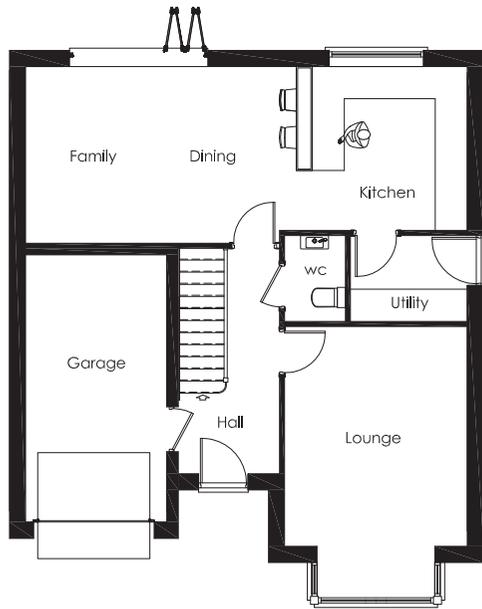
First floor plan



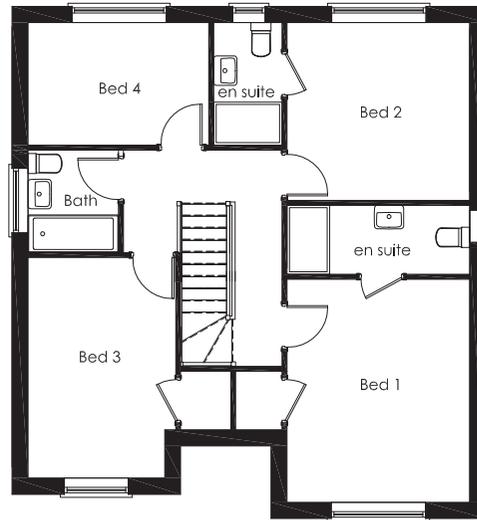
SIDE ELEVATION

Revision	Description	Date
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PROJECT		
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DRAWING		
HOUSE TYPE B		
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DRAWING NUMBER		REVISION
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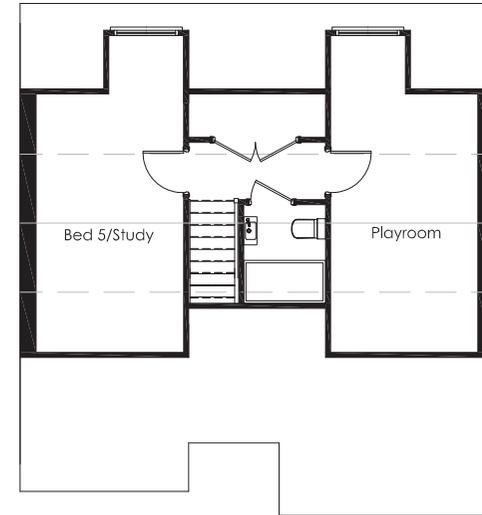

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Ground floor plan



First floor plan



Revision	Description	Date
CLIENT		
-		
PROJECT		
-		
DRAWING		
HOUSE TYPE B1 FLOOR PLANS		
SCALE	DATE	
1:100 @ A3	DEC 2015	
DRAWING NUMBER	REVISION	
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FRONT ELEVATION



SIDE ELEVATION



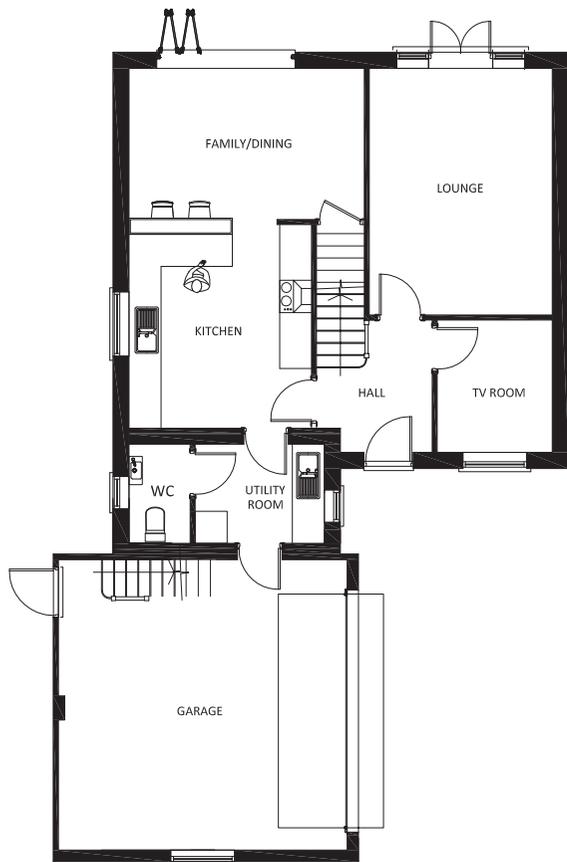
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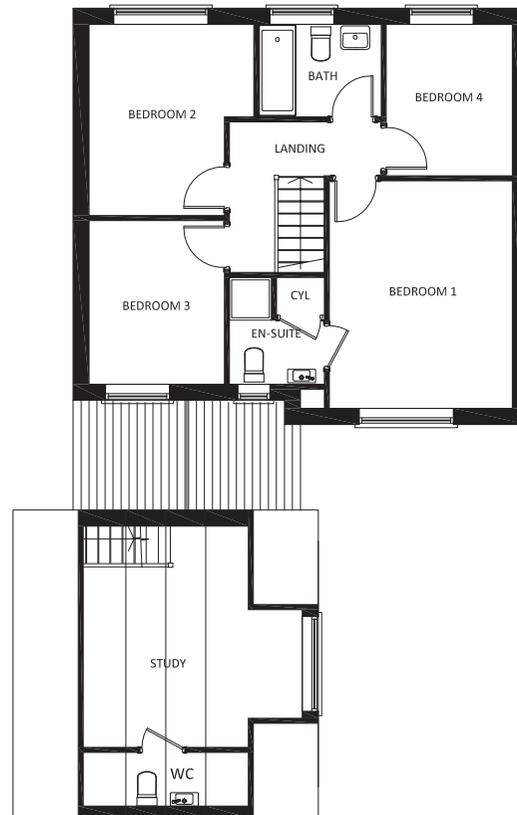
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Revision	Description	Date
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PROJECT		
-		
DRAWING		
HOUSE TYPE B1 ELEVATIONS		
SCALE	DATE	
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DRAWING NUMBER	REVISION	
-	-	


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Ground floor plan



First floor plan

Revision	Description	Date
CLIENT		
-		
PROJECT		
-		
DRAWING		
HOUSE TYPE C FLOOR PLANS		
SCALE	DATE	
1:100 @ A3	DEC 2015	
DRAWING NUMBER	REVISION	
-	-	


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FRONT ELEVATION



SIDE ELEVATION



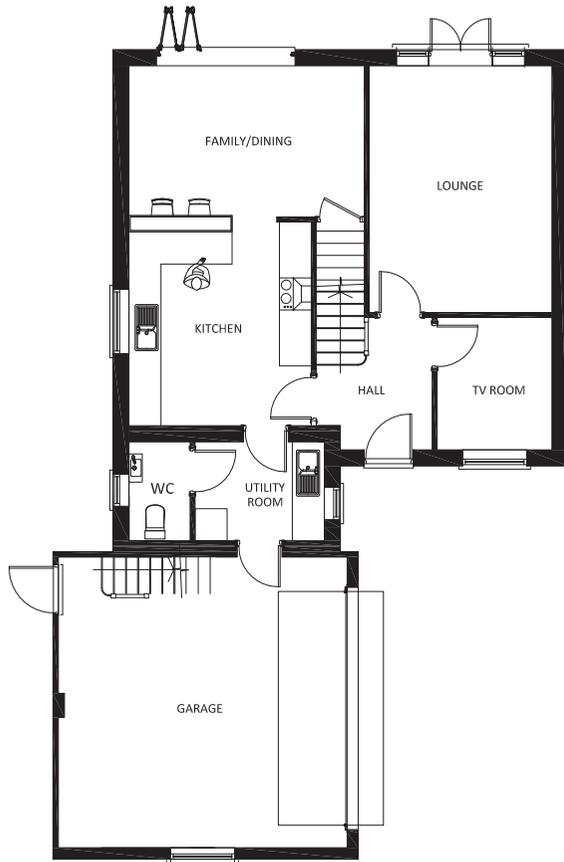
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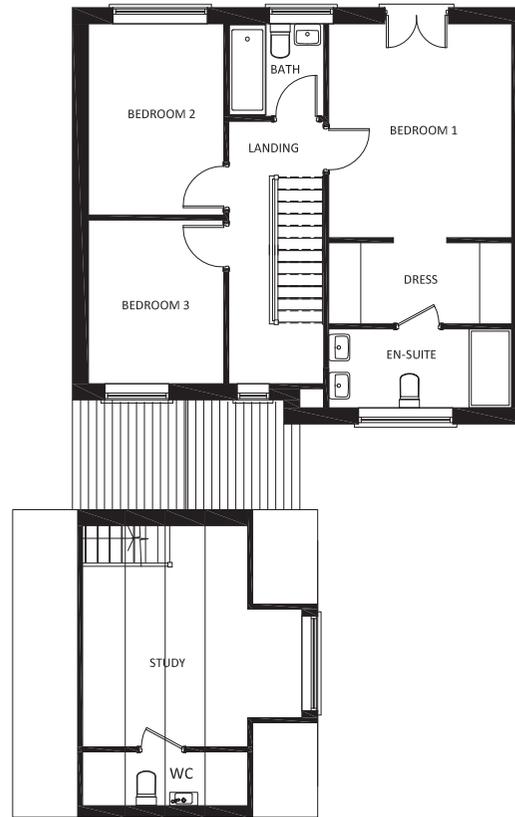
SIDE ELEVATION

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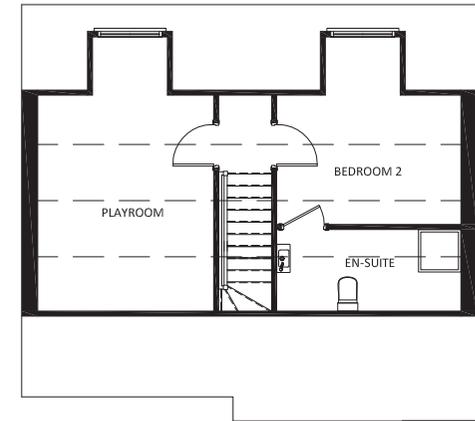

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Ground floor plan



First floor plan



Second floor plan

Revision	Description	Date
CLIENT		
-		
PROJECT		
-		
DRAWING		
HOUSE TYPE C1 FLOOR PLANS		
SCALE	DATE	
1:100 @ A3	DEC 2015	
DRAWING NUMBER		REVISION
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FRONT ELEVATION



SIDE ELEVATION



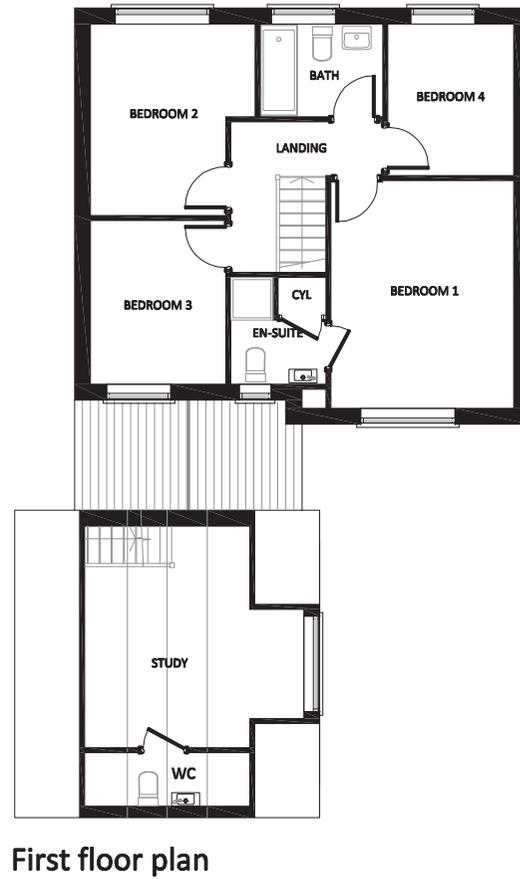
REAR ELEVATION



SIDE ELEVATION

Revision	Description	Date
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	PROJECT	
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DRAWING		
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SCALE	DATE	
1:100 @ A3	DEC 2015	
DRAWING NUMBER	REVISION	
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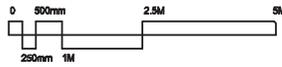
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OCT 2018	Scale : 1:100 @ A3
DRAWING NO	REVISION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

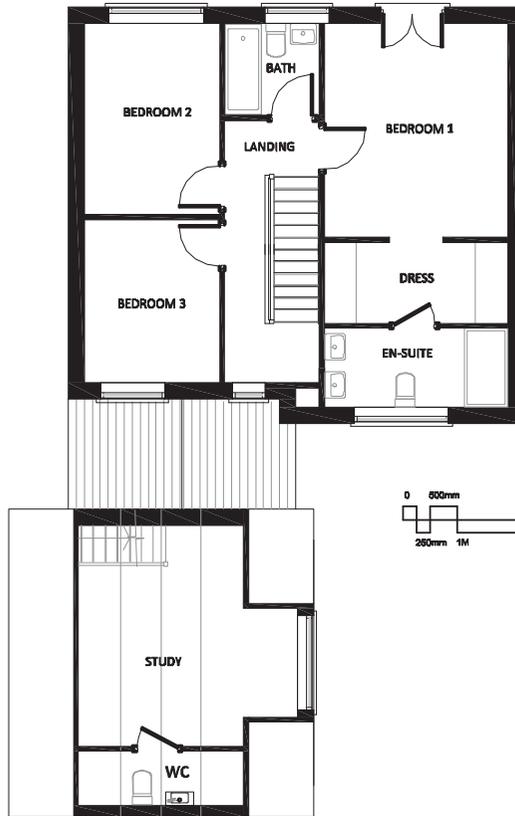


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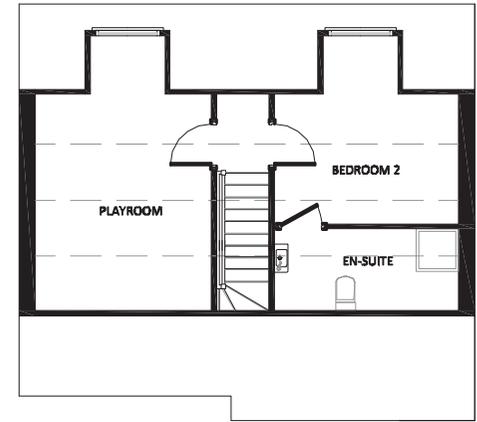
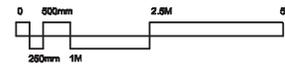
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OCT 2018	Scale : 1:100 @ A3
DRAWING NO	REVISION



Ground floor plan



First floor plan



Second floor plan

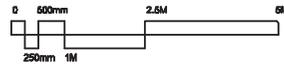
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OCT 2018	Scale : 1:100 @ A3
DRAWING NO	REVISION



FRONT ELEVATION



SIDE ELEVATION

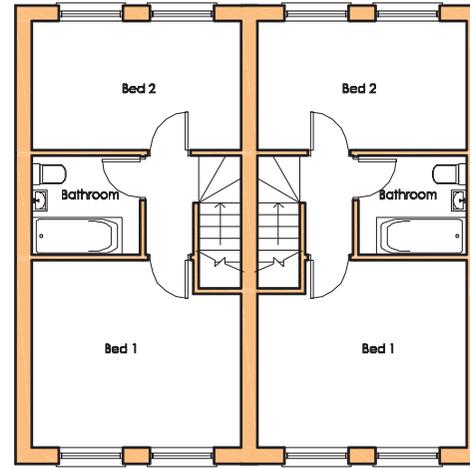
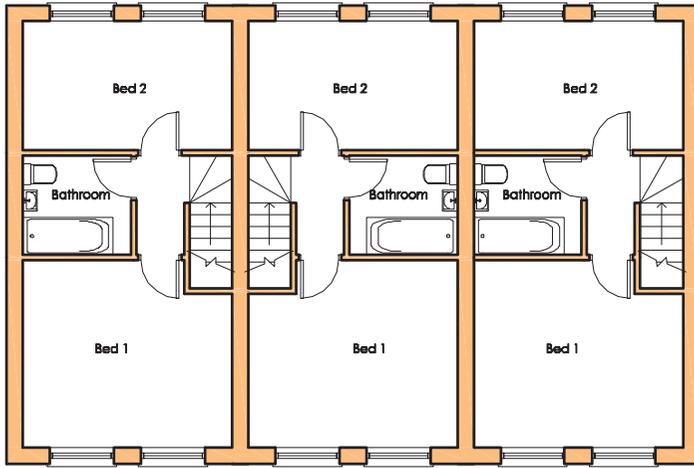


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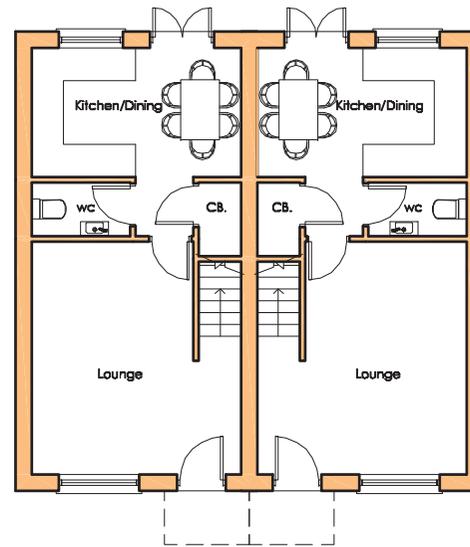
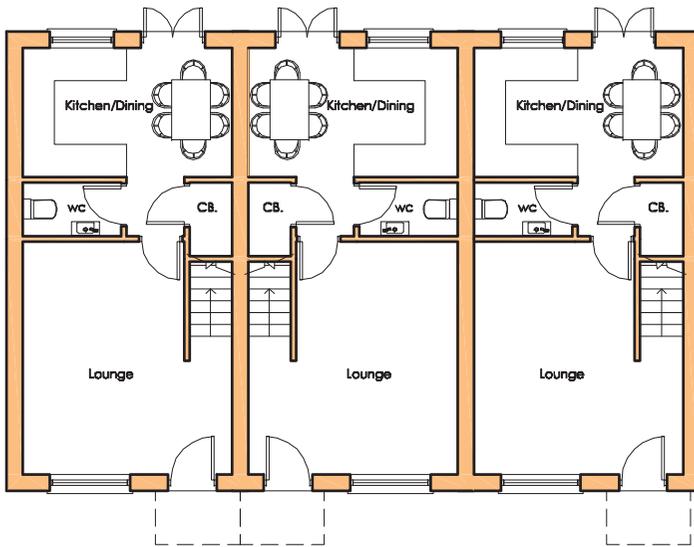


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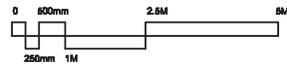
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DRAWING NO	REVISION



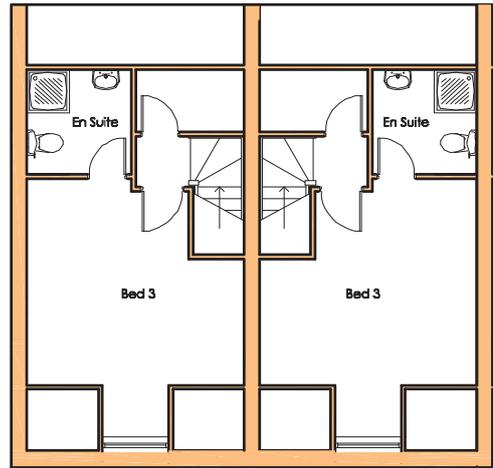
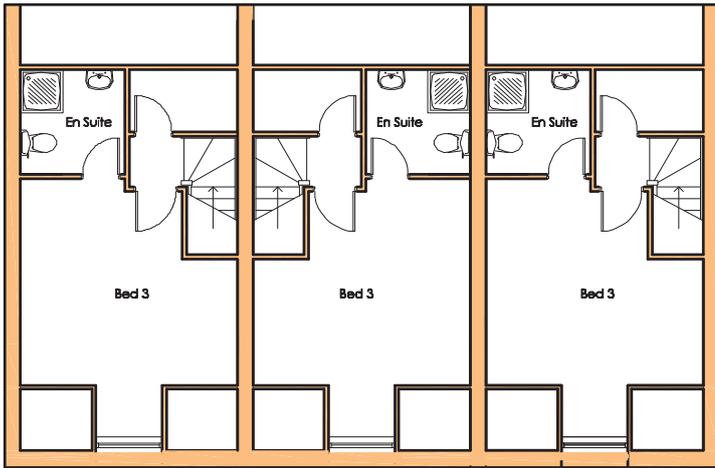
TYPE E (2B4P) - FIRST FLOOR PLAN
(EITHER TERRACE OR SEMI DETACHED)



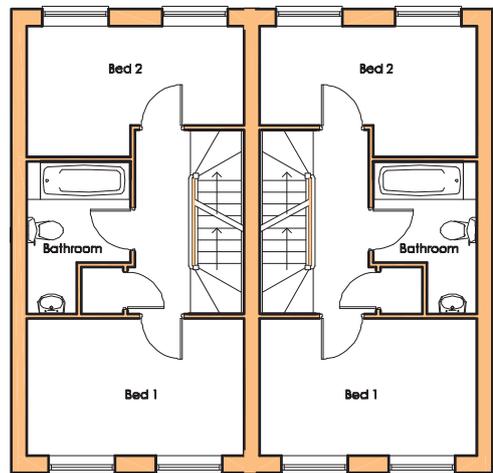
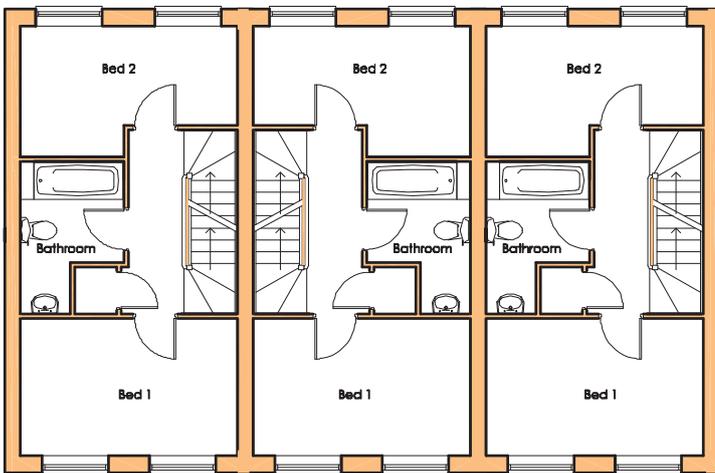
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(EITHER TERRACE OR SEMI DETACHED)



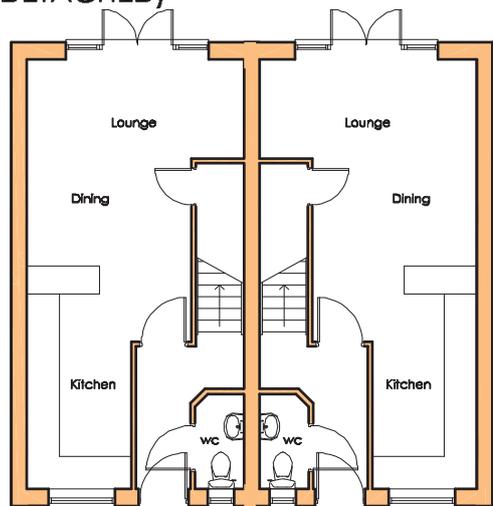
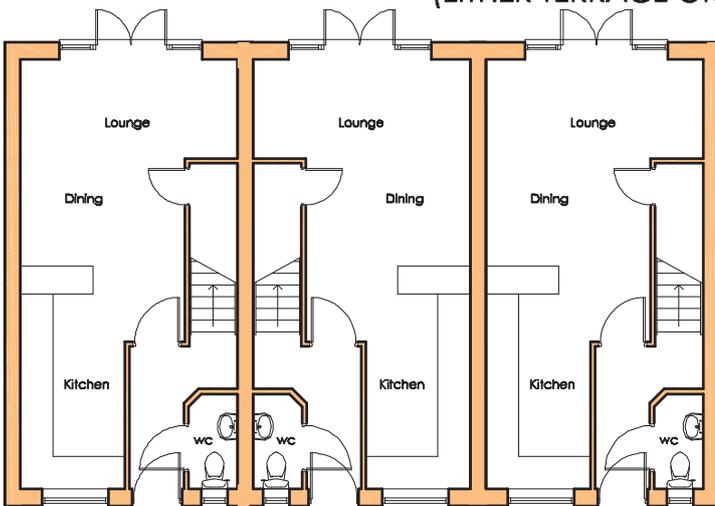
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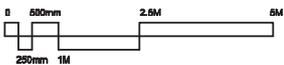
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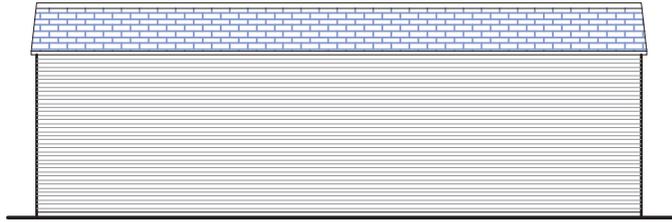
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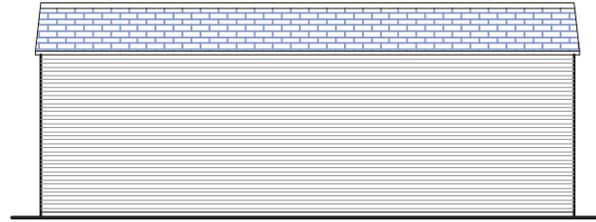
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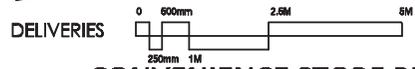
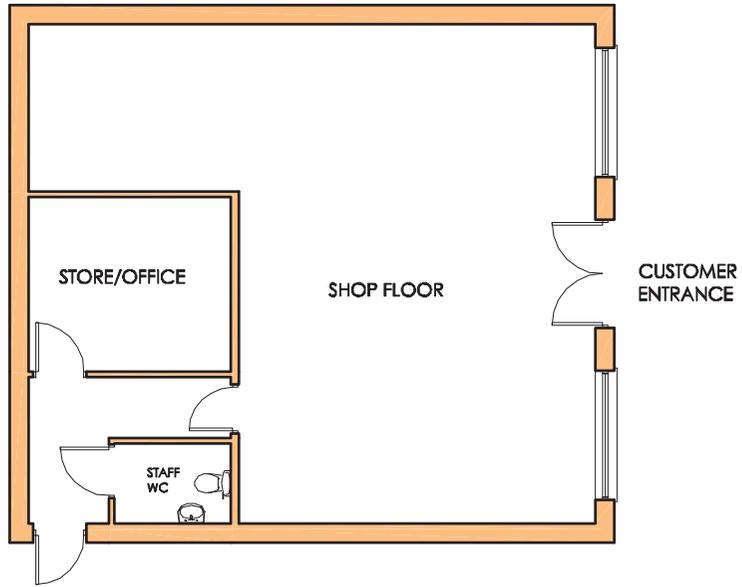
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DRAWING NO	REVISION



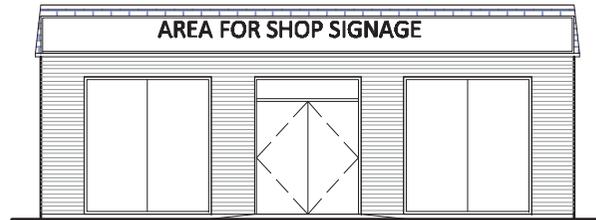
SIDE ELEVATION



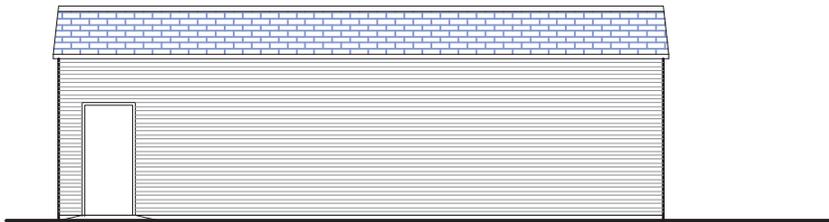
REAR ELEVATION



CONVENIENCE STORE PLAN



FRONT ELEVATION



SIDE (DELIVERIES) ELEVATION

DRAWING TITLE	
CONVENIENCE STORE	
OCT 2018	Scale : 1:100 @ A3
DRAWING NO	REVISION

Statement from Local Ward Member

Coppy Farm in Gwernaffield has finally come to Planning Committee with the correct decision, 'REFUSAL', what a relief for the residents, many have been extremely worried about this proposal.

The Planning Committee will be aware of the recent significant background of planning history at this location.

Gwernaffield is a category C or Tier 4 Small Village Status where a housing development will only be permitted adjoining settlement boundaries related to scale, character, rate of the settlement or delivers local need affordable housing.

There is insufficient evidence provided to justify this inappropriate development in open countryside and does not accord with the UDP also the proposed LDP or National policy.

Gwernaffield does not have the infrastructure to support the growth in population, the roads would have to cope with tremendous increase in traffic and potential of 240 cars and utility vehicles etc. There would be an increase of traffic pollution and pressures on various amenities. The sewage system is under capacity and unable to cope with current demand and obviously not able to cope with 80 new homes, there have been problems over the years with the system, last year the problem affected Rhual on the edge of Mold with 5 acres of land being affected by raw sewage.

The applicant seeks to maximise the development on this site with no regard to the appropriateness or impact on residents, the proposal is contrary to guidance Sec. 3 Edition 10 PPW, in relation to good design, policy etc.

Form, density and layout of the proposed development is unacceptable and would be detrimental to Gwernaffield.

There would be loss of AGRICULTURAL LAND Grade 3b and 3a PPW states Grade 1,2,3a is best land and most versatile and should be conserved as a resource for the future.

Small farms with Grade 1,2, 3a,3b land should be retained as they are valuable for various farm usage. Council Holdings have been sold making farms like Coppy Farm a much needed start in agriculture, these farms maintain biodiversity and where appropriate enhance the intrinsic traditional rural character of the area.

There are policies to protect the open countryside, L1, STR1, STR7, GEN1,3,4, WB2 agricultural which should be protected from development. TWH2, WB1, AC13 Access and Traffic Impact. HSG3, RE1 Protection of Agricultural Land and HSG10 affordable housing.

There is No Justification for permission to be given to this proposal and I ask all members of the Planning Committee to support the Officers recommendation to REFUSE.

Statement from Community Council

Planning Application Reference N0:059396 Proposal: Erection of 80 dwellings, convenience store and associated development Location: Cobby Farm, Cilcain Road, Gwernaffield, Mold, Flintshire, CH7 5DQ

At a public meeting, **the Community Council unanimously objected** to this application.

It goes against Flintshire Council's adopted UDP and proposed LDP and hence was not accepted as a candidate site. This site does not comply with the Council's Preferred Strategy due to its position in the settlement hierarchy. A Ministerial statement dis-applies paragraph 6.2 TAN 1. removing any reference to attaching "considerable" weight to the lack of a 5-year housing land supply when considering planning applications for housing.

There is an adverse impact on residential amenity in terms of hours of use, loss of privacy, loss of light, over dominance, noise, traffic on residential amenity. The Community Council regularly liaise with Streetscene about the poor condition of the roads in Gwernaffield village, problematic for vehicles pedestrians and cyclists and the proposal would worsen the roads.

Has an adverse impact on the character and appearance of the area. The Community Council does not believe the current proposal is an appropriate housing need for a small village or the surrounding area and will have a negative visual impact on the village in terms of density, design and scale and public safety with significant increase in traffic.

Adverse impact on community facilities. Gwernaffield does not have sufficient facilities or services to ensure basic daily needs of its residents can be met. There is presently a small shop and post office in Pantymwyn, which is primarily used by a small number of residents and the local primary school is currently stretched.

Yours sincerely

Community Council

Statement from Agent

This is an application for housing on a sustainable site partly within the development boundary of Gwernaffield and within walking distance of local facilities including:

- Local Primary School
- Children's play area
- Public Houses
- Golf Course
- Employment Area
- Places of Worship
- Community Hall

The site is well served by public transport and would also deliver at the front-end of the development a local community convenience store. Such a facility will be significant benefit to the community of Gwernaffield, adding to its sustainability as a community with good social and commercial infrastructure. The importance of providing this local convenience store as part of the development has only become more evident during most of 2020 where communities need the ability to carry out their day-to-day shopping needs within their community. This proposal is firmly aligned with the Well-being of Future Generations Act.

This proposal was discussed at length with planning officers prior to submission and before formal submission officers agreed *"that the site is a supportable sustainable site"* and could be supported by officers. The response received from a Senior Planning Officer who had clearly weighed all factors affecting the planning balance of the proposal noted:

"I feel that the meetings throughout this process have been productive and I am looking forward to seeing the planning submission.

I'd like to thank you for your diligence in obtaining the required reports, which should greatly assist the LPA in determining the application. it is still my informal opinion that the development is acceptable in principle".

Statement from Local Residents Group - Objector

Application Reference No: 059396

Address: Coppy Farm, Cilcain Road, Gwernaffield, Mold, CH7 5DQ

Objector to this application, for the following reasons:

- It is not in accordance with the Council's UDP, Local Development Plan, Preferred Strategy or Planning Policy Wales and related policies
- if approved it would prejudice the agreed plan-led system and undermine the LDP process and its submission to WG
- insufficient evidence to support speculative development as the emerging LDP meets County requirements for housing
- the 'Candidate Site Assessment' said the site was 'not considered to be suitable to be allocated or included in the settlement boundary.'
- Site IS visible from the highway (despite what the application says)
- it is full of other inaccuracies (regarding Accessibility & Sustainability) and omissions (e.g. Drainage Systems (SuDs) standards and Ecology Report)
- Gwernaffield is not a Sustainable settlement - it does not have sufficient facilities or services to meet basic daily needs; is not on the core bus network; does not have a well serviced infrastructure and there are no employment opportunities.
- Gwernaffield is not Accessible - it is 2.3 miles from Mold centre with a steep hill climb, 100 metres high, from Mold which is unlikely to see a shift towards sustainable modes of travel
- It is not a site allocated for housing. The proposed development is inappropriate in scale and nature and would result in a 22% increase in dwellings. The Council's own assessment of development that could be sustainably accommodated was less than 10%; the village has already achieved 4.1% of this.
- The proposed house types are of standard design and no attempt has been made to create a bespoke 'village' design.

Statement from Local Resident - Supporter

Hi,

We are looking to buy a first house in mold or Gwernaffield and notice all planning seems to be getting rejected.

Please accept this as local residents saying yes to new houses as there are not any 2 bed new builds available for sale at the moment.

Thank You