

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 27th October 2021

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	060696	Land at "Llys Newydd", Ruthin Road, Gwernymynydd, Mold, Flintshire	Ramblers Cymru 02 May 2020	<p>Application form (incorrectly) states that "no path diversion" is required, but one is shown on plan - onto estate road. This is totally unacceptable. As far as I can ascertain at present the Ramblers were not consulted, and agent (Bob Dewey) did not include us in pre consultation. The footpath is not mentioned at all in supporting statement.</p> <p>Please treat this email as a formal OBJECTION on behalf of Ramblers Cymru.</p> <p>Outside any LDP allocation- rejected as candidate site Inappropriate scale of development Conversion of footpath to estate road unacceptable Ramblers would likely object to any FP diversion Sketch layout appears to obliterate well A detailed drainage scheme should be required to fully assess impact of this removal</p>
6.1	060696	Land at "Llys Newydd", Ruthin Road, Gwernymynydd, Mold, Flintshire	Third party comments 25-10-21	<p>We are the joint owners of Smith's Haulage Yard, Gwernymynydd, which has planning permission to erect 4 dwellings, and at present we have detailed planning application nos: 062022 and 062023 with Flintshire County Council addressing the reserved matters.</p> <p>In our original letters of objection in February 2020 we advised that our consultants had contacted the network management division of the Welsh Assembly</p>

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				<p>Government who confirmed that there is a significant conflict between our approved developments and the above application, raising the issue of the existing trunk road width, which would cause a problem with the right hand turn into our approved sites if the Llys Newydd application were to be granted approval.</p> <p>On the basis of the foregoing we consider our objections to be relevant and valid.</p>
6.1	060696	Land at Llys Newydd, Ruthin Road, Gwernymynydd	On behalf of Applicant 26-10-21	<p>I refer to your letter of 13/10/21 to our agent Bob Dewey advising of Council Planning meeting on line to determine above.</p> <p>There were no documents on line setting out the Councils position. The first we knew of the councils position was when we read the Daily Post on 23/10/21.</p> <p>What particularly concerned us was the statement attributed to the Council and Welsh Government criticising the lack of information provided regarding a proposed access point off the A494 trunk road. The information supplied by our access consultants Axis Ped Ltd was that they had been waiting for the Welsh Government to respond .</p> <p>We have not been able to obtain a response from Axis despite many requests other than to say they will be in touch.</p> <p>We therefore request an adjournment/deferment to enable us to ascertain the correct position</p> <p>We cannot see there would be any prejudice given the application was validated as long ago as December 2019 and it would be in the interest of Justice</p> <p>This email is sent on behalf of all the applicants</p>

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				<p><u>Officer response</u></p> <p>The agent has been aware of the issue with Welsh Government Trunk Roads since January 2020. At no time since that date has any information been advanced to the Case Officer by the planning agent to address the matter.</p> <p>A meeting was held between the Case Officer and an Officer from Welsh Government on the 29th September 2021. Their advice was unchanged from January 2020.</p> <p>Given that the proposal conflicts with fundamental planning policy outside of the issues related to the Trunk Road it is not considered that further time to address the position regarding the Trunk Road is necessary or appropriate, particularly given the time already given for the planning agent to address this matter.</p> <p>All Committee correspondence has been provided to the Planning agent within Council timescales and no response has been received by the agent.</p> <p>It is not considered there to be any valid grounds to defer the application, or value in allowing more time to consider this application where the agent has presented no means to overcome the fundamental conflict with planning policy.</p>
6.1	060696	Land at Llys Newydd, Ruthin Road, Gwernymynydd	Typographical Error	On the cover sheet the Community Council should be referred to as 'Gwernymynydd Community Council'

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6.2	061842	Land Near "Brier Lodge", Rhyddyn Hill, Caergwrle, Wrexham, Flintshire	Councillor Hilary McGuill 22nd October 2021	<p>I was just wondering why Little Rhyddyn Farm has not even been mentioned in conjunction with this application ? It hasn't been mentioned by the applicant ,nor their agent, nor our planning department .The lane is the only access to this farm is already full of potholes and extremely narrow ,now with the increase in vehicles along this lane and large vehicles too it is only going to get worse surely this is the time that the impact on the existing home needs to be addressed.</p> <p><u>Officer comments</u></p> <p>The access itself is unaffected by the proposal. The site has had a previous use and is also served by this access and as far as the LPA has been made aware, has a right of access to use this lane. The condition of a private way is the responsibility of the owners of said access.</p> <p>The property in question have been consulted and have submitted comments on the application.</p>