

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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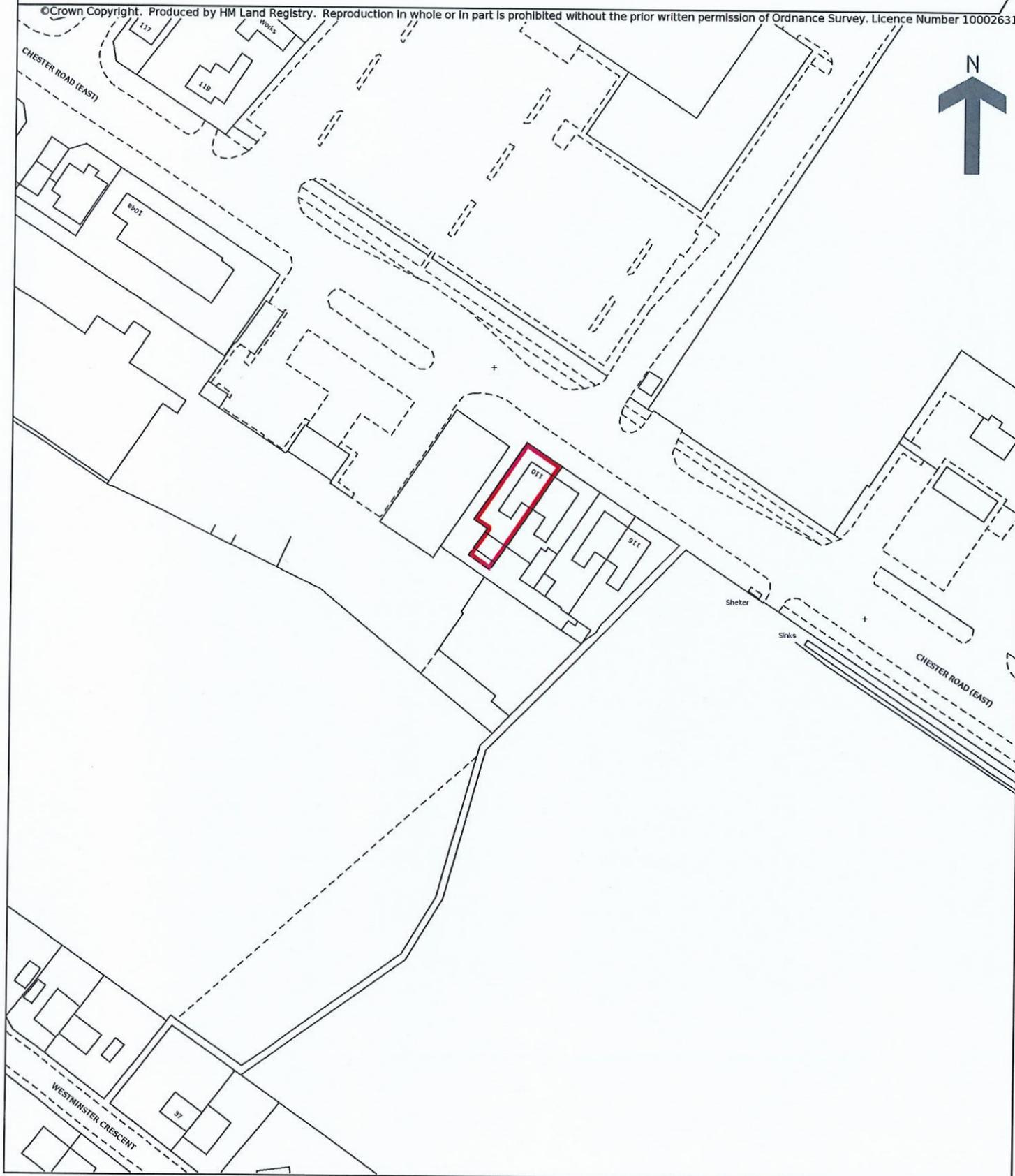
Map Scale	1:1250
OS Map ref	SJ 3168
Planning Application	61454

HM Land Registry
Official copy of
title plan

Title number **WA976633**
Ordnance Survey map reference **SJ3168SW**
Scale **1:1250**
Administrative area **Flintshire / Sir Y Fflint**

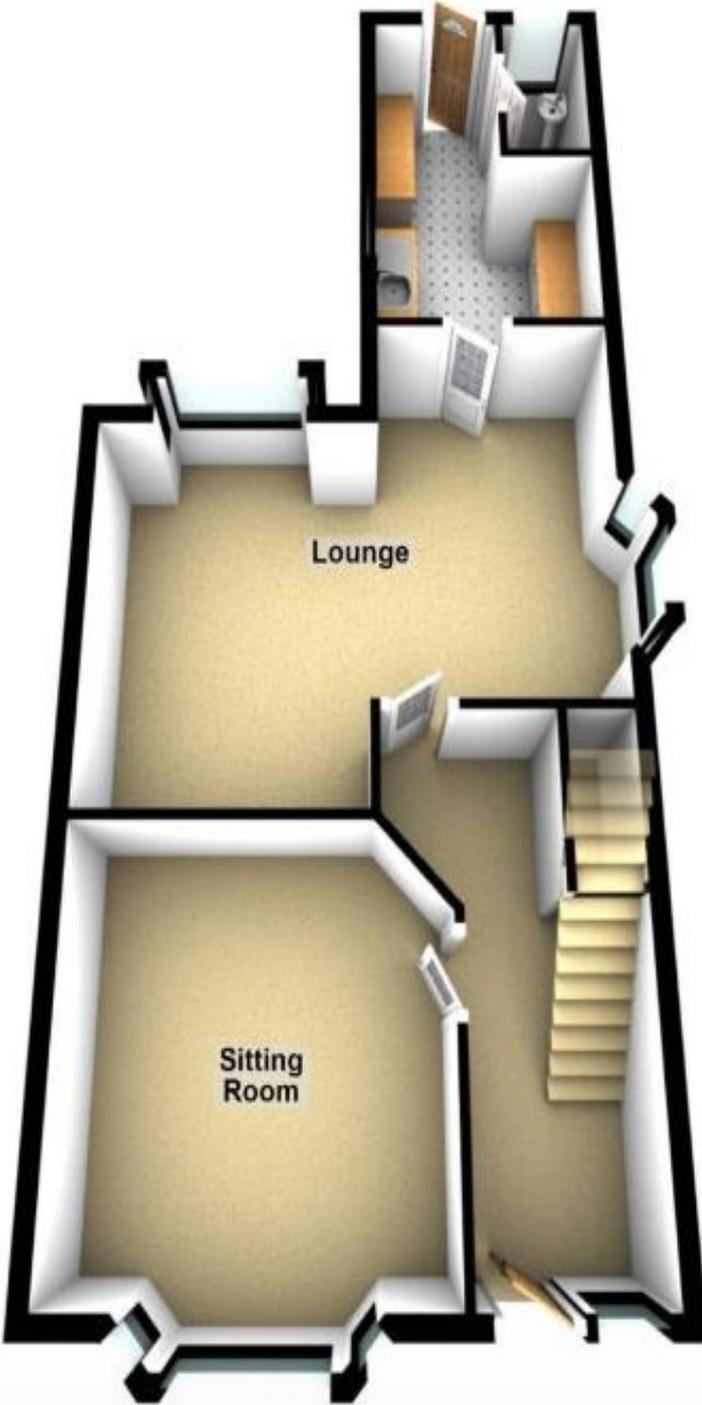


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110 Chester Road East, Shotton, CH5 1QD
Current Layout

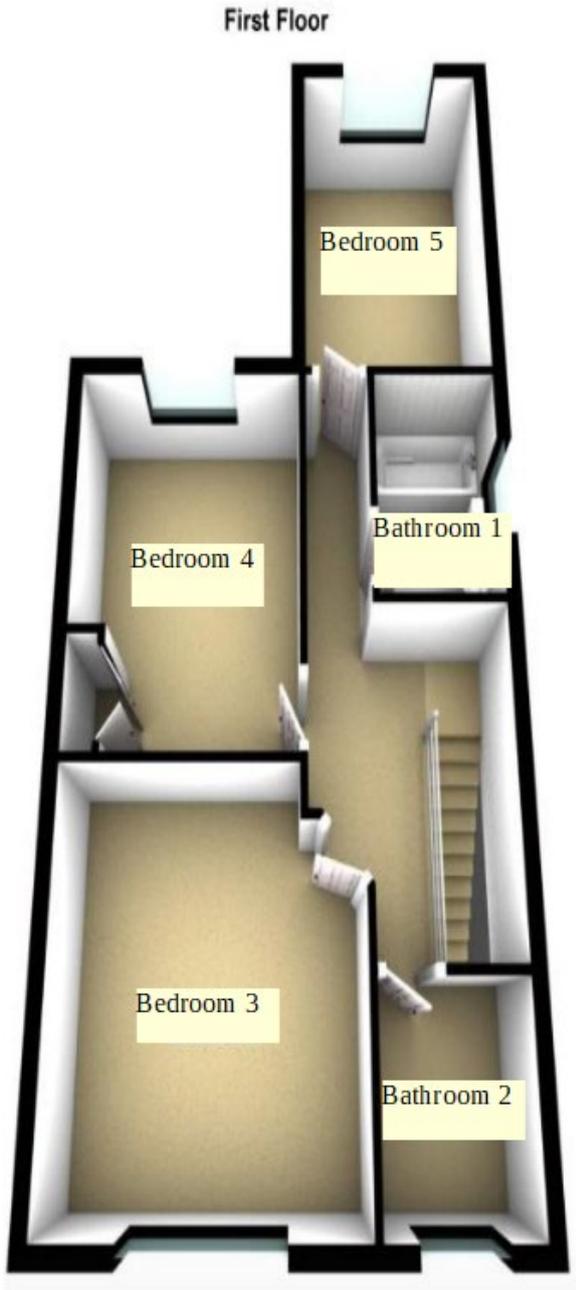
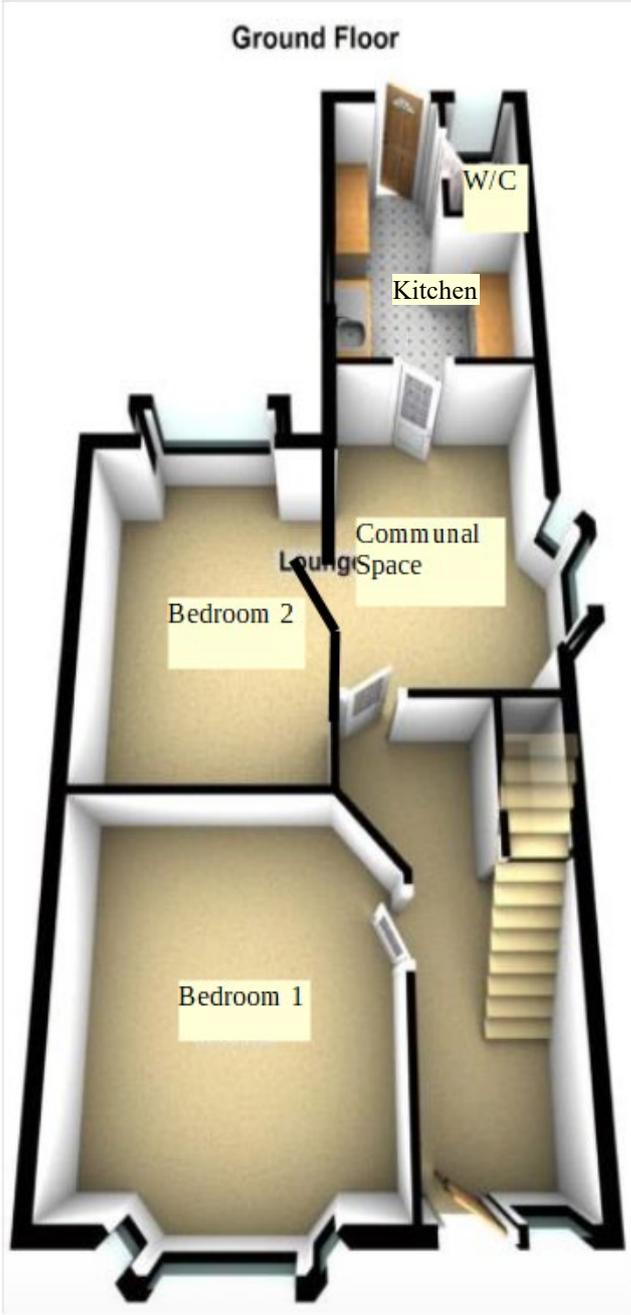
Ground Floor

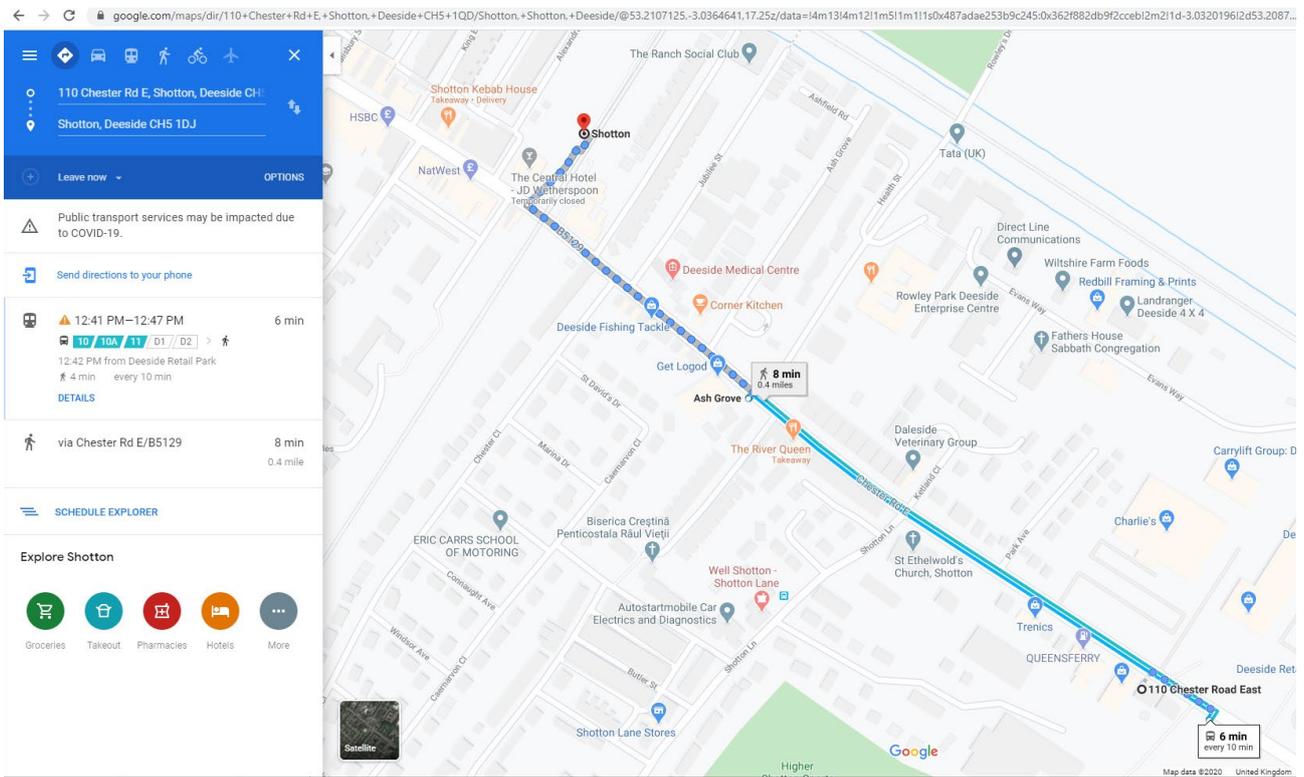


First Floor

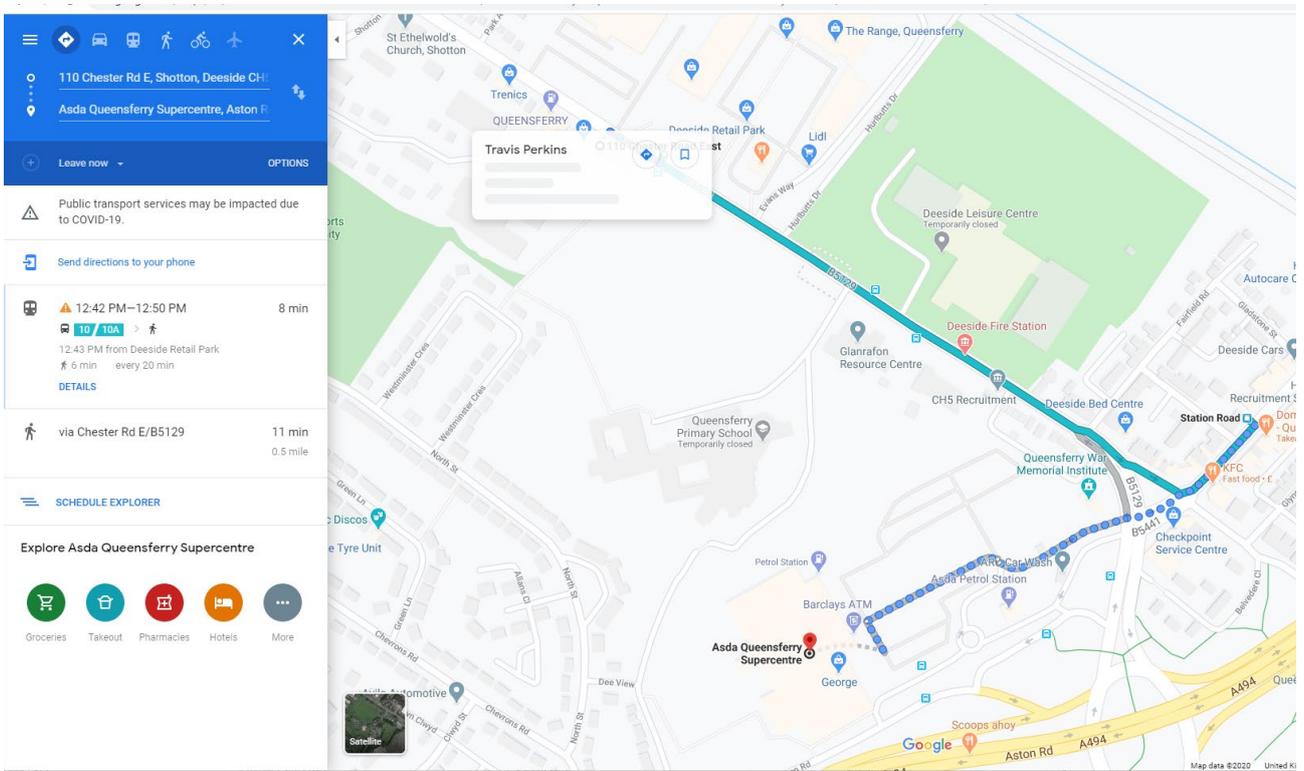


110 Chester Road East, Shotton, CH5 1QD
Proposed Layout





Directions from the Property in question to Shotton Train Station.



Directions from the Property in question to Asda Superstore.

Statement from Applicant

National Resource Wales had an initial objection against this application based on TAN 15: Development and Flood Risk. Comparables were then brought to the attention of NRW showing that no objection had been raised when the sites were in identical floodplains.

Below is a part of the response from NRW as quoted:

"We now advise we have no objection to the proposal. Therefore, please disregard our email and our formal 'objection' response as these were incorrect and inconsistent with our approach and we apologise for any inconvenience caused. The appeal decision (7 Pugsley Street) provided a steer to us on how to approach such applications received after the summer of 2019".

Please see full email response from NRW sent to Claire Morter.

To summarise, there is no longer an objection nor any reason why this Planning Application should not be approved.

Statement from Ward Member

I wish to bring my points of objection to the Planning committee for consideration.

I know the site well, the 4 semi detached properties are isolated from the town Centre.

The inclusion of an HMO would spoil the character of the settlement, the scale would not be incompatible with the other 3 properties and would therefore not achieve the principle set out in STR 4 insofar that it is not appropriate in scale, density, mix and layout.

There are concerns that if granted there could be instances of noise and nuisance to the other properties. The property has NO provision for off street parking.

SPGN 11 guidance says that developments greater than 3 bedroom houses require 1 car space per unit and flats require 1 car space per unit+ 2 units per visitors.

There is no availability of on street parking for any of the 4 properties.

As you will be aware the properties are situated on the busy main road and there is a proposal for a bus lane installed in front of the properties narrowing the wide footpath.

There is a passageway to the side of the property that MUST be kept clear at all times by ALL of the property owners as stipulated in the the deeds of the properties.

The likelihood is that it will be blocked if any tenants try to to park off road.

To change the class of the property will deplete housing stock for the area of houses of this size with this affordable price range.

To remove this house would prevent a family of low income/medium income to be able to afford anything else as this is VERY affordable for the size of the property.

I must make reference to the increase of HMOs in Shotton which is of great concern to local Councillors and residents. Shotton already has its fair share of HMOs enough is enough.

Finally can I refer the Committee to the new FCC initiative namely the Shotton Masterplan which is aimed at raising the profile of the Town as it at this time going through a difficult period as highlighted in the local media.

I sincerely believe that this application could have adverse affects on the aims and aspirations of that VERY important Masterplan

The Town Council are also opposed to this application.