

Pecyn Dogfen Gyhoeddus

Gareth Owens LL.B Barrister/Bargyfreithiwr
Chief Officer (Governance)
Prif Swyddog (Llywodraethu)



At: Cyng David Wisinger (Cadeirydd)

CS/NG

Cynghorwyr: Marion Bateman, Sean Bibby,
Chris Bithell, Derek Butler, David Cox,
Adele Davies-Cooke, Ian Dunbar, Carol Ellis,
David Evans, Veronica Gay, Patrick Heesom,
Dave Hughes, Kevin Hughes, Christine Jones,
Richard Jones, Richard Lloyd, Billy Mullin,
Mike Peers, Neville Phillips a Owen Thomas

29 Tachwedd 2017

Maureen Potter 01352 702322
maureen.potter@flintshire.gov.uk

Annwyl Syr / Fadam

Bydd cyfarfod o'r **PWYLLGOR CYNLLUNIO** yn cael ei gynnal yn **SIAMBR Y CYNGOR, NEUADD Y SIR, YR WYDDGRUG CH7 6NA** am **DYDD MERCHER, 6ED RHAGFYR, 2017** am **1.00 PM** i ystyried yr eitemau a ganlyn.

Yn ddiffuant

Robert Robins
Rheolwr Gwasanaethau Democraidd

HYSBYSIAD GWEDDARLLEDU

Bydd y cyfarfod hwn yn cael ei ffilmio a'l ddarlledu'n fyw ar wefan y Cyngor. Bydd y cyfarfod cyfan yn cael ei ffilmio oni bai fod eitemau cyfrinachol neu wedi'u heithrio dan drafodaeth.

Yn gyffredinol ni fydd y manau eistedd cyhoeddus yn cael eu ffilmio. Fodd bynnag wrth i chi ddod i mewn i'r Siambr, byddwch yn cydsynio i gael eich ffilmio ac i'r defnydd posibl o'r delweddau a'r recordiadau sain hynny ar gyfer gweddarlledu a/neu ddibenion hyfforddi.

Os oes gennych chi unrhyw gwestiynau ynglŷn â hyn, ffoniwch aelod o'r Tîm Gwasanaethau Democraidd ar 01352 702345.

R H A G L E N

1 YMDDIHEURIADAU

2 DATGAN CYSYLLTIAD

3 SYLWADAU HWYR

4 COFNODION (Tudalennau 5 - 10)

I gadarnhau, fel cofnod cywir gofnodion y cyfarfod ar 8 Tachwedd 2017.

5 EITEMAU I'W GOHIRIO

6 ADRODDIADAU'R PRIF SWYDDOG (CYNLLUNIO A'R AMGYLCHEDD)

Mae adroddiad y Prif Swyddog (Cynllunio a'r Amgylchedd) yn amgaeedig.

DEDDF LLYWODRAETH LEOL (MYNEDIAD I WYBODAETH) 1985 -
YSTYRIED GWAHARDD Y WASG A'R CYHOEDD

Mae'r eitem a ganlyn yn cael ei hystyried yn eitem eithriedig yn rhinwedd Paragraff 16 Rhan 4 Atodiad 12A o Ddeddf Llywodraeth Leol 1972 (fel y cafodd ei diwygio).

Mae lles y cyhoedd o atal y wybodaeth yn fwy arwyddocaol na lles y cyhoedd o ddatgelu'r wybodaeth

7. 056694 - APEL GAN Y STRATEGIC LAND GROUP A GREEN GATES
HOMES (NW) LTD, YN ERBYN GWRTHOD I WARANTU CANITAD
CYNLLUNIO AR GYFER 32 O GARTREFI AR DIR AR Ffordd
PENARLAG, (CYFEIRIAD CYNLLUNIO 056694) (Tudalennau 37 - 66)

Mae adroddiad y Prif Swyddog (Cynllunio a'r Amgylchedd) yn amgaeedig.

Fel yn yr adroddiad

ADRODDIAD Y PRIF SWYDDOG (CYNLLUNIO A'R AMGYLCHEDD)
AR GYFER Y PWYLLGOR CYNLLUNIO 6 RHAGFYR 2017

Rhif yr eitem	Cyfeirnod y Ffeil	DISGRIFIAD
<u>Ceisiadau sy'n cael eu hadrodd er penderfyniad (A= adroddiad er cymeradwyaeth, R= adroddiad er gwrthodiad)</u>		
6.1		057540 - A - Cais Llawn - Newidiadau i'r mathau o dai sydd eisoes wedi'u cymeradwyo i ganiatáu ar gyfer 73 annedd (cynnydd o 9 o'i gymharu â'r hyn a gymeradwywyd yn flaenorol, cyfeirnod: 050300) yng Nghroes Atti, Chester Road, Oakenholt. (Tudalennau 11 - 26)
6.2		057633 - A - Diwygio cais sydd wedi ei gymeradwyo eisoes ar gyfer dau annedd, Cyf: 055414, er mwyn newid y mathau o dai yn Rhyddyn Farm, Ffordd Penarlâg, Yr Hob. (Tudalennau 27 - 36)

Mae'r dudalen hon yn wag yn bwrpasol

Eitem ar gyfer y Rhaglen 4

PWYLLGOR CYNLLUNIO **8 TACHWEDD 2017**

Cofnodion cyfarfod Pwyllgor Cynllunio Cyngor Sir y Fflint a gynhaliwyd yn Neuadd y Sir, Yr Wyddgrug, ddydd Mercher 8 Tachwedd 2017.

YN BRESENNOL: Y Cynghorydd David Wisinger (Cadeirydd)

Y Cynghorwyr: Marion Bateman, Sean Bibby, Chris Bithell, Derek Butler, David Cox, Ian Dunbar, Patrick Heesom, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips ac Owen Thomas.

YMDDIHEURIADAU: Y Cynghorwyr Adele Davies-Cooke, Carol Ellis, David Evans, a Veronica Gay

HEFYD YN BRESENNOL:

Mynychodd y canlynol fel Aelod lleol:

Y Cynghorydd David Williams ar gyfer eitem 6.2 (057343) ar y rhaglen

HEFYD YN BRESENNOL:

Prif Swyddog (Cynllunio a'r Amgylchedd); Rheolwr Gwasanaeth – Strategaeth, Uwch Beiriannydd - Rheoli Datblygiad Priffyrdd; Uwch Gynllunwyr, Uwch Gyfreithiwr a Swyddog Pwyllgorau.

Y DIWEDDAR CARL SARGEANT, AELOD CYNULLIAD

Cyn dechrau'r cyfarfod dywedodd y Cadeirydd mai gyda thristwch o'r mwyaf y clywyd am farwolaeth Carl Sargeant, Aelod Cynulliad, oedd wedi bod yn gaffaeliad mawr i Sir y Fflint gyda nifer o Aelodau wedi ei adnabod yn bersonol. Gofynnodd i'r holl Aelodau, swyddogion ac aelodau o'r wasg a'r cyhoedd i gymryd rhan mewn munud o dawelwch er anrhydedd iddo a mynegodd ei gydymdeimlad i'w deulu a'i ffrindiau.

Cynghorodd yr Uwch Gyfreithiwr ei fod wedi derbyn hysbysiad fod y Cynghorydd David Williams a'r Cynghorydd Cindy Hinds yn dymuno siarad ar eitem 6.2. yn y rhaglen fel Aelodau Ward Leol gyfagos. Ond, nid oedd y Cynghorydd Cindy Hinds wedi gallu mynychu'r cyfarfod.

35. DATGAN CYSYLLTIAD

Ni ddatganwyd unrhyw gysylltiad.

36. SYLWADAU HWYR

Rhoddodd y Cadeirydd gyfle i'r Aelodau ddarllen y sylwadau hwyr a rannwyd yn ystod y cyfarfod ac a oedd wedi eu hychwanegu i'r rhaglen ar wefan Cyngor Sir y Fflint:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=490&MI d=4189&Ver=4&LLL=0>

37. COFNODION

Cyflwynwyd cofnodion drafft y cyfarfod a gynhaliwyd ar 4 Hydref 2017.

Materion yn codi

Tudalen 9: Awgrymodd y Cynghorydd Mike Peers fod y cofnodion yn y dyfodol yn darparu eglurhad o'r rheswm pam fod cais wedi ei ohirio. Cytunodd y Pwyllgor i hyn.

PENDERFYNWYD:

Cymeradwyo'r cofnodion fel cofnod cywir a'u llofnodi gan y Cadeirydd.

38. EITEMAU I'W GOHIRIO

Argymhellodd y Prif Swyddog (Cynllunio a'r Amgylchedd) fod eitem rhif 6.4 – (057540) ar y rhaglen - Cais Llawn – newidiadau i'r mathau o dai sydd eisoes wedi'u cymeradwyo i ganiatáu ar gyfer 73 annedd (cynnydd o 9 o'i gymharu â'r hyn a gymeradwywyd yn flaenorol (cyfeirnod: 050300) yng Nghroes Atti, Ffordd Caer, Oakenholt, yn cael ei ohirio. Eglurodd ei fod yn argymhell fod y cais yn cael ei ohirio er mwyn cael eglurder yn ymwneud â'r ddarpariaeth o dai fforddiadwy.

Pan gynhaliwyd y bleidlais cafodd yr eitem ei ohirio.

PENDERFYNWYD:

Gohirio eitem rhif 6.4 - (057540) ar y rhaglen - Cais Llawn - newidiadau i'r mathau o dai sydd eisoes wedi'u cymeradwyo i ganiatáu ar gyfer 73 annedd (cynnydd o 9 o'i gymharu â'r hyn a gymeradwywyd yn flaenorol (cyfeirnod: 050300) yng Nghroes Atti, Ffordd Caer, Oakenholt.

39. ADRODDIADAU'R PRIF SWYDDOG (CYNLLUNIO A'R AMGYLCHEDD)

PENDERFYNWYD:

Cofnodi penderfyniadau fel y dangosir ar amserlen y Cais Cynllunio sydd ynghlwm fel atodiad, gan gynnwys penderfyniadau'r apêl.

40. DEDDF LLYWODRAETH LEOL (MYNEDIAD AT WYBODAETH) 1985 – I YSTYRIED GWAHARDD Y WASG A'R CYHOEDD

PENDERFYNWYD:

Eithrio'r wasg a'r cyhoedd o'r cyfarfod gan fod yr eitem ganlynol yn cael ei hystyried yn wybodaeth wedi'i heithrio yn rhinwedd paragraff 16 Adran 4 Atodlen 12A Deddf Llywodraeth Leol 1972 (fel y'i diwygiwyd).

41. 055590 – APÊL GAN REDROW HOMES (YR APELWYR) MEWN PERTHYNAS Â'R CAIS CYNLLUNIO AR GYFER DATBLYGIAD PRESWYL ARFAETHEDIG YN FFORDD CAER, PENYMYNYDD

PENDERFYNWYD:

Fod y Pwyllgor yn cefnogi achos yr Awdurdod Cynllunio Lleol yn yr Apêl yn llawn, gan gynnwys cyflwyno tystiolaeth i'r Ymchwiliad Cynllunio mewn perthynas ag effeithiau andwyol ar y tirlun, yr ystyriai'r Pwyllgor a ffurfiai ran o'i Reswm dros Wrthod cyntaf wrth benderfynu gwrthod caniatâd cynllunio yn y mater hwn.

42. AELODAU O'R CYHOEDD A'R WASG YN BRESENNOL

Ar ddechrau'r cyfarfod roedd 14 aelod o'r cyhoedd ac un aelod o'r wasg yn bresennol.

(Dechreuodd y cyfarfod am 1.00pm a daeth i ben am 4.05pm)

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Cadeirydd

Caiff cyfarfodydd y Pwyllgor Cynllunio eu gweddarledu a gellir eu gwyllo drwy ymweld â'r llyfrgell gweddarledu: <http://flintshire.public-i.tv/core/portal/home>

PWYLLGOR CYNLLUNIO AR 8 TACHWEDD 2017

RHIF EITEM	CYNGOR TREF/ CYMUNED	SAFLE / CYNNIG	CAM GWEITHREDU	PENDERFYNIAD
056742	Cyngor Tref yr Wyddgrug	Cais Llawn - Datblygiad preswyl ar gyfer 160 o anheddau a gerddi cysylltiedig â maes parcio ym Maes Gwern, Yr Wyddgrug.	Siaradodd Mr S. Facci yn erbyn y cais. Siaradodd Mr. D. Halliday, asiant i'r ymgeisydd, o blaid y cais. Siaradodd y Cyngorydd A. Parry, Cyngor Tref Yr Wyddgrug yn erbyn y cais.	Rhoi caniatâd cynllunio yn ddibynnol ar gwblhau cytundeb yn unol ag Adran 111 Deddf Llywodraeth Leol 1972 a'r amodau a restrir yn yr adroddiad, yn unol ag argymhelliad y swyddog a'r newidiadau argraffyddol yn nhaflen y sylwadau hwyr.
057343	Cyngor Tref Bwcle	Cais Llawn – Dymchwel y storfa sment bresennol a chyfleusterau llwytho, a chodi Melin Rolio Fertigol newydd, cyfleuster llwytho ar reilffordd ac addasu ac ymestyn y rheilffordd bresennol, ynghyd â datblygiad atodol yn Castle Cement Ltd. Chester Road, Padeswood.	Siaradodd Mrs. L Terry yn erbyn y cais. Siaradodd Mr. A. Bower, asiant i'r ymgeisydd, o blaid y cais. Siaradodd y Cyngorydd David Williams, fel Aelod Ward leol gyfagos, yn erbyn y cais.	Rhoi caniatâd cynllunio yn ddibynnol ar yr amodau a restrir yn yr adroddiad yn unol ag argymhelliad y swyddog.
057588	Cyngor Tref Shotton	Cais Llawn – Addasu a newid defnydd adeilad i greu tŷ amlfeddiannaeth chwe ystafell wely yn 13 Health Street, Shotton.		Rhoi caniatâd cynllunio yn ddibynnol ar yr amodau a restrir yn yr adroddiad yn unol ag argymhelliad y swyddog ac amod ychwanegol yn ymwneud â storio bin.
057540	Cyngor Tref y Fflint	Cais Llawn – Newidiadau i'r mathau o dai sydd eisoes wedi'u	Gohirio	Eitem wedi ei ohirio i gael eglurder ynglŷn â'r ddarpariaeth o dai fforddiadwy.

RHIF EITEM	CYNGOR TREF/ CYMUNED	SAFLE / CYNNIG	CAM GWEITHREDU	PENDERFYNIAD
		cymeradwyo i ganiatáu ar gyfer 73 annedd (cynnydd o 9 o'i gymharu â'r hyn a gymeradwywyd yn flaenorol (cyfeirnod: 050300) yng Nghroes Atti, Ffordd Caer, Oakenholt.		
056875	Cyngor Cymuned Sealand	Cais Llawn – Estyniad i ddarparu storfa mewn cysylltiad â'r defnydd cyfreithlon presennol yn Marcher Court, Sealand Road, Caer.		Rhoi caniatâd cynllunio yn ddibynol ar yr amodau a restrir yn yr adroddiad (ond gan dynnu amod 4), ac yn ddibynol ar rwymedigaeth A106 sy'n sicrhau fod storfa awyr agored ar safle'r cais ac ar y tir wedi ei amlinellu â llinell las ar gynllun y cais, yn cael ei ddiddymu, yn unol ag argymhelliad y swyddog.
056415	Cyngor Cymuned Halcyn	Cais Llawn - Newid defnydd ac ymestyn tŷ allan i greu annedd yn Ael y Bryn, Moel y Crio, Treffynnon.		Rhoi caniatâd cynllunio yn ddibynol ar gwblhau Cytundeb adran 106 i sicrhau fforddiadwyedd yr annedd yn y dyfodol, yr amodau a restrir yn yr adroddiad yn unol ag argymhelliad y swyddog ac amodau ychwanegol yn ymwneud â draenio ac amddiffyn y garthffos bresennol.
057430	Cyngor Cymuned Chwitffordd	Cais Llawn – Codi estyniad i sied amaethyddol bresennol yn Waen y Lloc, Lloc.		Rhoi caniatâd cynllunio yn ddibynol ar yr amodau a restrir yn yr adroddiad yn unol ag argymhelliad y swyddog.
056574	Cyngor Cymuned Sealand	Cais am Ganiatâd Sylweddau Peryglus yn Valspar, Parkway, Parc Diwydiannol Glannau		Rhoi caniatâd cynllunio yn ddibynol ar yr amodau a restrir yn yr adroddiad yn unol ag argymhelliad y swyddog.

RHIF EITEM	CYNGOR TREF/ CYMUNED	SAFLE / CYNNIG	CAM GWEITHREDU	PENDERFYNIAD
		Dyfrdwy.		
Penderfyniadau Apeliadau				
056879	Amherthnasol	Apêl gan Lidl UK yn erbyn penderfyniad Cyngor Sir y Fflint i wrthod caniatâd cynllunio i arddangos 1 arwydd totem 3m o uchder wedi'i oleuo'n fewnol yn Lidl, Coleshill Street, Treffynnon - GWRTHODWYD.	Amherthnasol	Nodi penderfyniad yr Arolygydd i wrthod yr apêl.

Eitem ar gyfer y Rhaglen 6.1

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **6TH DECEMBER 2017**

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

SUBJECT: **FULL APPLICATION – AMENDMENTS TO PREVIOUSLY APPROVED HOUSE TYPES TO ALLOW FOR 73 DWELLINGS (AN INCREASE BY 9 ON PREVIOUS APPROVAL (REF: 050300) AT CROES ATTI, CHESTER ROAD, OAKENHOLT.**

APPLICATION NUMBER: **057540**

APPLICANT: **PERSIMMON HOMES NORTH WEST**

SITE: **CROES ATTI, CHESTER ROAD, OAKENHOLT**

APPLICATION VALID DATE: **18TH SEPTEMBER 2017**

LOCAL MEMBERS: **COUNCILLOR MS RITA JOHNSON**

TOWN/COMMUNITY COUNCIL: **FLINT TOWN COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT**

SITE VISIT: **NO**

This application was deferred from the last meeting in order that further information could be obtained to clarify basis for and location of affordable housing in relation to this application, and how this complies with the overall site consent and agreements.

1.0 SUMMARY

1.0 The application site forms part of an overall development of 27 hectares which was granted outline planning permission (035575) for a mixed use development scheme comprising residential development, public open space, infrastructure works, landscaping education and community facilities. This outline approval was subject to a unilateral undertaking which committed the developer

to a number of requirements through this and future applications. The previously granted outline scheme and reserved matters applications were subject to extensive negotiations between the applicant and the Council and this was influenced by a revised Development Brief to secure a comprehensive approach to the development. The design concept for the site is that of providing modern residential neighbourhoods which have a strong local identity and encourage a sense of community.

- 1.01 The area of land now the subject of this full application relates to a 1.65 hectare section of the 27 hectare site. Previously a reserved matters application for the phase three of the development was granted for 312 dwellings under reference 050300 on this part of the site. The application before members today relates to the erection of 73 dwellings being 9 additional dwellings to that shown on the reserved matters approval (050300) for this part of the site.
- 1.02 In summary this is a new full application which increases the overall housing permitted by application 050300 from 312 houses to 321 houses. The scheme in effect results in the replacement in the house types approved previously for Anwyl Homes to those of the applicants design although these respect the previous approved house designs
- 1.03 The dwellings proposed consist of detached, semi-detached, terraced 2 storey dwellings and some 2.5 storey properties similar in design to those built under previous phases

2.0 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.0
1. Time commencement
 2. As per plans
 - 3 Landscaping to be submitted and agreed
 4. Landscaping to be undertaken.
 5. Materials to be agreed.
 - 6 Parking and turning in accordance with scheme to be Submitted.
 - 7 Garages to be set back.
 - 8 Positive means to prevent run off surface water

3.00 CONSULTATIONS

- 3.01 Local Member
Councillor Ms R Johnson

Object to developers shoehorning more and more houses onto the site bought from other developers. Whose layout and numbers were different from that now proposed. Feel this will become the norm and

local residents think so.

Flint Town Council

No response at time of writing.

Highways Development Control Manager

The Highways officer has no objections. Recommends that any permission shall include conditions relating to parking and turning, garages and positive means to prevent run-off from surface water. These have been included in the list of planning conditions

Head of Public Protection

No response at time of writing.

Clwyd Powys Archaeological Trust

Confirm that there are no archaeological implications for the proposed change of house types.

Welsh Water/Dwr Cymru

No objections to the proposed development, developer should contact Welsh water regarding water supply.

Natural Resources Wales

Does not object to the amended proposal is not likely to adversely affect any of the interests noted in their response.

CADW

No archaeological implications for the proposed changes of house types.

Coal Authority

The site does not fall within the defined Development High Risk Area and is located within the defined Low Risk Area. If this proposal is granted planning permission, it will be necessary to include the Coal Authority Standing Advice within the decision notice as an informative note to the applicant in the interest of public health and safety.

4.0 PUBLICITY

4.0 The application was publicised by way of the posting of a press notice and the display of a site notice. At the time of writing the report one letter of objection has been received objecting on the following grounds:-

- Pre consultation notice was flawed no reference to increase by 9 dwellings
- Density of 44 per hectare plus exceeds original density granted.
- Creates another small enclave of lumped together affordable housing. Design brief explicit in pepper potting requirement for

affordable dwellings.

- Should remember that approval was granted to Anwyl's.
- Increase in dwelling numbers above that originally granted, approved transport assessment density are 35 dwellings per hectare deviation from original document.
- Increase in numbers/density should be resisted now and in the future.
- Houses leasehold.

5.0 SITE HISTORY

5.0 98/17/1308

Outline residential development and associated recreational, community and retail was originally reported to committee on 14.12.99 which resolved to approve subject to a Section 106 Agreement – No decision was ever issued due to changed circumstances of the applicants.

035575

Outline application for a mixed use development including residential, open space, infrastructure, landscaping, education and community facilities was reported to committee on 19.7.2004 which resolved to approve subject to a Section 106 Agreement -the agreement was signed and the permission issued on 11th July 2006.

044033

Reserved matters application -residential development consisting of 189 no. dwellings, public open space, new roundabout and all associated works at Croes Atti, Oakenholt -Granted on 11th July 2008.

044035

Highway improvements, street lighting and all associated works, on land at Croes Atti, Chester Road, Oakenholt, in connection with the outline planning permission (ref. 035575) -Granted permission on 23rd April 2008.

046562

Substitution of house types on plots 119, 124, 128-129, 131-132, 136, 138, 139, 142-144, 146-150, 160-163, 165-166, 170-177 and 183 on land at Croes Atti, Oakenholt, granted on 11th July 2008.

046595

Reserved matters application for residential development consisting 132 no. dwellings, new roads, open space and all associated works on land at Croes Atti, Chester Road, Oakenholt, granted on 19th January 2012.

049154

Application for variation of condition no.3 attached to outline planning permission ref: 035575 to allow 7 years for the submission of

reserved matters from the date of the outline planning permission being granted rather than the 5 years previously permitted – appeal submitted for non-determination, this was considered by way of a public inquiry on 21st/22nd August 2012 –the appeal was allowed and the planning permission was varied to allow 7 years for the submission of reserved matters.

049312

Application for a Lawful Development Certificate for construction of vehicular access from Prince of Wales Avenue, Flint to serve residential development at Croes Atti, Oakenholt, permitted by outline planning permission code number 035575 dated 11th July 2006 – granted on 5th April 2012.

049426

Application for variation of condition no.3 attached to outline planning permission ref: 035575 to allow 7 years for the submission of reserved matters from the date of the outline planning permission being granted rather than the 5 years previously permitted – resolved to grant planning permission at Committee on 25th July, 2012 subject to completion of S.106 Obligation.

050258

Proposed house type substitutions and amendments to plots 62, 62a, 63, 65-70, 72-74, 74a, 75-93, 95-103, 106-108, 110-112, 112a, 113, 116-118 and one additional plot to that approved at Croes Atti, Chester Road, Oakenholt. – still under consideration.

050300

Application for approval of reserved matters for the erection of 312 residential dwellings and associated works.-granted 3rd April 2013

050385

Erection of 2 no. pole mounted housing advertisements 20/2/2013.

050967

Application for approval of reserved matters following outline approval. (035575) granted 21/10/13.

050975

Plot substitution of house types on 4 plots-granted 25/9/13.

051002

Application for approval of reserved matters following outline approval. (035575) - granted 4/12/13

051136

Erection of 2 no. V-Boards for housing advertisement-consent

granted 28.8.13.

051716

Approval of details reserved by condition no.11 (landscape management plan) attached to planning permission ref: 35575 – approved 15/10/14.

052062

Approval of details reserved by condition Nos 3 (materials), 4 (programme of archaeological work), 5 (landscaping details), 7 (existing and proposed ground levels and finished floor levels), 10 (detailed layout, design, means of traffic calming and signing, surface water drainage, street lighting and construction of internal estate roads), 11 (prevention of run-off of surface water) and 12 (wheel wash facilities) attached to planning permission ref: 50967 – partly discharged 6/6/14.

052757

Application for the approval of details reserved by conditions 3, 4, 9 and 12 attached to planning permission ref: 050300 partially discharged 12/12/14.

053058

Variation of condition Nos. 5 and 15 of planning permission ref: 050300 to allow the construction of plots 175 to 198 before complying with conditions 5 & 15 - approved 2/3/15.

053126

Application for the approval of details reserved by condition 13 (Scheme for reasonable avoidance measures and methodology) attached to planning permission ref: 050300 12/2/15.

053438

Change of position of house types on plots A35, A36 & A38, change of house type on plot A37 and amended car parking arrangement to plots A39 & A40-granted 13.5.15.

053624

Change of house types on plots 30 & 31 and change of house type position on plot 32 - granted 4/6/15.

053662

Proposed residential development to consist of 20 No. semi-detached houses, 2 No. semi-detached bungalows and 1 No. special needs bungalow together with access road and parking.—approved.

053758

Retention of existing signage and display of 2 No. totem signs consent granted 8/7/15.

053783

Change of house types and the provision of two additional plots – Approved.

053820

Compliance with condition number 3 of permission reference 053438 – agreed.

054267

File Closed.

054449

Non material amendment to application reference 044033 - approved.

054535

Substitution of house type on plot 36 – approved.

054637

Amendment to previously approved house types and layout - approved.

054718

Compliance with condition 6 of planning reference 050258 – approved.

055180

Compliance with conditions 3, 4, 5, 6, 7, 8, 9 and 10 – approved.

055216

Withdrawn.

055458

Change of house types on plots 155 and 159 Approved.

055852

Application for the approval of details reserved by condition nos; 3 (materials), 4 (landscaping) and 6 (scheme for the construction of roundabout junction on A548 and improvement of Coed Onn Road) attached to planning permission ref: 053783:- Approved.

055853

Application for the approval of details reserved by condition nos; 3 (materials), 4 (landscaping) and 6 (scheme for the construction of roundabout junction on A548 and improvement of Coed Onn Road) attached to planning permission ref: 055458:- Approved.

056016

Application for the approval of details reserved by condition nos; 3, 4, 6, 7, 11, 12 & 13 attached to planning permission ref: 055209:- Approved.

056438

Change of position of plot 120 and creation of two blocks plots 121 - 124 and 125-127:- Approved

056439

Change of house type on plots 94, 96, 115, 136 to 140, change of position of plot 114 and removal of rear parking courtyard:- Approved.

056440

Application for a non-material amendment to planning permission ref: 050300 to revise position of house types on plots 107 - 109 and to remove garages from these plots:- Approved.

056457

Application for the approval of details reserved by condition 3 (Archaeological Watching Brief) attached to planning permission ref: 055209:- Approved.

056468

Application for the approval of details reserved by condition nos; 3 - 15 inclusive and 17-23 inclusive attached to planning permission ref: 053662:- Approved.

056756

Change of house types to plots 70 & 71, update of house types on plots 63 & 64, 68 & 69 and change of garage position on plot 61:- Approved.

056811

Substitution of house types on plots 72 to 76, 292 to 293 and plots 30:- Approved.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR4 - Housing

Policy STR8 - Built Environment

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development inside Settlement Boundaries.

Policy HSG3 – Housing upon Unallocated Sites within Settlement Boundaries.

Policy HSG2 – Housing at Croes Atti, Flint.

Policy HSG8 – Density of Development.

Policy HSG9 – Housing Type and Mix.

Policy HSG10 Affordable Housing
Policy D1 – Design Quality, Location and Layout.
Policy D2 – Design.
Policy D3 – Landscaping.
Policy AC13 – Access and Traffic Impacts.
Policy AC18 – Parking Provision and New Development.
Policy SR5 – Outdoor Playing Space and New Residential Development.
Policy EWP17 - Flood Risk

Local/Supplementary Planning Guidance Notes

LPGN2 – Space around dwellings
LPGN 11 – Parking Standards.
LPGN 13 – Open Space Requirements
SPG 23 Developer Contributions to Education.

National Policy Wales

Technical Advice Note 12 Design
Technical Advice Note 18 Transport

Flintshire Unitary Development Plan (FUDP) The FUDP shows the land as a housing commitment and outline planning permission has now been issued in addition to reserved matters approvals. In the context of the development as a whole a large number of the policies of the plan are relevant but the most significant policy is Policy HSG2 - Housing at Croes Atti, Flint. Other relevant policies include D1-D4 which refer to design/location/layout/landscaping and Policy GEN1 (General Requirements for Development). The proposal is considered to accord with the aims of the relevant development plan policies.

7.00 PLANNING APPRAISAL

7.01 Site Location

The application site consists of 1.65 hectares of land forming part of the wider Anwyl/Persimmon development known as 'The Oaks' located in Croes Atti to the south east of Flint. The overall site is subject to outline planning permission. 035575, which was granted on 11th July 2006. A permission dwellings already exists on this area of the site granted under application 050300, although the overall site had 312 units this application increases the number of dwellings on this part of the site by an additional 9 units.

Persimmon are already building on land to the south and east of this site having finished the earlier phase 1 for 52 dwellings under planning permission 050967 while completion of another phase with a combined total of 75 houses is still under construction.

7.02 Proposed Development/Principle of Development

The principle of residential development on this site is established by the outline and reserved matters applications which cover the site. The current application seeks to increase the number of houses while substituting various house types and change the layout which is acceptable in principle subject to design/appearance and impact on existing/proposed residential amenity.

7.03 Character and Appearance

The proposed density of the development is 44 dwellings per hectare. Policy HSG8 of the UDP seeks to ensure that housing development reflects the characteristic of the area. The amended design brief for the site seeks to ensure an overall density of 30 to 35 hectares proportionally across the whole site. Overall the site will deliver a density of 33 dwellings per hectare which meets the expectations of the design brief and in turn Policy HSG8.

7.04 The proposal includes some two storey terraces, semi-detached and detached dwellings including some 2.5 storey dwellings to add variety of design and roof heights. The proposed dwellings as amended are considered sympathetic to existing development which has been undertaken recently on the adjoining plots/phases. The proposed designs include simple pitched roofs, detailed brick band courses, variations to head/cill treatments, contrasting ridge tiles, and a unifying palette of materials including brick and render. This meets the design expectation of the brief and UDP Policy relating to design

7.05 Highways

The proposed development will have its principal access point into the previously permitted distributor road for the site which in turn will ultimately feed into other points of access at the A548 Chester Road, Prince of Wales Avenue and Coed Onn Road.

7.06 Over the course of the overall development, the access component of the Croes Atti development has been the subject of extensive negotiations as part of the original permissions in place. The Highway Development Control Manager has been consulted on the amended scheme and raises no objections although has requested additional information from the applicant in respect of parking areas. The Highway Officer has confirmed that the submitted additional information adequately addresses the earlier concerns related to parking. Other concerns raised regarding the potential use of a private drive and its use as a through route has been addressed by the submission of an amended plan.

7.07 Effect on Adjacent/Future Residential Amenities

The proposed dwellings are considered to provide adequate private amenity space in addition to space about dwellings, whilst at the same time benefiting from formal and informal public open spaces.

Affordable Housing

7.08 The original outline planning permission for the entire development was accompanied by a unilateral undertaking which committed the developer to requirements both set out in the original and subsequent full and reserved matter applications. The undertaking requires that the developer will provide for affordable housing for the number of dwellings justified by the Housing Needs Survey up to a maximum of 10% of the dwellings proposed on the applicant's parts of the site.

7.09 The Council must demonstrate through the result of a Housing Needs Survey the scale and extent of Affordable Housing need in the town of Flint and the type of such housing which is needed. Housing Strategy Officer has been consulted and confirms that there is an identified need for affordable housing provision in Flint The housing need in Flint has been identified as affordable rented property as 5 number 1 bedroom, 17 number 2 bedroom and 5 number 3 bedroom. In terms of shared equity the requirement is for 2 number 1 bedroom, 23, two bedroom and 4 no three bedroom units.

7.10 The application is for 73 houses so the maximum units which could be required on this part of the site for affordable housing is 7. The applicant has submitted a plan showing the provision of 7 affordable units on this part of the development. The affordable Housing must be developed in association with the Council, a recognised Housing Association or other social body satisfactory to the Council or such other body or company approved. Previously the Councils nominated agents, Grwp Cynefin Housing Association who have delivered a number of shared-equity properties within the development which are now occupied. The proposed affordable units on this phase will be delivered in association as previously with Grwp Cynefin Housing Association.

Flooding/Drainage Issues

7.11 The Flood Risk management Section have been consulted and have no adverse comments to make on the application. The NRW have also been consulted and raise no objection to the proposal

Provision of Public Open Space

7.12 The site would benefit from the previously approved formally laid out "village green" which would include a mini soccer pitch, a junior play area, a toddlers/picnic area, a Multi-Use Games Area (MUGA) which forms part of the wider open space allocation for the overall site which is 4.5 hectares in area. The proposed public open space across the site is generally well overlooked as regards passive surveillance from nearby dwellings, and also benefits from active frontages which assist in providing safer environments. On the previous phase undertaken by the developer an Oak tree close to a proposed dwelling not covered by a tree Preservation Order was cut down. In compensation for the loss the developer has shown on the proposed plan an area set aside for additional planting to replace the loss of the Oak tree in question.

Education

- 7.13 As part of the original planning approval the development was required to incorporate a variety of community facilities and suitable sites were identified on the plan approved. As part of the community facilities identified an area of land of 1.5 hectares has been shown set aside for the provision of a school being the contribution from the developer for education requirements.

Policy Context

- 7.14 Flintshire Unitary Development Plan (FUDP) The FUDP shows the land as a housing commitment and outline planning permission has been issued in addition to reserved matters approvals. In the context of the development as a whole a large number of the policies of the plan are relevant but the most significant policy is Policy HSG2 - Housing at Croes Atti, Flint. Other relevant policies include D1-D4 which refer to design/location/layout/landscaping and Policy GEN1 (General Requirements for Development). The proposal submitted is considered to accord with the aims of the relevant development plan policies.

8.00 CONCLUSION

- 8.01 The proposed development in broad terms would allow for the replacement of existing permitted dwellings including additional plots and layout to that already approved with amended house styles which are in keeping with development already undertaken on the site and is therefore considered acceptable in principle and design.

8.02 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

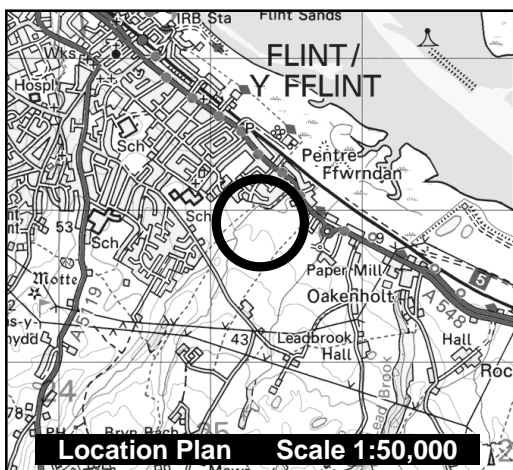
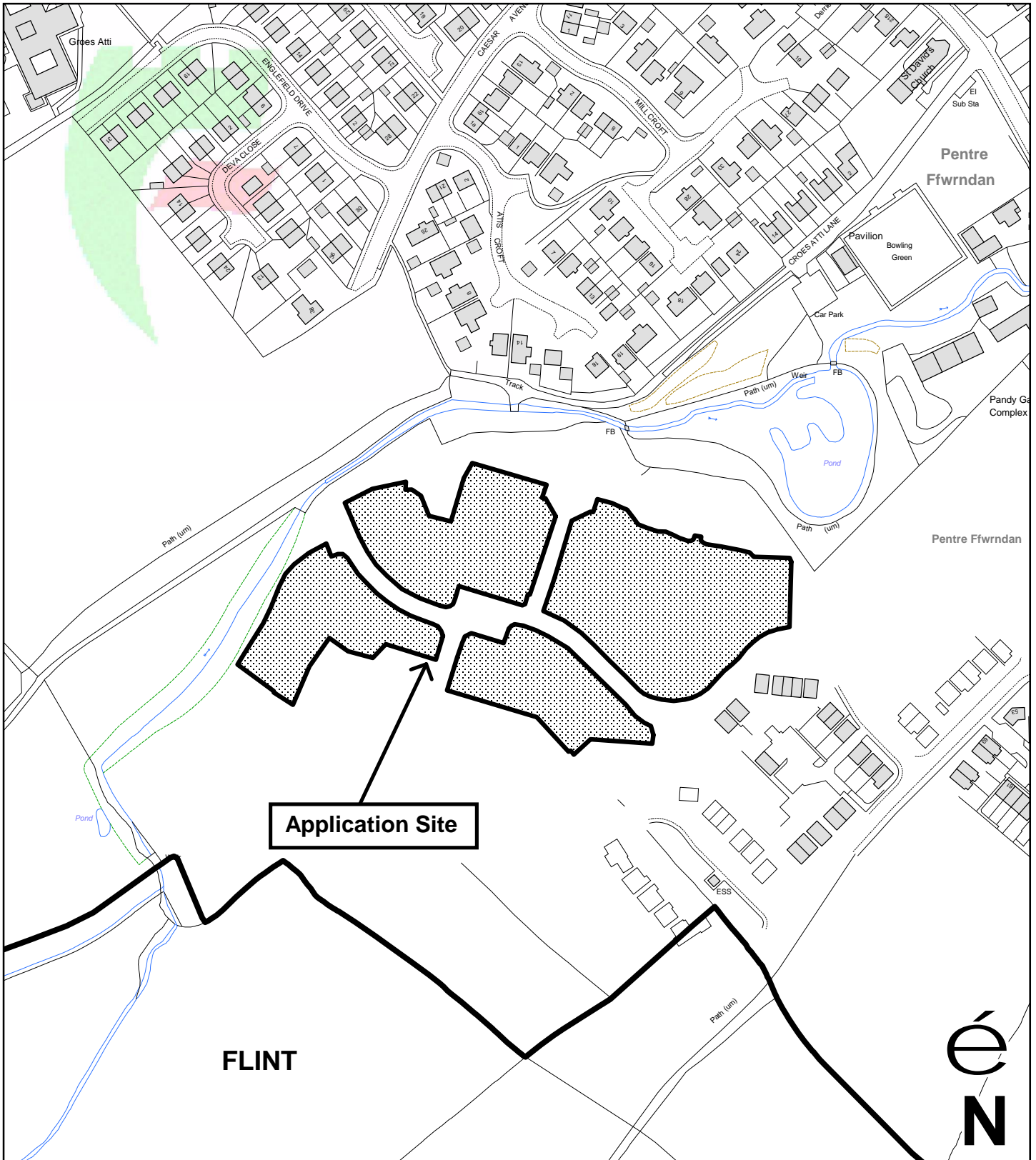
National & Local Planning Policy




Responses to Consultation

Responses to Publicity

Contact Officer: Karl Slater
Telephone: (01352) 703259
Email: karl.slater@flintshire.gov.uk

Mae'r dudalen hon yn wag yn bwrpasol



	<p>Planning & Environment, Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF. Chief Officer: Mr Andrew Farrow</p>						
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<p>Legend</p> <ul style="list-style-type: none">  Planning Application Site  Adopted Flintshire Unitary Development Plan Settlement Boundary 	<table border="1"> <tr> <td>Map Scale</td> <td>1:2500</td> </tr> <tr> <td>OS Map ref</td> <td>SJ 2571</td> </tr> <tr> <td>Planning Application</td> <td>57540</td> </tr> </table>	Map Scale	1:2500	OS Map ref	SJ 2571	Planning Application	57540
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OS Map ref	SJ 2571						
Planning Application	57540						

Mae'r dudalen hon yn wag yn bwrpasol

Eitem ar gyfer y Rhaglen 6.2

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **6TH DECEMBER 2017**

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

SUBJECT: **FULL APPLICATION – AMENDMENT TO PREVIOUSLY APPROVED APPLICATION FOR TWO DWELLINGS REF: 055414, TO ALLOW CHANGE IN HOUSE TYPES AT RHYDDYN FARM, HAWARDEN ROAD, HOPE.**

APPLICATION NUMBER: **057633**

APPLICANT: **BETHAM LIMITED**

SITE: **RHYDDYN FARM, HAWARDEN ROAD, HOPE**

APPLICATION VALID DATE: **09.10.17**

LOCAL MEMBERS: **COUNCILLOR G HEALEY**

TOWN/COMMUNITY COUNCIL: **HOPE**

REASON FOR COMMITTEE: **DEPARTURE FROM DEVELOPMENT PLAN**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full planning application for the erection of 2 dwellings with associated parking and private gardens. This is an amendment to the previously approved planning application for two dwellings 055414 on the site. The principle of development of 2 dwellings in a location outside the defined settlement boundary adjacent to a Category B settlement was established by 055414. It is considered that the change of house types generates no significant harm to the Conservation Area, on residential amenity or raises highways issues.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

- 2.01
1. Time Commencement 2 years
 2. Plans
 3. Removal of permitted development rights for extensions, alterations to the roof and buildings in the garden.
 4. Site levels – existing and proposed
 5. Contaminated Land Assessment
 6. Materials
 7. Landscaping and boundary treatment
 8. Foul, surface water and land drainage

3.00 CONSULTATIONS

3.01 Local Member
Councillor G Healey

I have received representations from a member of the ward who is concerned that the applicant is being allowed to use building materials that he says are inappropriate for use in a Conservation Area.

Hope Community Council

The Community Council objected to the original application due to safety concerns of the access.

Highways Development Control Manager

Await comments on visibility splay.

Head of Public Protection

The site is close to a former landfill site it is recommended that a site investigation is undertaken this can be secured by condition.

Welsh Water/Dwr Cymru

No objections subject to standard conditions requiring details of foul, surface water and land drainage.

Wales and West Utilities

No objection however there is equipment in the area and their apparatus may be at risk.

Public Rights of Way

Public Footpath 64 runs to the north of the application site but appears unaffected by the development.

CPAT

There are no archaeological implications for the proposed development. It would have no significant impact upon the setting of the scheduled dyke.

4.00 PUBLICITY

4.01 Press Notice, Site Notice and Neighbour Notification

The application was advertised as a departure from the development plan, affecting a public right of way and as affecting the character and appearance of a conservation area.

2 objections on the grounds of;

- Detrimental impact on the character and appearance of the conservation area
- Building should be of high quality design and traditionally constructed
- Concern about the size and height of the proposed dwellings adjacent to a bungalow
- Roof should be real slate not imitation
- Windows and doors should be wooden and not UPVC
- Chimneys should be a key feature
- Timber cladding is inappropriate
- Dwellings should be brick
- The garage should be a separate building and not integral
- Block paving is not appropriate
- Fencing should be specified with hedging along the roadside boundaries
- Should be cast iron guttering
- Concerns about the access and parking and road accidents, more parking should be provided
- Loss of open space and views to Watts Dyke and Rhyddyn Farm
- Dwellings are too large for the plots
- Should be traditional architecture not modern
- Parking should be at the rear to reduce the impact from the road
- Site would be more suitable for two semi-detached properties

5.00 SITE HISTORY

5.01 355/62 Outline application for erection of houses and/or bungalows.
Approved

51/64 Proposed erection of houses. Approved.

218/64 Outline application for erection of houses and bungalows
Refused

055414 - Erection of 2 dwellings. Approved 05.10.16

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
 STR1 - New Development
 STR4 - Housing
 STR8 - Built Environment
 STR10 - Resources
 GEN1 - General Requirements for New Development
 GEN3 - Development Outside Settlement Boundaries
 D1 - Design Quality, Location and Layout
 D2 - Design
 D3 – Landscaping
 HE1 – Development Affecting Conservation Areas
 TWH1 - Development Affecting Trees and Woodlands
 WB1 - Species Protection
 AC13 - Access and Traffic Impact
 AC18 - Parking Provision and New Development
 HSG4 – New Dwellings Outside Settlement Boundaries
 HSG5 – Limited Infill Development Outside Settlement Boundaries
 HSG8 - Density of Development
 HSG9 - Housing Mix and Type
 SR5 - Outdoor Play Space and New Residential Development
 EWP3 - Renewable Energy in New Development
 EWP14 – Derelict and Contaminated Land
 EWP16 – Water Resources
 Planning Policy Wales Edition 9 November 2016
 TAN 1 Joint Housing Availability Studies 2015

The compliance of the proposal with the relevant policies is set out in the planning appraisal below.

7.00 PLANNING APPRAISAL

7.01 Introduction

This is a full planning application for the erection of two detached dwellings with associated parking and turning and private gardens on a 0.1 hectare site on land adjacent to Rhyddyn Farm, Caergwrle. This is an amendment to the previously approved planning application for two dwellings 055414 on the site.

7.02 Site Description

The site is located off the A550 to the north of the settlement of Hope. The site is bounded to the north by the newly constructed medical centre. To the south is an existing residential dwelling 'Wistonia' and to the east is Rhyddyn Farm house and to the north east the property of Badgers Bank. There is an access road to these properties which runs along the southern boundary of the site adjacent to 'Wistonia'. The site currently has no vehicular access points. The site is elevated above the A550 and there is a wooden post and rail fence before the land slopes down to the footway by means of a grass verge. Its eastern boundary comprises a mature conifer hedge. Along the

southern boundary is a stone wall with a hedge along the site boundary. The boundary with the medical centre to the north is demarcated with a wooden post and rail fence.

7.03 The site is located inside the Caergwrle Conservation Area and outside the settlement boundary within the adopted Flintshire Unitary Development Plan.

7.04 Proposed development

This is a full planning application for the erection of 2 detached six bedroom two storey dwellings with rooms in the roof. The proposed dwellings would be accessed via a single point of access off the A550 with parking for four cars and a turning area to serve both properties. Each property also has an integral double garage providing an additional 2 parking spaces for each dwelling. The conifer hedge on the northern boundary is located on the adjacent land but significantly overhangs the application site. It is proposed to cut back the hedge on the development side. The proposed dwellings are render with wooden cladding and an imitation slate tiled roof.

7.05 Principle of Development

The principle of development in this location outside the settlement boundary was established by planning application 055414. The previous consent for 2 houses was granted on 05.10.16 and is therefore still extant. The matters for consideration as part of this application therefore are the impact of the dwellings on the Conservation Area, impacts on residential amenity, space around dwellings and access and parking.

7.06 Design and impact on the Conservation Area

The proposal is for 2 two storey dwellings within the Conservation Area. The site is a parcel of undeveloped open land which is viewed in the context of the newly built medical centre which is a large render building and the adjacent bungalow which is brick with a concrete tiled roof. The medical centre building is higher than a domestic two storey building and has a large car park which is partially in the Conservation Area with lighting columns and fencing. There are two further two storey residential properties of Rhyddyn Farm and Badgers Bank. Rhyddyn Farm is screened from the A550 by the existing conifer hedge which is proposed to be retained. Badgers Bank is visible however this is in an elevated position from the road.

7.07 The Conservation area has the castle at its core with the surrounding pattern of red brick terraced housing which is also evident across the road from the development site. The site however is viewed in the context of the Medical Centre therefore it is considered the two storey nature of the dwellings and the choice of render finish and timber boarding is appropriate in this location. The roof covering would be similar in colour and profile to the adjacent Medical Centre and a similar tile is proposed. It is therefore considered that the proposed

development would enhance the character of the Conservation Area. The site although an open space is not an area of open space which makes any significant positive contribution to the character of the Conservation Area. An objector has stated that the proposed dwellings should be traditional in design with use of traditional materials and chimneys. However given this context of the site it is considered that the proposed design and materials would be appropriate and would enhance the Conservation Area.

- 7.08 The dwellings are two storey and would utilise the roof space with roof lights on the rear elevation only. The proposed dwellings are 9 metres in height. The proposed dwellings are to be set into the ground at +79.1 AOD to reduce the impact of the dwellings and to fit into the street scene. The consented dwellings are 7 metre in height but were set above the road level with the finished slab levels at 81.00 AOD. The proposed dwellings would therefore have the same ridge height within the street scene as the consented dwellings. At the rear the proposed dwellings would have a retaining wall with a patio area set at 79.00 AOD and the garden area at 80 AOD. This would provide useable garden areas at two levels. The previous proposal also had split level gardens.
- 7.09 The proposed dwellings are wider than the previously consented dwellings and accommodate the full width of the plot compared to the previously consented dwellings. The approved dwellings were approximately 12 metres deep and approximately 7 metres wide. The proposed dwellings are approximately 10 - 11 metres deep across the elevation and approximately 12 metres wide. The ground floor area of the approved dwellings was approximately 84m². The ground floor area of the proposed dwellings is approximately 125m². There would be views of the dwellings when approaching the site along Hawarden Road and from across the open medical centre car park. However it is considered that as the proposed dwellings are not as deep as the consented dwellings the impact of the dwellings would be reduced.
- 7.10 Impact on residential amenity and Space Around Dwellings
The site is bounded to the south by the dwelling of Wistonia which is a bungalow. There is the existing access to Rhyddyn Farm and Badgers Bank between this dwelling and the application site. There is a blank elevation on the gable end of the dwelling which faces this dwelling, therefore there is no potential for overlooking. The existing boundary treatment of the fence and hedge would remain along this boundary.
- 7.11 Rhyddyn Farm house lies to the north of the proposed dwellings however this is screened by the existing conifer hedge which is on the adjacent boundary and outside the application site. This would be trimmed back and therefore would still remain to provide screening between the existing and proposed dwellings.

7.12 The proposed dwellings have rear garden areas of 192 m² and 168 m² respectively which accord with Local Planning Guidance Note 2 Space Around Dwellings. The previous dwellings had rear gardens of 112-120m² however there were also areas to the side of the dwellings. It is therefore considered that the proposed dwellings would comply with Local Planning Guidance Note 2: Space Around Dwellings in relation to separation distances and private amenity areas.

7.13 Highways

The site has no highway access at present. It is proposed to have a single point of access with parking and turning for each dwelling. There are 2 spaces proposed for each dwelling with an additional 2 spaces in an integral double garage for each dwelling providing a total of 4 spaces for each dwelling.

7.14 Policy AC18 and LPGN11 require 3 car parking spaces for houses with 3 or more bedrooms. The proposed dwellings have 4 space each and therefore are in line with the Council's Standards.

7.15 Other matters

A contribution of £1,100 per dwelling in lieu of on-site open space provision to enhance toddler play at Queens Way Play area was paid as part of the previous application 055414 and therefore a further open space contribution is not required.

8.00 CONCLUSION

8.01 The principle of development of 2 dwellings in a location outside the defined settlement boundary adjacent to a Category B settlement was established by 055414. It is considered that the change of house types generate no significant harm to the Conservation Area, residential amenity or highways considerations.

Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

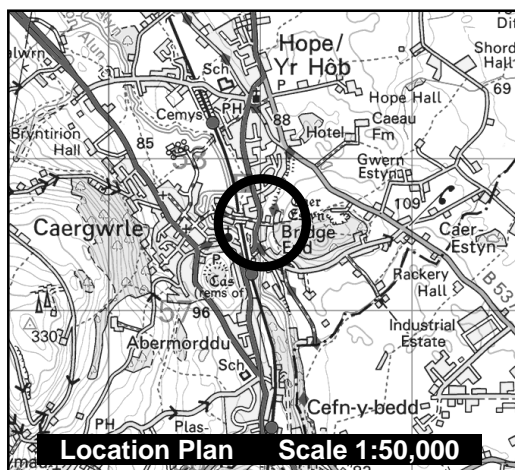
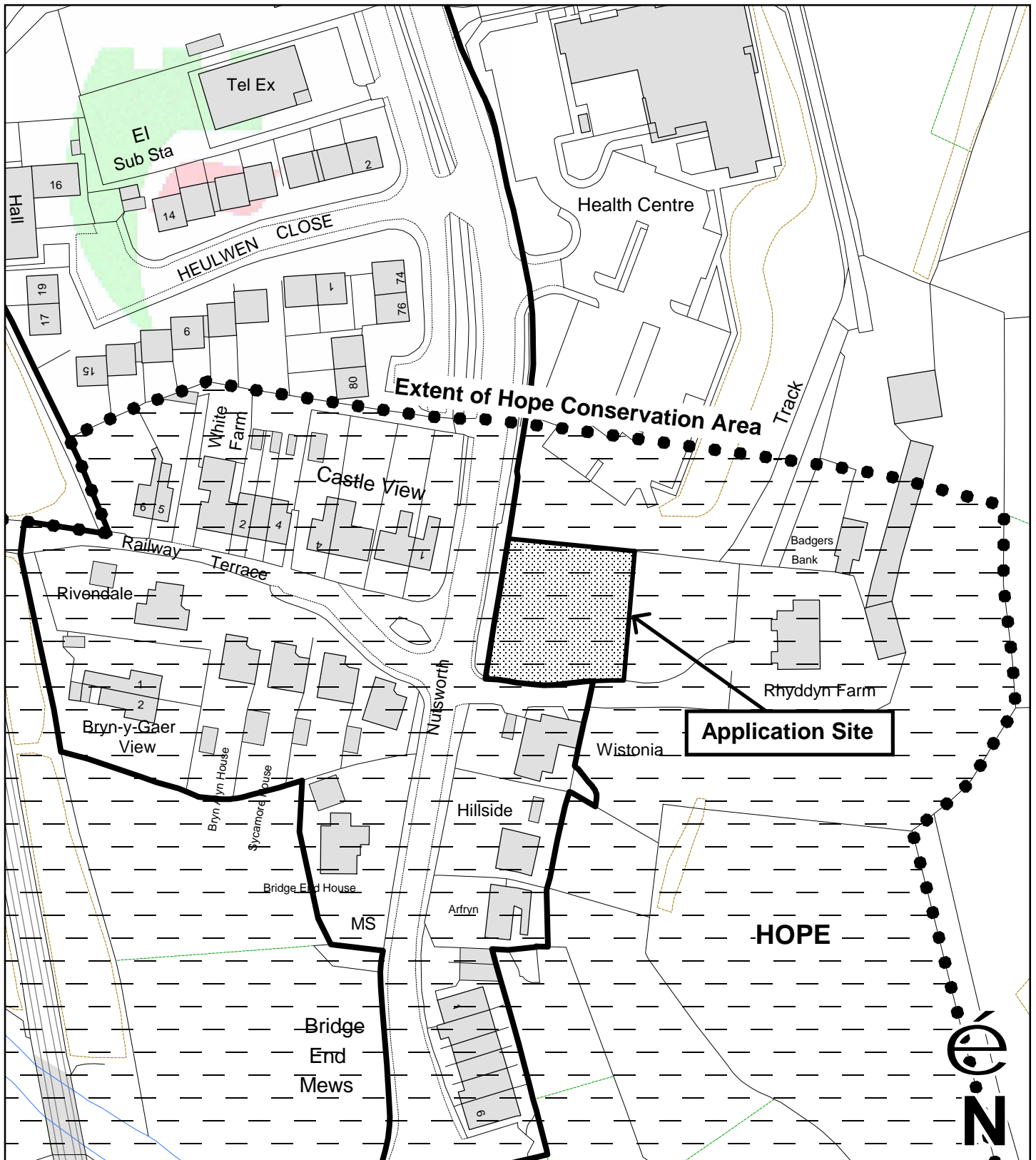
The Council has had due regard to its duty under Section 3 of the

Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS



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

Contact Officer: Emma Hancock
Telephone: 01352 703254
Email: emma.hancock@flintshire.gov.uk



Planning & Environment,
 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 3157
Planning Application	57633

Mae'r dudalen hon yn wag yn bwrpasol

Eitem ar gyfer y Rhaglen 7

Yn rhinwedd paragraff(au) 16 of Part 4 of Schedule 12A
o Ddeddf Llywodraeth Leol 1972.

Dogfen Gyfyngedig - Ni ddylid ei chyhoeddi

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