

Pecyn Dogfen Gyhoeddus

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



At: Cyng David Wisinger (Cadeirydd)

CS/NG

Cynghorwyr: Mike Allport, Bernie Attridge,
Marion Bateman, Chris Bithell, Derek Butler,
David Cox, Adele Davies-Cooke, Ian Dunbar,
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

Dydd Iau, 2 Gorffennaf 2020

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

Annwyl Syr / Fadam

**HYSBYSIAD O GYFARFOD RHITHIOL
PWYLLGOR CYNLLUNIO
DYDD MERCHER, 8FED GORFFENNAF, 2020 am 1.00 PM**

Yn ddiffuant,

Robert Robins
Rheolwr Gwasanaethau Democraidd

Sylwch: Oherwydd y cyfyngiadau presennol ar deithio a'r gofyniad am gadw pellter cymdeithasol, ni chynhelir y cyfarfod hwn yn y lleoliad arferol. Bydd hwn yn gyfarfod rhithiol a bydd 'presenoldeb' yn gyfyngedig i Aelodau'r Pwyllgor Cynllunio yn unig. Bydd y cyfarfod yn cael ei recordio.

Os oes gennych unrhyw ymholiadau, cysylltwch ag aelod o'r Tîm Gwasanaethau Democraidd ar 01352 702345

Cyfarfod Rhithiol y Pwyllgor Cynllunio – Cyfranogiad y Cyhoedd

Ni all aelodau'r cyhoedd, gwrthwynebwy'r na chefnogwyr y ceisiadau gyfarch y pwyllgor rhithiol. Gofynnir am eu safbwyntiau cyn y cyfarfod a bydd eu datganiadau'n cael eu cynnwys o fewn pecyn adroddiad y Pwyllgor.

R H A G L E N

1 YMDDIHEURIADAU

2 DATGAN CYSYLLTIAD

3 SYLWADAU HWYR

4 COFNODION (Tudalennau 3 - 6)

Pwrpas: I gadarnhau, fel cofnod cywir gofnodion y cyfarfod ar 10 Mehefin 2020.

5 EITEMAU I'W GOHIRIO

6 ADRODDIADAU'R PRIF SWYDDOG (CYNLLUNIO, AMGYLCHEDD AC ECONOMI)

Mae adroddiad y Prif Swyddog (Cynllunio, Amgylchedd ac Economi) yn amgaaedig.

ADRODDIAD Y PRIF SWYDDOG (CYNLLUNIO, AMGYLCHEDD AC ECONOMI) AR GYFER Y PYLLGOR CYNLLUNIO 8 GORFFENNAF 2020

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	060321	060321 - A - Cais Llawn - Cais i godi byngalo ar wahân a garej ar wahân ar dir ger Uplands, Ffordd Brynford, Treffynnon. (Tudalennau 7 - 50)
6.2	060784	060784 - A - Cais Llawn - Cynnig ar gyfer 5 pod glampio, yn cynnwys mynediad, parcio, storfa ar gyfer biniau a gwaith trin preifat, yn Y Fron Farm, Mountain Road, Cilcain. (Tudalennau 51 - 82)

Eitem ar gyfer y Rhaglen 4

PLANNING COMMITTEE **10 JUNE 2020**

Minutes of the virtual meeting of the Planning Committee of Flintshire County Council held on Wednesday, 10 June 2020.

PRESENT: Councillor David Wisinger (Chairman)

Councillors: Mike Allport, Bernie Attridge, Marion Bateman, Chris Bithell, Derek Butler, David Cox, Adele Davies-Cooke, Ian Dunbar, David Evans, Veronica Gay, Patrick Heesom, Dave Hughes, Kevin Hughes, Christine Jones, Richard Jones, Richard Lloyd, Billy Mullin, Mike Peers, Neville Phillips, and Owen Thomas

ALSO PRESENT:

Councillor Ian Roberts (Leader of the Council and Cabinet Member for Education) and Chief Officer (Governance) attended as observers.

IN ATTENDANCE:

Chief Officer (Planning, Environment & Economy); Development Manager; Service Manager - Strategy; Team Leader - Planning; Senior Planners; Senior Engineer - Highways Development Control; Legal Services Manager; and Democratic Services Officers

64. DECLARATIONS OF INTEREST

There were no declarations of interest.

65. LATE OBSERVATIONS

There were no late observations.

66. MINUTES

The minutes of the meeting held on 4 March 2020 were submitted.

Accuracy

Councillor Bernie Attridge said he had submitted his apologies to the meeting and asked that the minutes be amended to record this.

Approval of the minutes was moved by Councillor Richard Lloyd and seconded by Councillor Kevin Hughes.

RESOLVED:

That subject to the above amendment the minutes be approved as a correct record and signed by the Chairman.

67. ITEMS TO BE DEFERRED

No items were recommended for deferral.

68. REPORTS OF THE CHIEF OFFICER (PLANNING, ENVIRONMENT & ECONOM

RESOLVED:

That decisions be recorded as shown on the Planning Application schedule attached as an appendix.

69. MEMBERS OF THE PUBLIC AND PRESS IN ATTENDANCE

On commencement of the meeting, there was one member of the press in attendance.

(The meeting started at 1.00 pm and ended at 3.09 pm)

.....
Chairman

Meetings of the Planning Committee are webcast and can be viewed by visiting the webcast library at: <http://flintshire.public-i.tv/core/portal/home>

Tudalen 6

Eitem ar gyfer y Rhaglen 6.1

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **8TH JULY 2020**

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

SUBJECT: **FULL APPLICATION – ERECTION OF A DETACHED BUNGALOW AND DETACHED GARAGE**

APPLICATION NUMBER: **060321**

APPLICANT: **MR CHRISTOPHER BIRCHALL**

SITE: **LAND ADJACENT TO UPLANDS, BRYNFORD ROAD, HOLYWELL**

APPLICATION VALID DATE: **4TH NOVEMBER 2019**

LOCAL MEMBERS: **COUNCILLOR P JOHNSON**

TOWN/COMMUNITY COUNCIL: **HOLYWELL TOWN COUNCIL**

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

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 The application consists of a full planning application for the erection of a detached bungalow including a detached garage on the garden area of a property known as Uplands, Brynford, Holywell, Flintshire. The proposal includes widening the existing dropped kerb which serves Uplands and creating a new access off Brynford Road which would lead onto two separate driveways. One driveway would serve Uplands and one would

serve the proposed bungalow. This would replace the existing narrow track which currently serves the Uplands.

1.02 The site comprises the side garden of the detached, split level bungalow known as Uplands, Brynford Road, Holywell, Flintshire. The site is grassed and rises upwards from the eastern to the western boundary of the site. The site has trees and hedging around some of the perimeter, with woodland to the west.

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

2.01 Conditions

- 1 Time limit on commencement
- 2 In accordance with approved plans
- 3 Land contamination report.
- 4 Landscaping scheme to be submitted and agreed
- 5 Highways access details to be provided

3.00 CONSULTATIONS

3.01 Local Member
Councillor Paul Johnson

No objection. The line of the settlement boundary does not seem to make any sense in respect of this property. It is clearly a property that is part of the only property along Brynford Road that is outside the settlement boundary and the fact that Pen y Bryn Cottage which stands higher up the hill on its own in Coed y Fron / Vron Woods is within the settlement boundary, makes this even more of an anomaly. I am not sure whether this is within the remit of the committee but I would welcome a recommendation that Uplands in brought within the settlement boundary for Holywell. Given issues around parking on the road, and that this is the main road from Holywell to Brynford, that there are clear views for all road users at the entrance to the drive, although I would not expect a significant increase of traffic from the drive using the junction.

3.02 Holywell Town Council

No objection

3.03 Highway Development Control

The amended plans submitted address highway concerns and if planning consent is granted conditions relating to the visibility splay provided within the highways response are recommended.

3.04 Community and Business Protection

No objections in principle, however advice is that the site is in an area where there are historical lead mining and workings. There is clearly potential for the presence of historical contamination in all or part of the site. It is recommended that this be addressed through the imposition of a planning condition

4.00 PUBLICITY

4.01 Press Notice, Site Notice and Neighbour Notification

4.02 At the time of writing two neighbour consultation responses have been received. Whilst no formal objections have been raised, the height of the proposed dwelling in relation to neighbouring properties, the lack of information relating to landscaping and materials, the right of vehicular access and potential impact on living conditions of occupiers of existing dwellings from construction vehicles is questioned

5.00 SITE HISTORY

5.01 007492 – Outline erection of a dwelling – Refused 29.9.1983

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 New Development

Policy STR4 Housing

Policy GEN1 General Requirements for Development

Policy GEN3 Development in the Open Countryside

Policy D1 Design Quality, Location and Layout

Policy D2 Design

Policy TWH1 Development Affecting Trees and Woodlands

Policy L1 Landscape Character

Policy HSG4 New Dwellings in the Open Countryside

Policy HSG5 Limited Infill Development Outside

Settlement Boundaries

Policy AC13 Access and Traffic Impact

6.02 Supplementary Planning Guidance

Supplementary Planning Guidance Note 2 Space Around Dwellings.

Supplementary Planning Guidance Note 4 Trees and Development.

Supplementary Planning Guidance Note 2 Space Around Dwellings

6.03 Supplementary Planning Guidance Note 10 New Housing in the Open Countryside

National: Guidance

Planning Policy Wales Edition 10 December 2018.

PLANNING APPRAISAL

7.00

Proposal and Site description

7.01 This full application proposes the erection of a detached bungalow including a detached garage on the garden area of a property known as Uplands Brynford Road Holywell, Flintshire. The proposal includes alterations to the current access to form two separate driveways to serve the host and proposed bungalow.

7.02 The site is located to the north of Uplands, the host dwelling and is maintained and used as garden area for the use of the occupiers of Uplands. The land slopes down to the east towards Brynford Road and is fairly rectangular. To the north there are a number of large mature trees and to the west is woodland. The site is well contained between existing dwelling.

7.03 The site is located outside but adjacent to the settlement boundary of Holywell as defined in the Flintshire Unitary Development Plan. The gardens of the two storey properties of St John's House and Musty House however, lie immediately to the east and are within the settlement boundary.

7.04 The proposed bungalow would be located fairly centrally within the plot, with the detached garage located on lower ground to the east and the majority of the amenity space located at the rear. It is clear from the streetscape view provided that the bungalow is smaller in scale than Uplands, which is raised off the ground and accommodates a garage at ground level with the main rooms are located at first and second floor levels. The scale, massing and materials proposed to be used would be acceptable in this location.

7.05 Main Issues:

The main issues to be considered in determination of this planning application relate to :-

- a) Principle of the development
- b) Previously Developed Land
- c) Sustainable Location
- d) Character and appearance
- e) Living conditions
- f) Highways
- g) Housing Land Supply

7.06 Principle of the Development.

The application is located outside but adjacent to the settlement boundary for Holywell as defined in the Flintshire Unitary Development Plan. Holywell is classified as a category A main settlement on account of its range of services and facilities and general level of sustainability to support new development.

7.07 UDP Policy HSG5 applies as this is a dwelling proposed outside the settlement boundary which can be considered as limited infill. The proposal meets the criteria of that policy as the site comprises a small gap within an identifiable group of houses, it does not create ribbon or fragmented development and it respects the siting and design of adjacent properties. However, critically the developer has not submitted any evidence that the proposal will meet a proven local housing need. Therefore the proposal does not comply with UDP Policy HSG5.

7.08 The Council needs to consider whether any material consideration exist which outweigh the conflict of the proposal with Policy HSG5.
The report will examine each material consideration in turn;

7.09 Previously Developed Land

The site forms previously developed land as defined in Planning Policy Wales (PPW – Edition 10) as the land was clearly defined within the curtilage of the host dwelling Uplands. Paragraph 3.51 of PPW specifically states that previously developed land should be, wherever possible used in preference to greenfield sites where it is suitable for development. Paragraph 3.52 of PPW actively encourages planning authorities to work with developers to bring PDL forward for development.

7.10 It is clear that PPW weighs heavily in favour of supporting development on PDL in sustainable locations and this attracts very significant weight in support of the proposal in the overall planning balance.

7.11 Sustainable Location

PPW makes it clear that a site which forms previously developed land within a sustainable location should be viewed positively by the planning authority. It is clear the site is PDL so now the sustainable credentials of the site should be considered.

7.12 The site is situated on the edge of a Category A settlement. These settlements are identified as being highly sustainable location. This development would be within walking distance of the centre of Holywell, which has a wide range of services, including shops, schools, community centres, pubs, bus stops and employment facilities. The site clearly therefore is in a sustainable location and therefore significant weight should be attached to this matter in the overall planning balance.

7.13 Character and Appearance

The proposal respects adjacent properties in terms of its design and siting and therefore accord with Policy HSG 5(c). The site is particularly well contained by neighbouring dwellings and their curtilages and relates well to the existing pattern of development. The proposal fully accords with the design context and significant weight should be attributed to that in the overall planning balance.

7.14 Living Conditions

The separation distances between dwellings and the

requisite amount of private amenity spaces for both the existing and proposed occupiers are referenced within the Supplementary Planning Guidance Note No.2 Space Around Dwellings. The site plan shows a separation distance of approximately 30 metres to the dwelling fronting onto Brynford Road. As a result the proposal would not have a significant detrimental impact upon the amenities of either the proposed or existing occupiers in the area. The applicant also proposes to provide landscaping along the eastern boundary of the site to provide additional privacy between the proposed property and those on Brynford Road. A condition is being imposed to require further specific detail of the proposed landscaping to be agreed.

- 7.15 The proposed property contains habitable rooms facing east, however those rooms are offset to the rear of St Johns House and Musty House and do not directly face the habitable rooms on those properties. However, officers have still checked the interface distance from the proposed lounge to the rear of Mostyn House and is approximately 33.0m and to the rear boundary it is approximately 21.5m. The distance from the proposed bedroom 2 to the rear of St Johns House is approximately 37.0m and to the rear boundary it is approximately 24.0m. As the oblique relationship has been reflected above officers consider, even with the slight variance in levels the proposed development would not affect the existing occupiers reasonable enjoyment of the homes.
- 7.16 Although the proposal removes a proportion of the garden which serves Uplands there is sufficient amenity space to serve the host and proposed dwelling.

7.17 Housing Land Supply

In terms of housing supply, whilst there is no longer a requirement to demonstrate a 5 year housing land supply as TAN1 has been revoked, it is clearly still a main aim of the Welsh Government to ensure that the planning system delivers the housing that Wales needs. The main way in which the Council can do this is via the Local Development but whilst the Plan has reached the deposit stage, it has yet to be examined or adopted. In the interim this means that the weight to attach to proposals that increase housing supply is a matter for the Council as decision maker to judge, based on the acceptability of the proposal in line with the overall sustainability of the proposal. Whilst the proposal is for only one dwelling, taken together with the other material factors that amount to a presumption in favour of sustainable development in the planning balance, weigh in favour of approval. The site would form a logical extension to this main settlement and

the context of the very specific site circumstances, causes no significant harm upon the landscape or open countryside.

7.18 Highways

The proposed visibility/layout is acceptable to accommodate for the proposed increased vehicular use, introduced by the additional dwelling.

7.19 Land Contamination Issues

A condition has been imposed to ensure any potential contamination matters are investigated.

7.20 **CONCLUSION**

Whilst the site is located outside of the defined settlement boundary and is in therefore in conflict with Policy HSG5 due to the absence of the proposal meeting a proven local need there are significant material considerations which weigh in favour of the proposal. The site forms previously developed land in a sustainable location forming an acceptable pattern of development and a logical rounding off of the settlement boundary. This type of development is positively supported within PPW 10 and clear direction is given to Planning Authorities to encourage such development which supports the pattern of built form within the settlement and respects adjacent properties.

8.01 Other Considerations

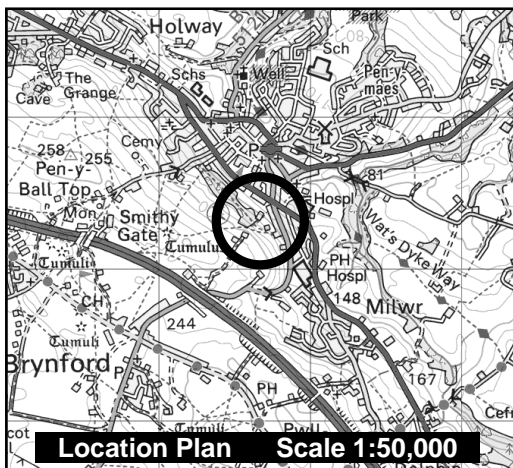
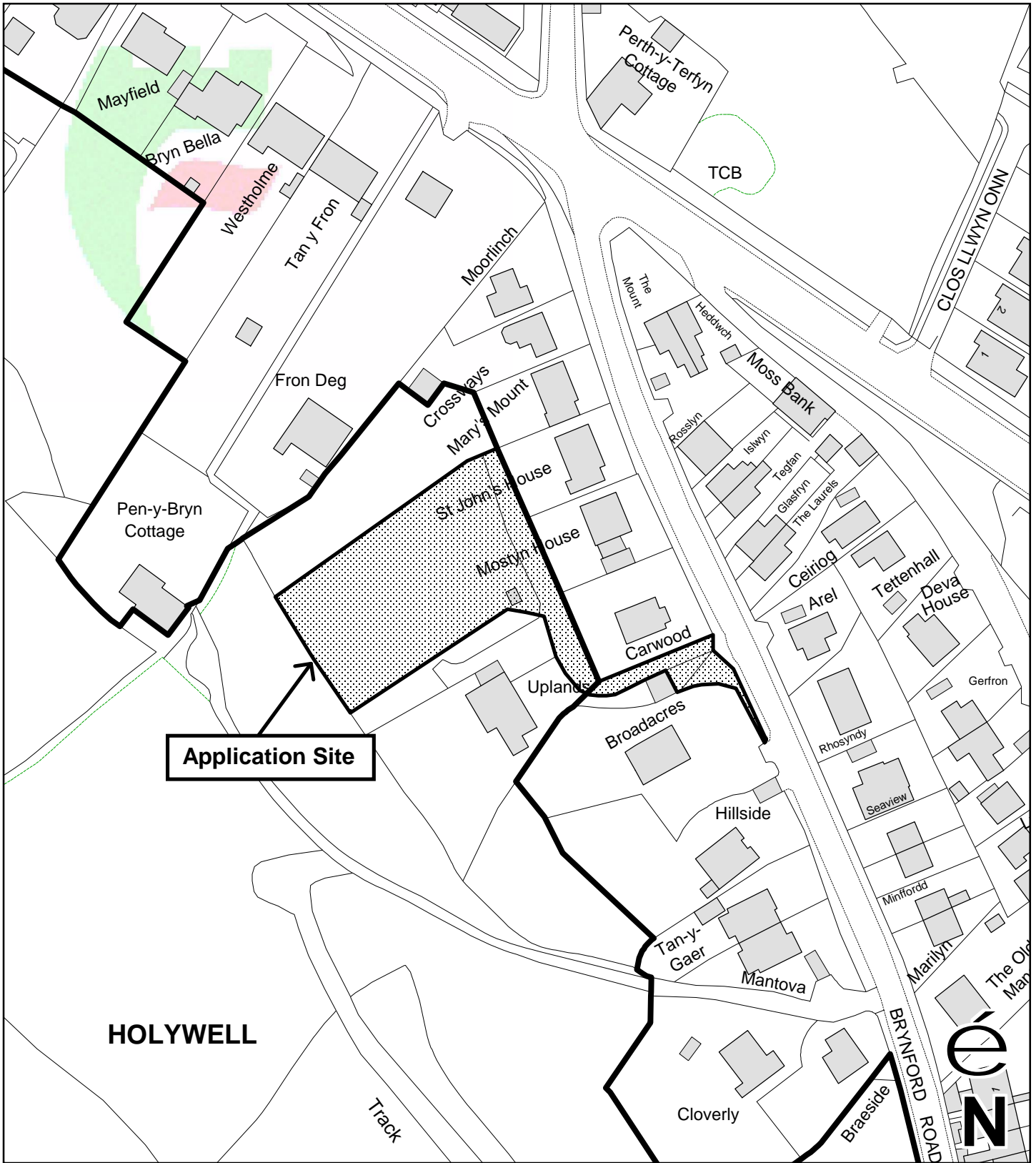
The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision. The Council has acted in accordance with the Human Rights Act 1998 Article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

9.01 **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents
National & Local Planning Policy



Responses to Consultation
Responses to Publicity
Contact Officer: Alison Dean
Telephone: (01352) 702012
Email: Alison.dean@flintshire.gov.uk

Mae'r dudalen hon yn wag yn bwrpasol



Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

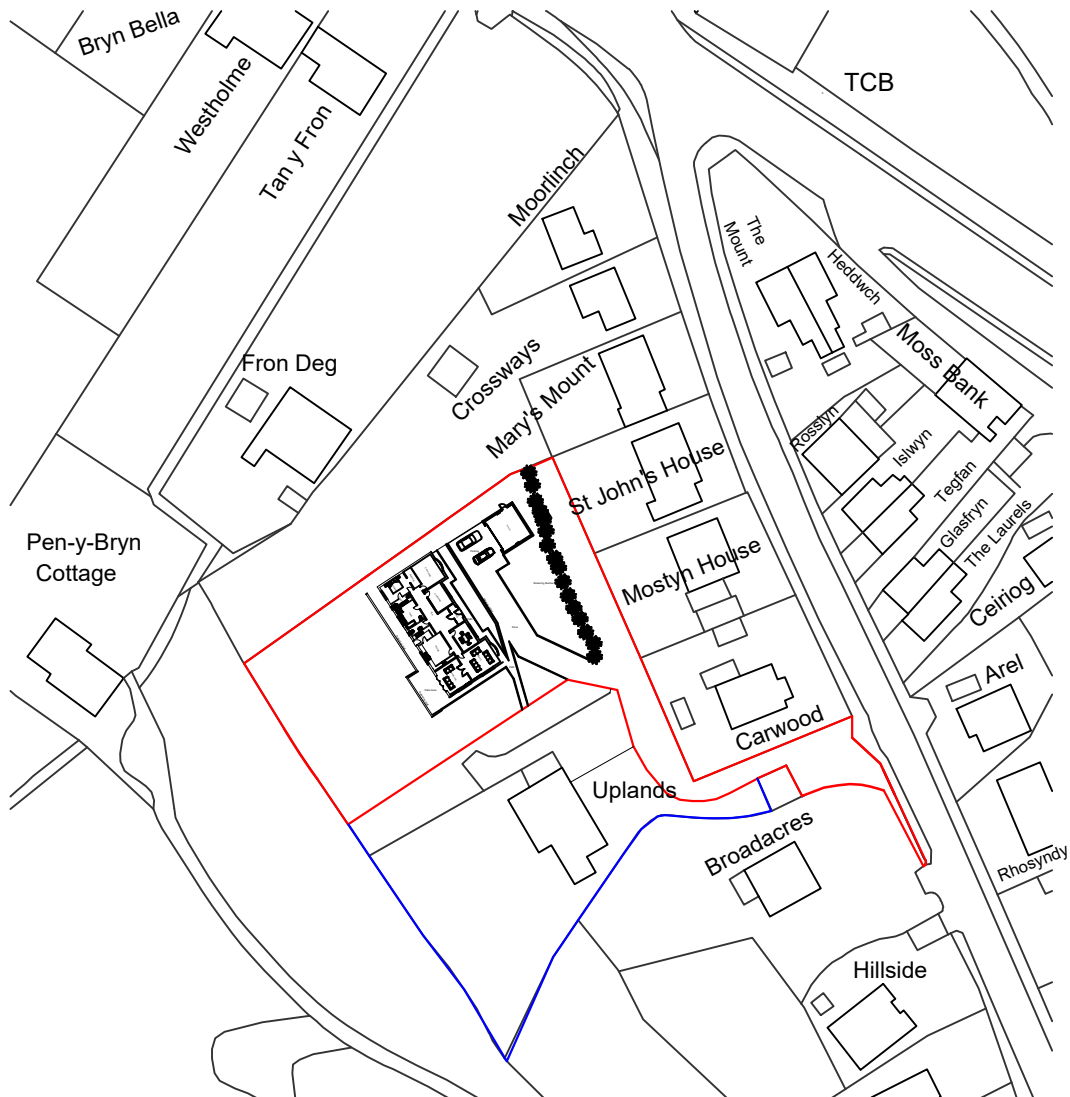
Legend

-  Planning Application Site
-  Adopted Flintshire Unitary Development Plan Settlement Boundary

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Map Scale	1:1250
OS Map ref	SJ 1875
Planning Application	60321

Where dimensions are not given drawings must not be scaled. Contractor to clarify all levels, dimensions, drainage, construction and specification prior to commencement on site.



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Client
Mr and Mrs C Birchall

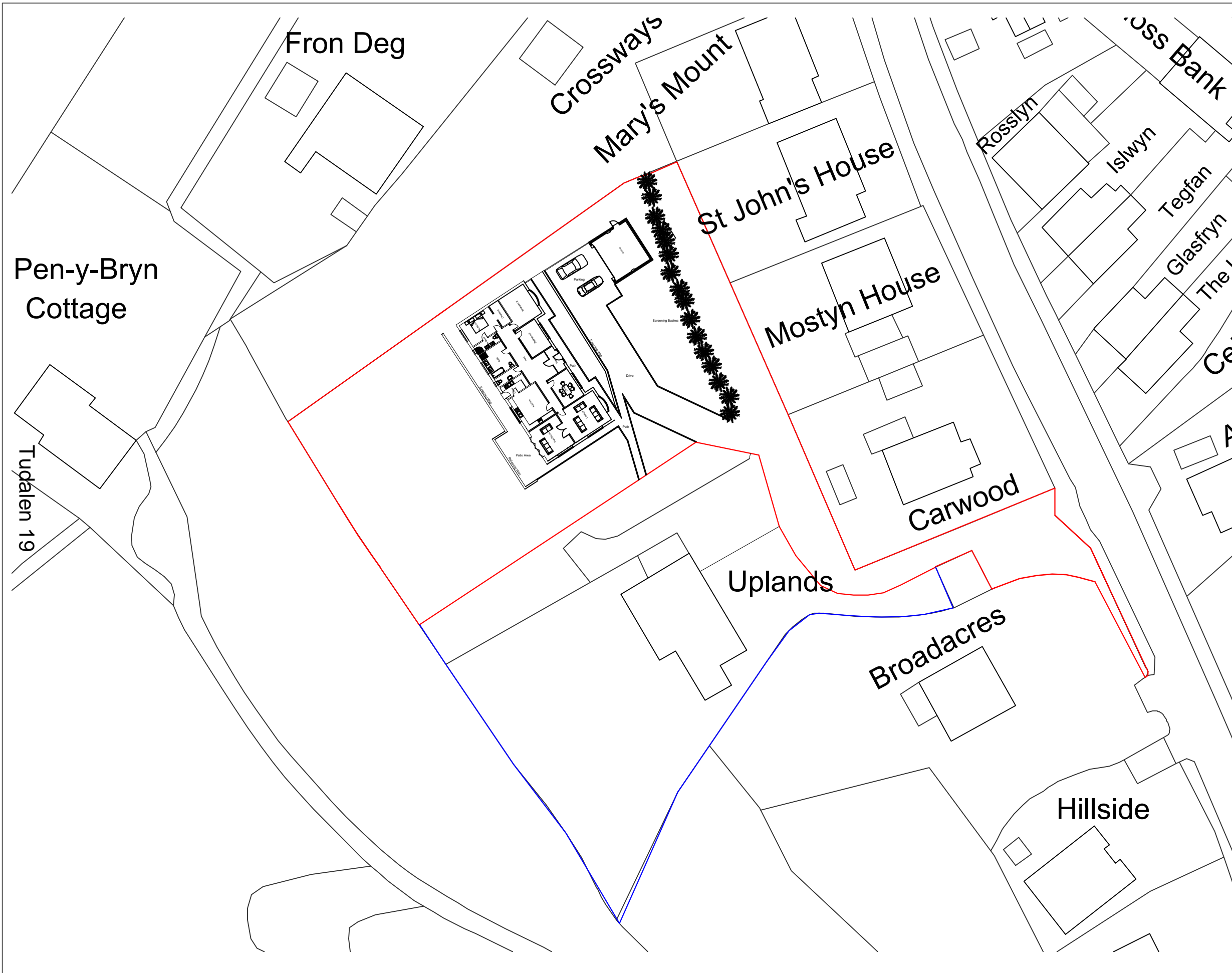
Site Address
Proposed Single Dwelling
Land Adjacent to 'Uplands',
Brynford Road, Holywell
CH8 7RP

Drawing Title
Location Plan

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chartered surveyors

Park Lane House
3 Elm Grove
Didsbury
Manchester
M20 6PL
Tel. 0161 292 7085
www.dabinettsurveyors.co.uk
info@dabinett.co.uk

Job No.	Drwg No.	Rev	Drawn By
19.121	02	2	TDO
Date	Scale	Paper Size	Sign Off
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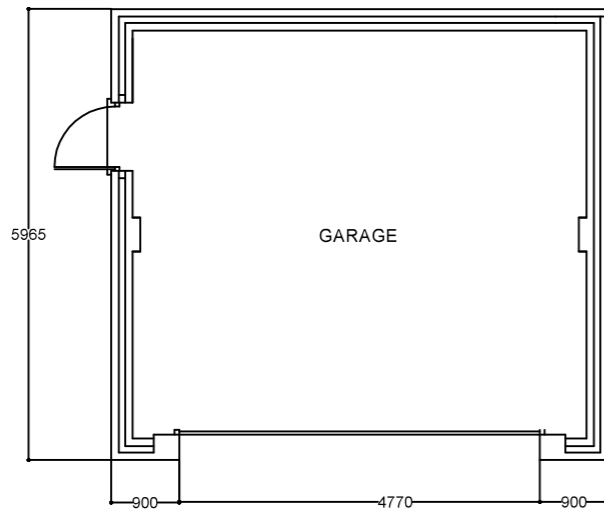
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Client
 Mr and Mrs C Birchall

Site Address
 Proposed Single Dwelling
 Land adjacent to 'Uplands',
 Brynford Road, Holywell CH8 7RP

Drawing Title
 Block Plan

Job No. 19.121		Date 07/07/19
Drwg No. 03	Rev 1	Drawn By TDO
Scale 1:500	Paper Size A3	Sign Off TBC



GROUND FLOOR PLAN

NOTES

External walls to be formed in cavity blockwork, with 'K-Rend' finish externally.

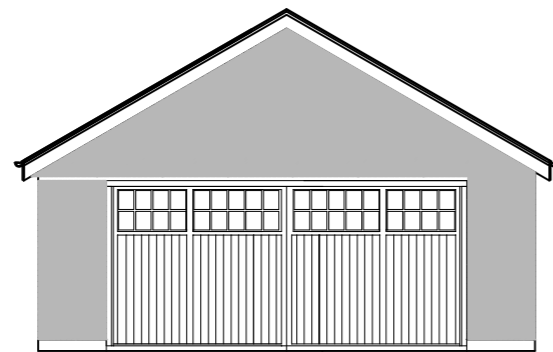
Roof to be formed in trusses, with Marley Rivendale fibre cement slates, colour Cromleigh Graphite.

Fascias, soffits and bargeboards to be in grey uPVC.

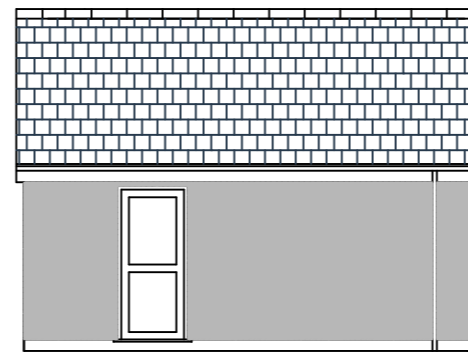
Rainwater goods to be uPVC squareline, colour grey.

Doors and windows to be 'Natural Trust green' - indicative colour is Little Greene, 'Kitchen Green 85

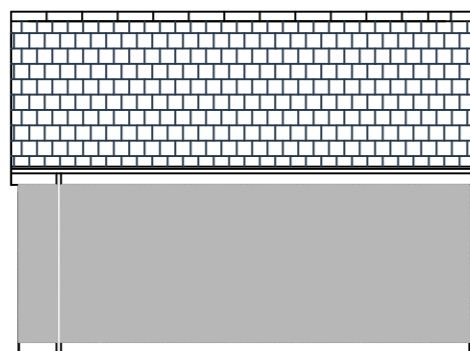
Windows in roof to be grey to match the slates



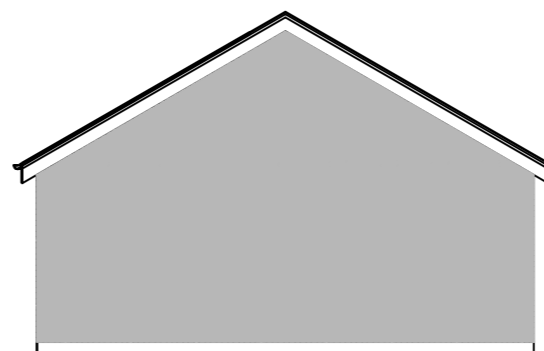
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

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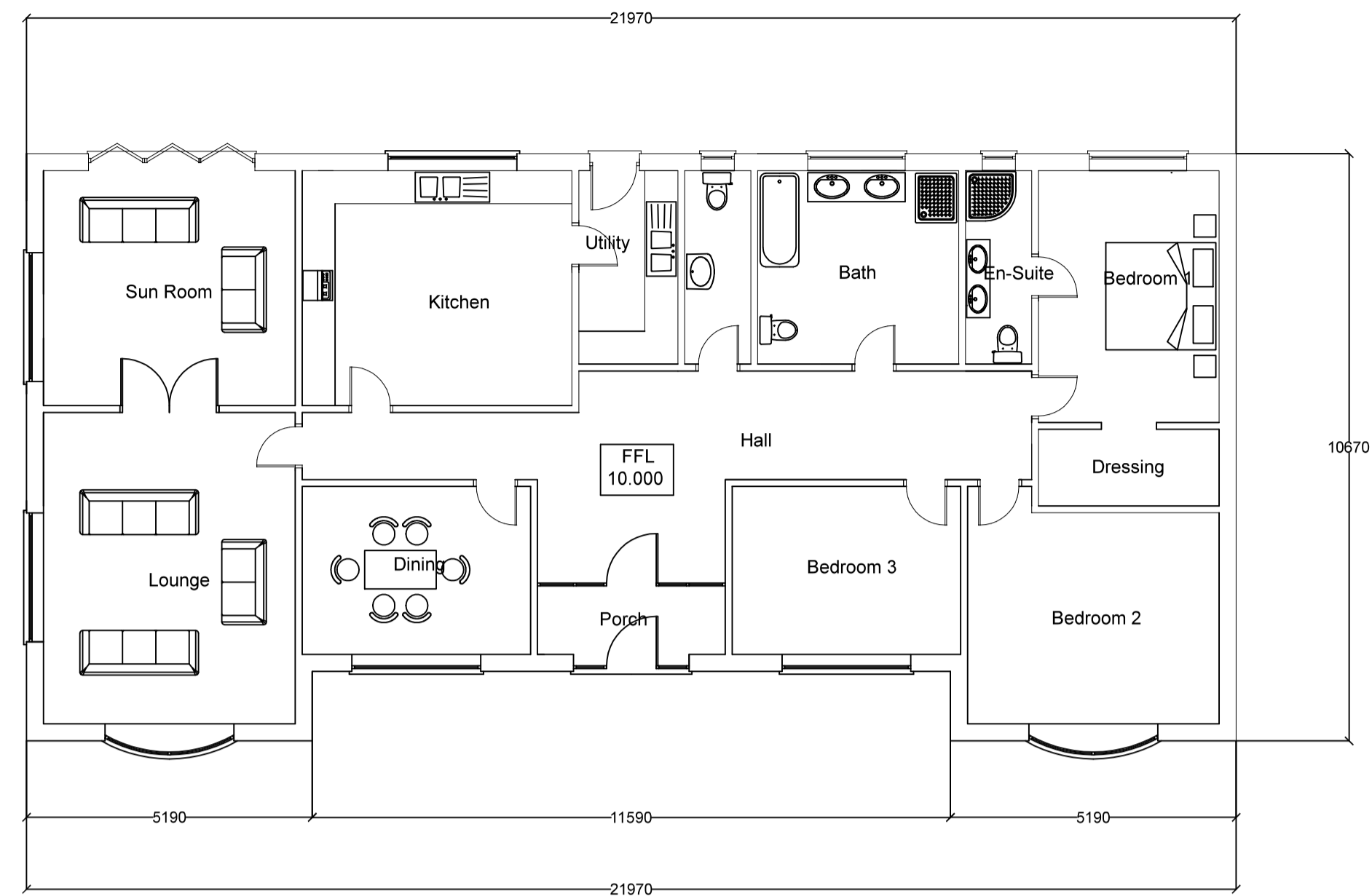
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Drawing Title
Proposed Garage

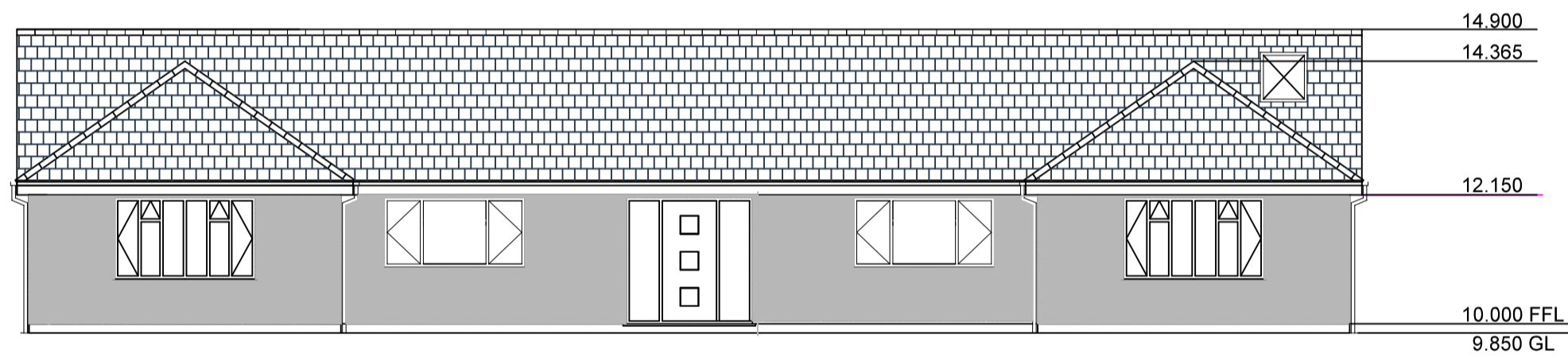
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Drwg No. 06	Rev 1	Drawn By TDO
Scale 1:100	Paper Size A3	Sign Off TBC



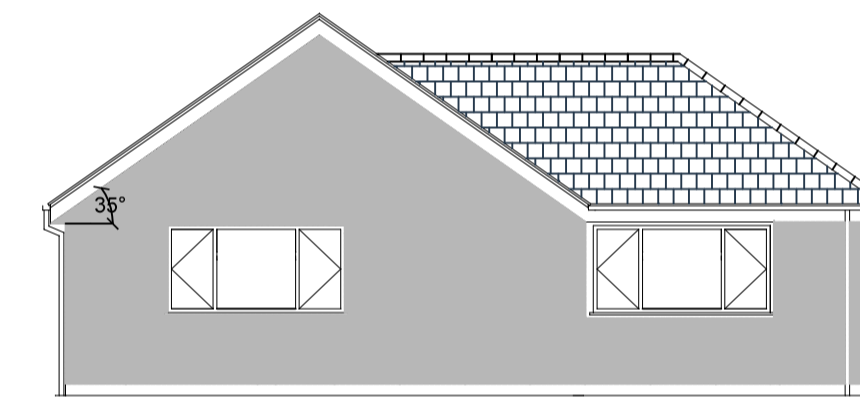
PROPOSED GROUND FLOOR PLAN

NOTES

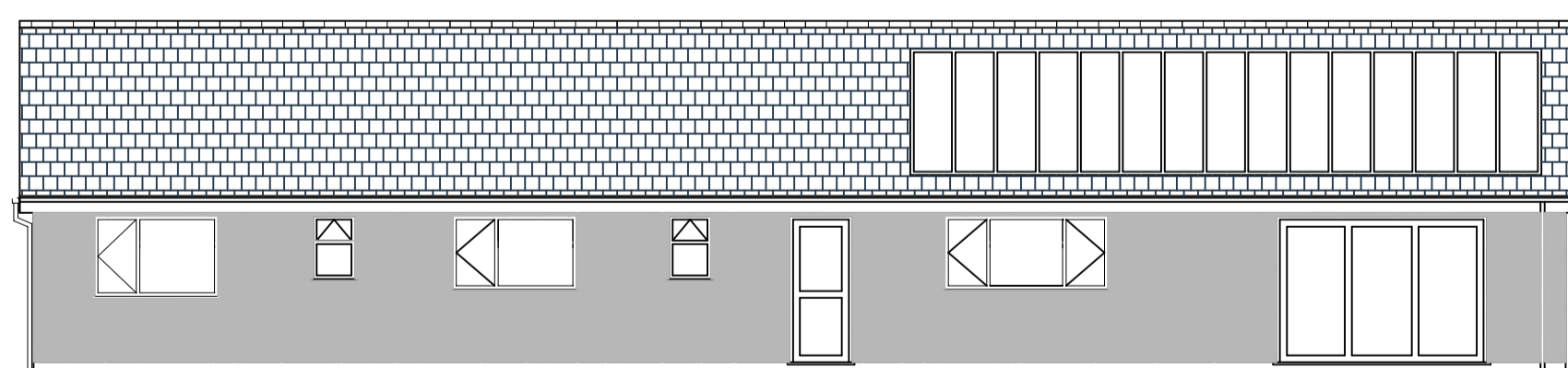
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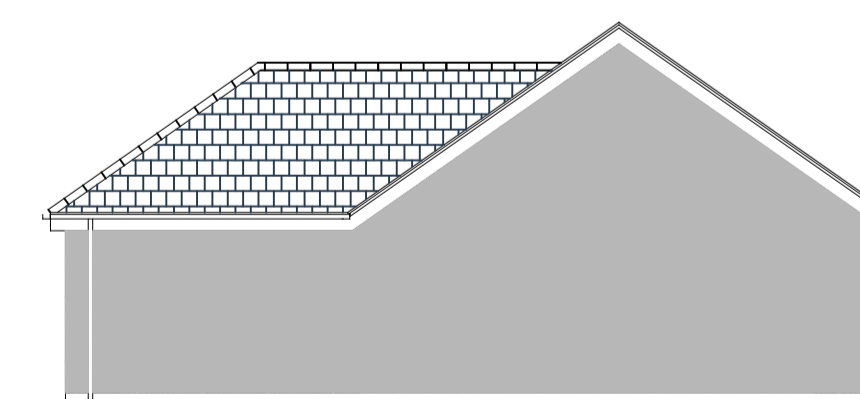
PROPOSED NORTH EAST ELEVATION



PROPOSED SOUTH EAST ELEVATION



PROPOSED SOUTH WEST ELEVATION



PROPOSED NORTH EAST ELEVATION

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Tudalen 21

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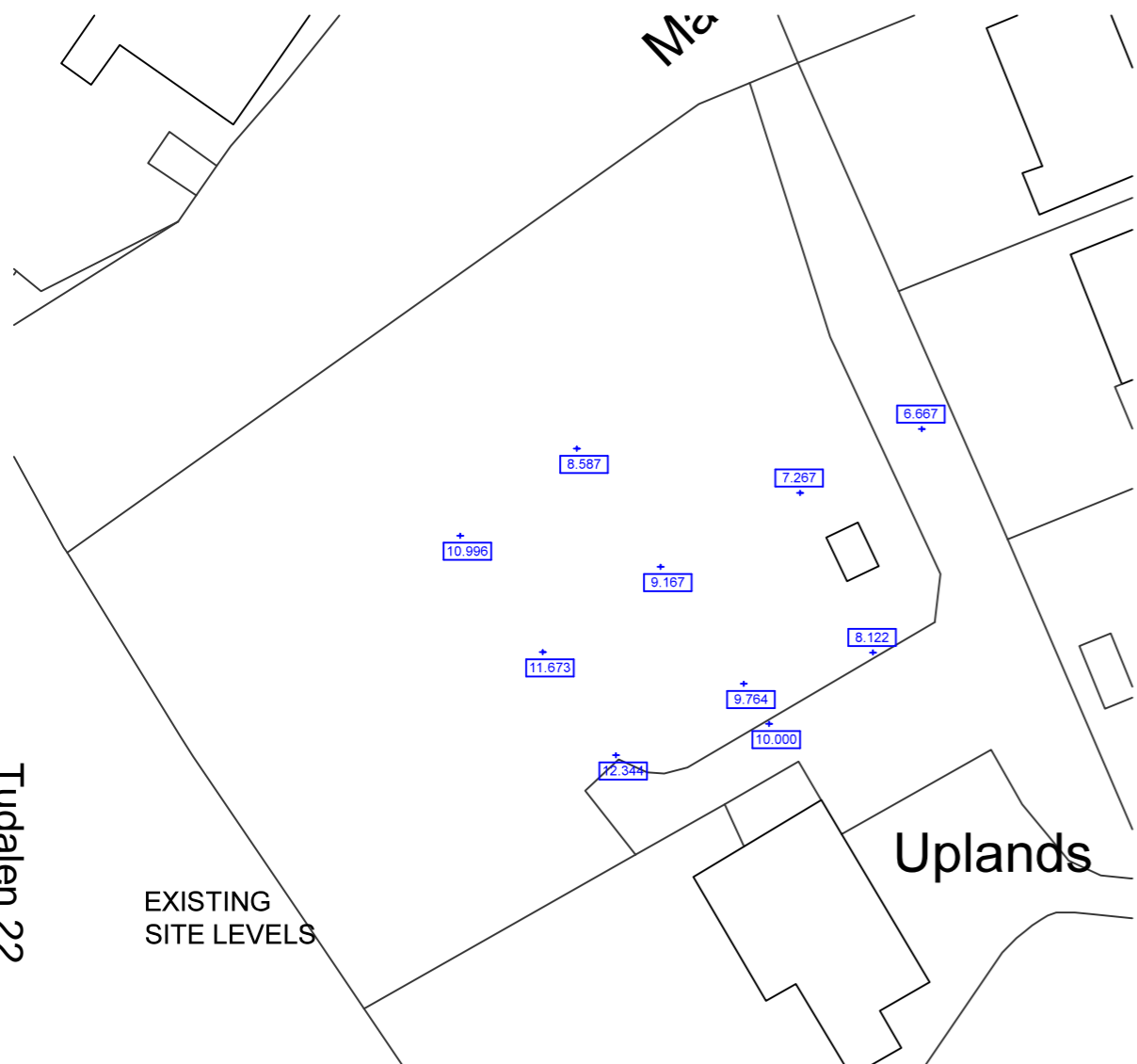
Client
Mr and Mrs Chris Birchall

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Drawing Title
Proposed Plans and Elevations

Job No.	Drwg No.	Rev	Drawn By
19,121	01	1	TDO
Date	Scale	Size	Sign Off
08/07/19	1:100	A1	TBC

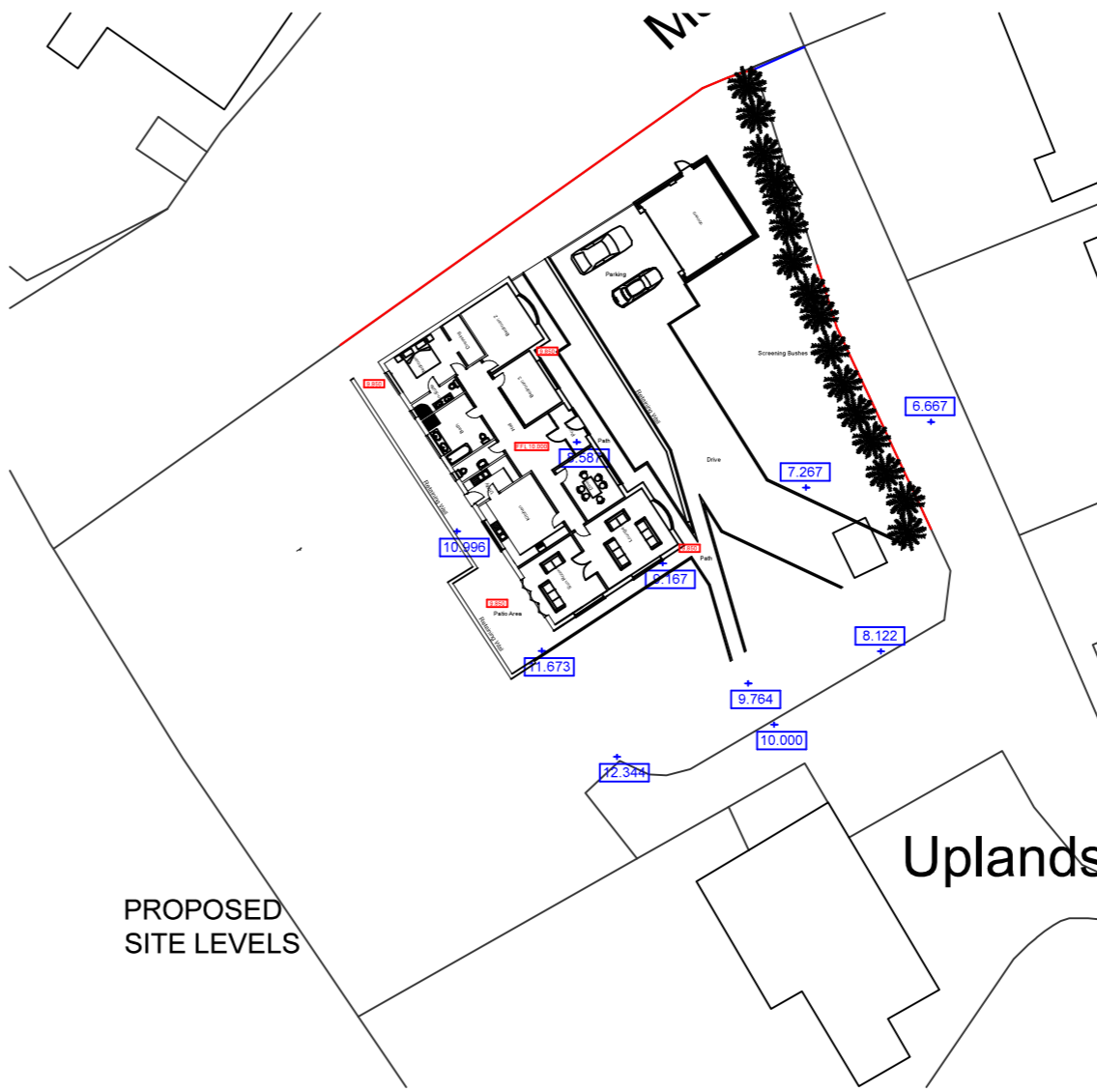
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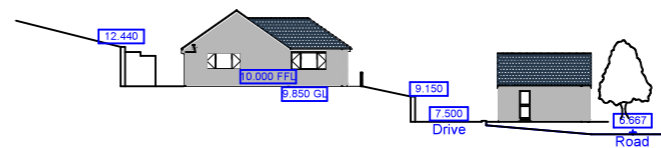
EXISTING SITE LEVELS



EXISTING SITE LEVELS



PROPOSED SITE LEVELS



PROPOSED SITE LEVELS

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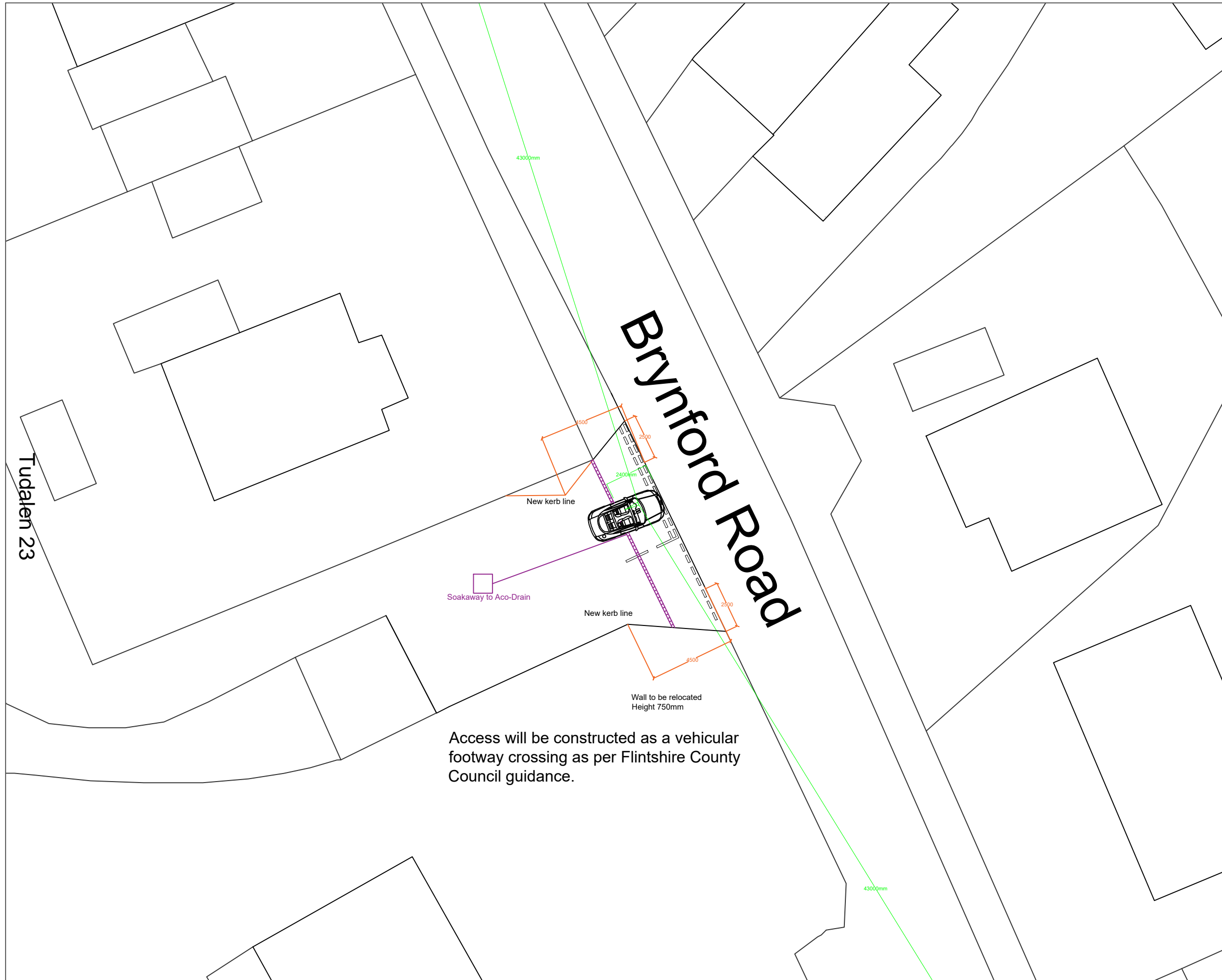
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Site Address
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 Brynford Road, Holywell CH8 7RP

Drawing Title
 Site Levels

Job No. 19.121		Date 15/07/19
Drwg No. 07	Rev -	Drawn By TDO
Scale 1:500	Paper Size A3	Sign Off TBC



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 info@dabinettsurveyors.co.uk

Client
 Mr & Mrs Birchall

Site Address
 Proposed single dwelling
 Land adjacent to 'uplands',
 Brynford Road, Holywell, CH8 7RP

Drawing Title
 Streetscape View

Job No. 19.121	Date 17/02/2020	
Drwg No. 05	Rev 02	Drawn By SB
Scale 1:200	Paper Size A3	Sign Off DO

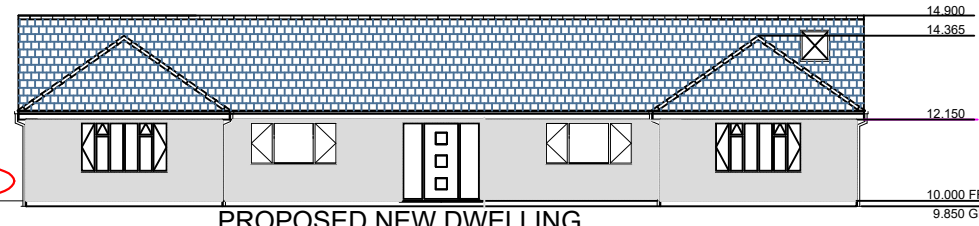
© Dabinett Chartered Surveyors 2017

Tudalen 24



UPLANDS (ADJACENT PROPERTY)

FF Level - 10.00



PROPOSED NEW DWELLING

Where dimensions are not given drawings must not be scaled. Contractor to clarify all levels, dimensions, drainage, construction and specification prior to commencement on site.

dabinett
chartered surveyors

28 Bridge Street Brow
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Greater Manchester
SK1 1XY
Tel. 0161 292 7085

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Client
Mr & Mrs Birchall

Site Address
Proposed single dwelling
Land adjacent to 'uplands',
Brynford Road, Holywell, CH8 7RP

Drawing Title
Streetscape View

Job No. 19.121		Date 17/02/2020
Drwg No. 09	Rev 1	Drawn By SB
Scale 1:100	Paper Size A3	Sign Off DO

Tudalen 25



Tudalen 26



Tudalen 27



Tudalen 28



Tudalen 29



Tudalen 30



Tudalen 31



Tudalen 32



Tudalen 33



Tudalén 34



Tudalen 35



Tudalen 36



Tudalen 37



Tudalen 38



Tudalen 39



Tudalen 40









Tudalen 44



Tuddalen 45



Tudalen 146



Statement from Ward member

Cyfeirnod/Ref: 060321

Cynnig/Proposal: Proposed erection of a detached bungalow and separate detached garage on land adjacent to Uplands.

Lleoliad y Safle/Site Location: Land adjacent to Uplands, Brynford Road, Holywell, CH8 7RP

STATEMENT TO PLANNING COMMITTEE

Cllr Paul Johnson

Gorllewin Treffynnon / Holywell West

In my observations submitted to the Case Officer, I have no objections to this application, and no residents in the immediate local area have been in touch with me about the application. In respect that this application has to go to the Planning Committee due to it being outside the line of settlement, the line of the settlement boundary does not seem to make any sense. Uplands is clearly a property that is part Brynford Road, but it is the only property along Brynford Road that is outside the settlement boundary and the fact that Pen y Bryn Cottage, which stands higher up the hill on its own in Coed y Fron / Vron Woods, is within the settlement boundary, makes this even more of an anomaly. I am not sure whether this is within the remit of the committee but I would welcome a recommendation that Uplands be brought within the settlement boundary for Holywell.

Paul Johnson

Councillor | Cyngorydd
Holywell West | Gorllewin Treffynnon

Statement from Town Council

RE: Planning Application 060321 - Uplands, Brynford Road, Holywell

Good morning,

I have consulted with members and the town council wish to make the following statement –

Members understand that the reason for this having to go to Planning Committee is that Uplands is not within the Holywell settlement boundary.

Members have spoken with the applicant Chris Birchall. No local residents have contacted the council about the application at the time of writing. Members have no objection to the development or the application. However, members request that the settlement boundary is reviewed as this is the only property along Brynford Road not included within the settlement boundary, whereas there are properties more isolated and further away from the road that are within the boundary.

Thank you,
Jason

Jason Baker CiLCA

Clerc y Dref a'r Swyddog Cyllid/Town Clerk and Financial Officer

Cyngor Tref Treffynnon/Holywell Town Council

Ffôn/Tel: (01352) 711757

e-bost/e-mail: town.clerk@holywell.wales



Statement from Agent

PLANNING APPLICATION REFERENCE 060321.

SITE ADDRESS : Land Adjacent to 'Uplands', Brynford Road, Holywell CH8 7RP.

STATEMENT IN SUPPORT OF THE APPLICATION

The proposal concerns the construction of a detached bungalow for use by Mr and Mrs Birchall, who are life long residents of Holywell and own a business in the town centre.

The new bungalow will be their long term residence. It is being constructed on land adjacent to 'Uplands', a bungalow owned and occupied for many years by Mr Birchall's elderly parents. The location of the new property will give direct access to his parents to attend to their care needs.

Indeed the site has been in the Birchall family for three generations and the applicant's uncle lives in 'Crossways', also adjacent to the new dwelling.

The design of the property is aimed at being sympathetic to the locality whilst the layout of the new building satisfies Flintshire County Council planning requirements in terms of amenity space, parking facilities and similar aspects. All mains services are available.

A key element of the proposal is the improvement of the entrance to the 'Uplands' site onto Brynford Road. During the application process, very positive dialogue was entered into with Flintshire CC Highways Department in respect of significant improvements to the entrance which will not only benefit the applicant and the three existing site users, but will also improve general visibility for all road users and pedestrians.

The applicant intends to use local building contractors for the project, and therefore some employment opportunities will arise during the construction process.

We trust this application will be supported - thank you.

Mae'r dudalen hon yn wag yn bwrpasol

Eitem ar gyfer y Rhaglen 6.2

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **8TH JULY, 2020**

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

SUBJECT: **PROPOSAL FOR 5 NO GLAMPING PODS INCLUDING ASSOCIATED ACCESS, PARKING, BIN STORAGE AND INSTALLATION OF A PRIVATE TREATMENT PLANT**

APPLICATION NUMBER: **060784**

APPLICANT: **MR ROBERTS**

SITE: **Y FRON FARM
MOUNTAIN ROAD
CILCAIN**

APPLICATION VALID DATE: **5TH DECEMBER 2019**

LOCAL MEMBERS: **COUNCILLOR W O THOMAS**

TOWN/COMMUNITY COUNCIL: **CILCAIN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST – PRELIMINARY CONCERNS RELATE TO ADEQUACY OF ACCESS AND IMPACT ON AREA OF OUTSTANDING NATURAL BEAUTY**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This is a full application for the proposed siting of 5 No holiday glamping pods with associated access, parking, bin storage and installation of a private treatment plant for the disposal of foul waste. The site the subject of this application is located at Y Fron Farm, Mountain Road, Cilcain. Amended plans have been received in

progression of the application on which further consultation has been undertaken.

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

- 2.01
- 1 Time limit on commencement
 - 2 In accordance with approved plans
 - 3 Materials to be submitted and approved
 - 4 Occupation of pods for holiday accommodation only
 - 5 Scheme /timescales for re-instatement of land should use cease, to be submitted and approved
 - 6 Detailed landscaping specification to be submitted and approved
 - 7 Implementation of landscaping scheme
 - 8 Details of external lighting to be submitted and approved.
 - 9 Details of parking /turning to be submitted and approved

3.00 CONSULTATIONS

3.01 Local Member

Councillor W O Thomas:

Request site visit and Planning Committee determination. Preliminary view expresses concern over the adequacy of the access and prominence within the Clwydian Range Area of Outstanding Natural Beauty

Cilcain Community Council :

Request that the observations made by the Joint Advisory Committee of the Area of Outstanding Natural Beauty are taken into account in determination of the application. Advise that the community council is concerned about the adequacy of the narrow access to serve the proposed development.

Highway Development Control Manager.

No objection. Recommend that any permission includes a condition to ensure that facilities be provided for the parking / turning of vehicles.

Head of Pollution Control

No adverse comments

Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee

No objection to this relatively low impact farm diversification scheme which will enhance the tourism offer of the Area of Outstanding Natural Beauty

Council Ecologist

No objection to the amended plans which now give an indication of the proposed landscaping – native hedgerow and trees to supplement the existing boundary features. The details can be conditioned and can be combined with biodiversity enhancement proposals.

Natural Resources Wales

No objection subject to the imposition of conditions in respect of landscaping /external lighting. Advise that the applicant will need to register with Natural Resources Wales for an environmental permit or exemption for the installation of the proposed private treatment plant.

4.00 PUBLICITY

4.01 Site, Notice, Neighbour Notification

1 letter of support which considers that the proposal will offer the opportunity for tourist accommodation in the locality and be of benefit to existing local businesses

1 letter of objection received, the main points of which can be summarised as follows:-

- inadequacy of access
- detrimental impact on character of the Clwydian Range Area of Outstanding Natural Beauty (AONB)

5.00 SITE HISTORY

5.01 None relevant

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development

Policy STR6 – Tourism

Policy STR7 – Natural Environment

Policy STR11 – Sport, Leisure and Recreation

Policy GEN1 – General Requirements for Development

Policy GEN3 – Development in the Open Countryside

Policy D1 – Design Quality, Location and Layout

Policy D2 – Design

Policy D3 – Landscaping

Policy L1 – Landscape Character

Policy WB1 – Species Protection

Policy WB2 – Sites of International Importance

Policy HE8 – Recording of Historic Features
Policy AC13 – Access and Traffic Impact
Policy AC18 – Parking Provision and New Development
Policy T4 – New Static Caravans and Chalet Holiday Sites
Policy IMP – Planning Conditions and Planning Obligations

Additional Guidance

Planning Policy Wales (PPW)

Technical Advice Note 5 - Nature Conservation & Planning

Technical Advice Note 6 – Planning for Sustainable Rural Communities

Technical Advice Note 13 – Tourism

Supplementary Planning Guidance Note 8 – Nature Conservation & Development

Supplementary Planning Guidance Note 11 - Parking

7.00 PLANNING APPRAISAL

7.01 Introduction

This full application proposes the siting of 5 No holiday glamping pods with associated works and the installation of a private treatment plant on land at Y Fron Farm, Mountain Road, Cilcain. The site amounts to approximately 0.4 hectares in area. It comprises an area of agricultural land which is located within the open countryside and the Clwydian Range Area of Outstanding Natural Beauty (AONB)

7.02 Proposed Development

The plans submitted as part of this application propose the erection of 5 No glamping pods including associated access, parking, bin storage and the installation of a private treatment plant for the disposal of foul drainage. The proposed glamping pods would be sited on an area of land to the north –west and adjacent to the existing farm complex. Each unit which is contemporary in its design incorporating a mono-pitch overhang roof, would measure approximately 7.5m x 4m x 3m (high). The pods would be constructed having timber /metal clad external walls and sedum roofs.

7.03 Main Planning Considerations

The main planning considerations to be taken into account in determination of this application focus on:-

- a) The principle of development
- b) Adequacy of Access
- c) Impact of Development on the Character of the Landscape
- d) Impact on Amenity of Occupiers of Nearby Dwellings
- e) Adequacy of Drainage Proposals

- 7.04 In response to the above, I wish to advise accordingly
- 7.05 a) Principle
The site is located within the open countryside where the principle of a proposed glamping use is considered acceptable as it is the natural environment that attracts tourists to this form of accommodation. Whilst there is no specific policy in the Unitary Development Plan relating to the establishment of “glamping pod” sites, it is closely linked to the general policy framework established by Policies T4 – New Static and Chalet Holiday Sites and T7 - Tent Camping Sites. Both policies allow consideration to be given to the establishment of holiday accommodation facilities, subject to the scale of the proposal being appropriate to the characteristics of the site and locality, the scheme incorporating substantial internal /structural landscaping and there being no significant adverse impact on landscape nature conservation or historic features,
- 7.06 b) Adequacy of Access
The objections to the application in relation to the adequacy of the access to the site are duly noted. Consultation has been undertaken with the Highway Development Control Manager The access to this site is derived from Mountain Road an unclassified, adopted rural road which serves a number agricultural and residential units together with providing signed access to the viewing point. The rural lane is part of a networks of roads which surround the village with the most direct route to this site being from the village centre.
- 7.07 The roadway is in part single lane but does benefit from some informal passing places along its length. The nature of this roadway is not too dissimilar to the majority of other rural roads around the village of Cilcain. The geometry of and visibility achievable from the proposed point of access is compliant with highway standards.
- 7.08 The traffic generation associated with the use of five number glamping pods as tourist accommodation is deemed to be minimal and subject to conditions relating to the surfacing of the access apron and parking and turning facilities to be provided within the site there is no highway objection to this application.

who raises no objection to the development on the scale proposed, subject to the imposition of a condition to secure adequate parking /turning facilities within the site.

7.09 c) Impact of Development on the Character of the Landscape
As referenced the site is located within the open countryside and the Clwydian Range Area of Outstanding Natural Beauty (AONB), where in accord with the planning policy framework the impact of development on the inherent character of the landscape requires careful assessment..

7.10 For Members information amended plans have been submitted to secure improved landscaping on the site, following initial consultation on the application with the Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee who advise that :-

The site is partially screened from the nearby road and popular walkers parking area by the local topography and existing trees/hedgerows which are to be retained. It will be visible in middle distance views from the higher ground at Moel Fammau to the south but, given that the siting is reasonably well related to the existing farm , it will be read in the landscape as part of the larger complex of farm buildings. In this context the Joint Committee has no objection in principle to this relatively low impact farm diversification scheme which will enhance the tourism offer of the AONB.

7.11 It is considered that the number of units by virtue of their proposed scale /form / contemporary design and comprehensive landscaping would not represent overdevelopment at this location and can be satisfactorily assimilated into the site /wider surroundings.

7.12 It is however considered and supported by the AONB Joint Advisory Committee and NRW that there is a need to ensure / control. -i) occupation of the glamping pods for holiday use only ii) that measures are secured for re-instatement of the land should the use cease iii) the colour/ finish of construction materials and iv) details of any external lighting to be introduced .v) detailed landscape specification for the revised landscaping scheme proposed. These issues are in my view fundamental in acceptance of the application and can be secured by the imposition of conditions if Members are mindful to support the application.

7.13 e) Impact on Amenity of Occupiers of Nearby Dwellings
The nearest residential property to the site is named Bryngolau, located approximately 300m to the north-east the site being screened by existing and proposed additional planting. Consultation on the details submitted has been undertaken with the Council's Public Protection Manager with there being no objection to the

development having regard to the separation distances involved. It is anticipated that the nature of occupation will be based on the areas tranquillity. Should there however be any associated impact from noise disturbance this will be under the control of the management of the site or through separate environmental protection legislation.

7.14 g) Adequacy of Drainage

It is proposed that foul drainage from the site is dealt with by the installation of a Package Treatment Plant. Consultation on this aspect of the development has been undertaken with Natural Resources Wales with there being no objection to its installation subject to application for an environmental permit or exemption.

8.00 CONCLUSION

It is considered that the scale of the development proposed would be acceptable from a highway perspective and would not have a detrimental impact on the character of the landscape at this location subject to controls over the use of materials , landscaping and lighting. This is a view supported by the Clwydian Range Area of Outstanding Natural Beauty (AONB) Joint Advisory Committee. There is considered no detriment to the living conditions of occupiers of dwellings in proximity to the site and it is recommended that permission be granted in accordance with the conditions listed in paragraph 2.00 of this report.

8.01 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

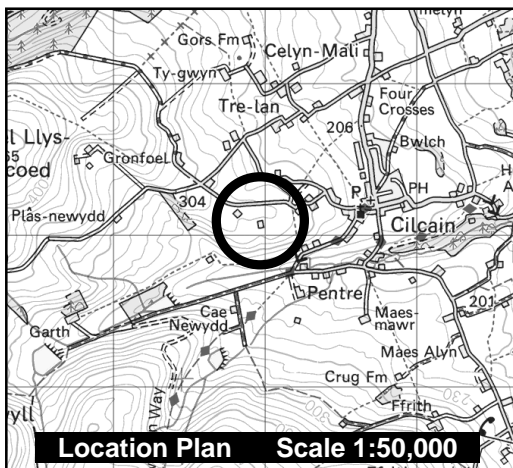
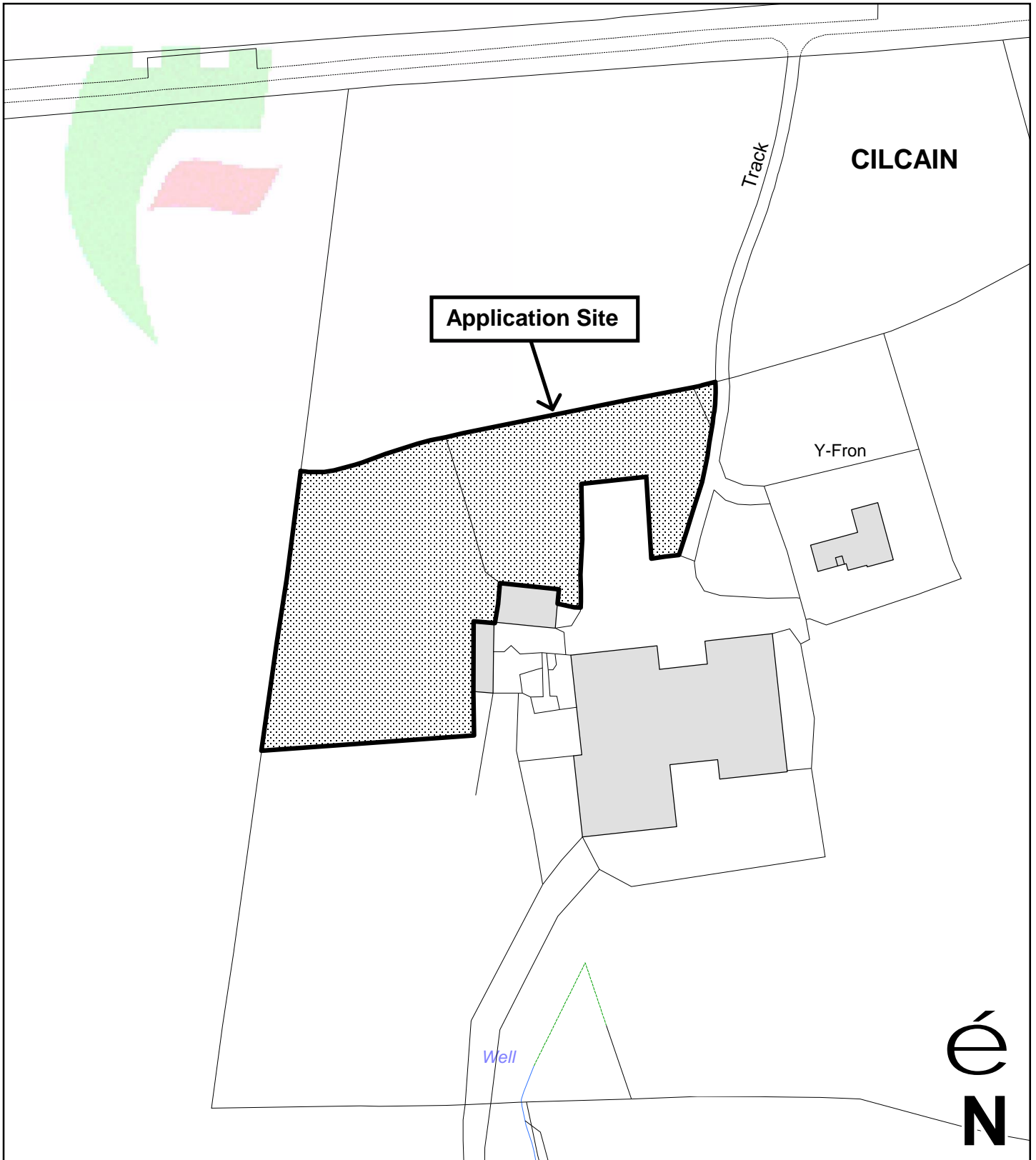
Responses to Consultation

Responses to Publicity

Contact Officer: Mark Harris



Telephone: 01352 703269

Email: robert.m.harris@flintshire.gov.uk



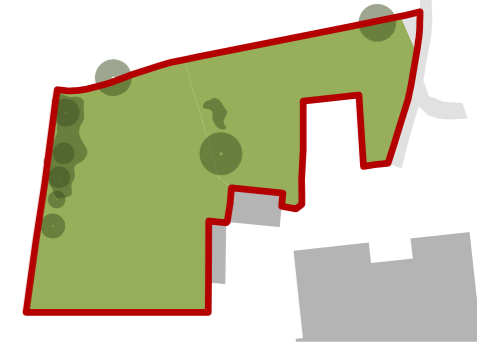
Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend

-  Planning Application Site
-  Adopted Flintshire Unitary Development Plan Settlement Boundary

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Map Scale	1:1250
OS Map ref	SJ 1665
Planning Application	060784



Drawing Key

- Site Boundary (4534m²)
- Existing Fence/Boundary
- Existing Field
- Existing Highway
- Existing Tree/Hedge



The Building Plot

Unit 4, Ffordd yr Onnen
Lôn Parcwr Industrial Estate
Ruthin, North Wales, LL15 1NJ

01824 562 017
mail@thebuildingplot.com
www.thebuildingplot.com

Project. Y Fron Farm. Cilcain

Drawing No. 19.041.A001

Revision. P01

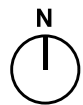
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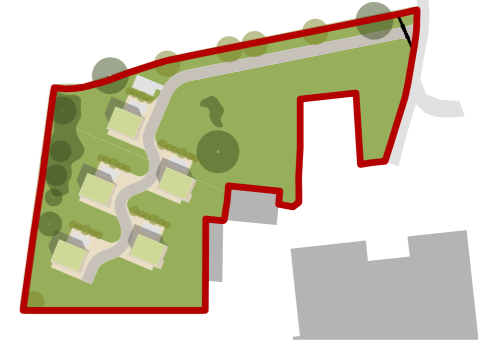
Paper Size. A3

Date. 22.11.19

Existing Site Location Plan

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.





Drawing Key

- Site Boundary (4534m²)
- Existing Fence/Boundary
- Existing Field
- Proposed Glamping Pod
- Proposed Parking
- Proposed Shale Driveway
- Indicative Soakaway
- Existing Highway
- Existing Tree/Hedge
- Proposed Terrace/Decking
- Proposed Planting/Screening
- Indicative Private Treatment Plant and drainage run.

Drawing Label Key

- 01/ Proposed holiday pods (sedum roof).
- 02/ Existing private access to farm.
- 03/ Proposed gated private access to holiday pods.
- 04/ Existing agricultural outbuilding.
- 05/ Existing dwelling associated with farm.
- 06/ Removal of existing fence.
- 07/ Proposed vehicular access driveway (natural material).
- 08/ Proposed parking area and turning space.
- 09/ Proposed planting (screening).
(Traditional native hedge and hedgerow trees).
- 10/ Proposed private treatment plant.
- 11/ Proposed amenity space.
- 12/ Proposed bin store area.

Tudalen 61

Y-Fron



The Building Plot

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Project. Y Fron Farm, Cilcain

Drawing No. 19.041.A004

Revision. P04

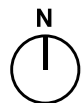
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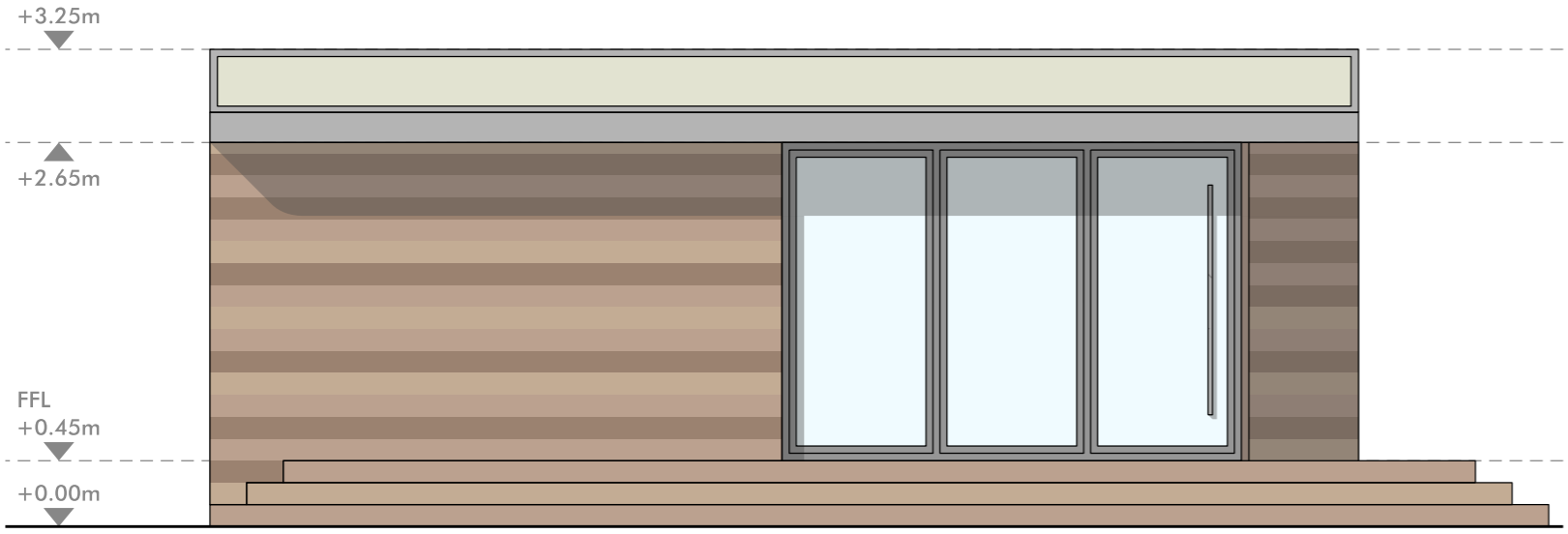
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Date. 10.02.20

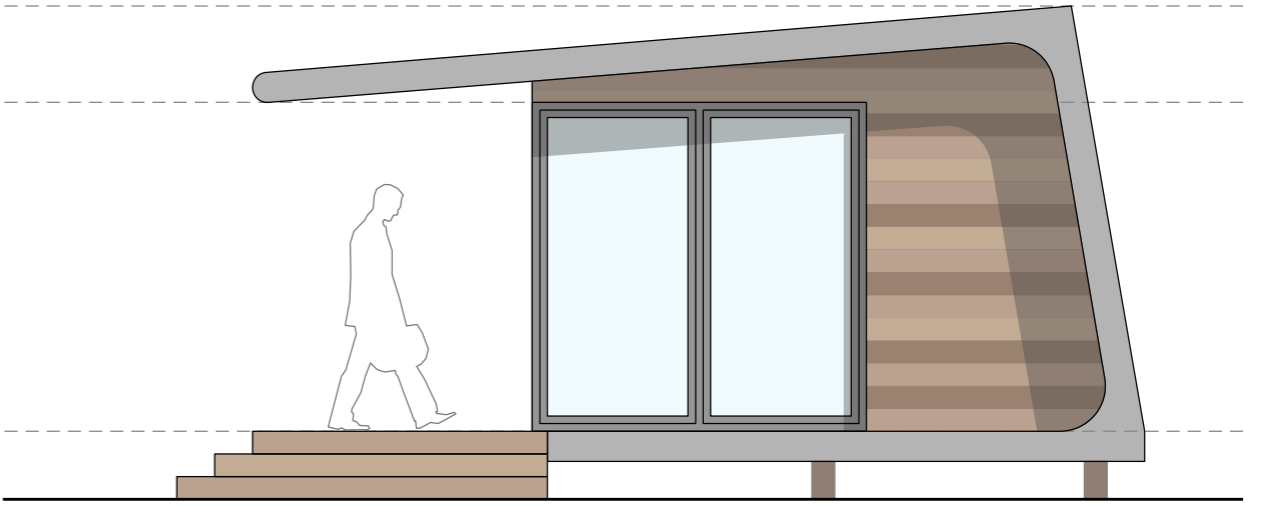
Proposed Site Plan

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.



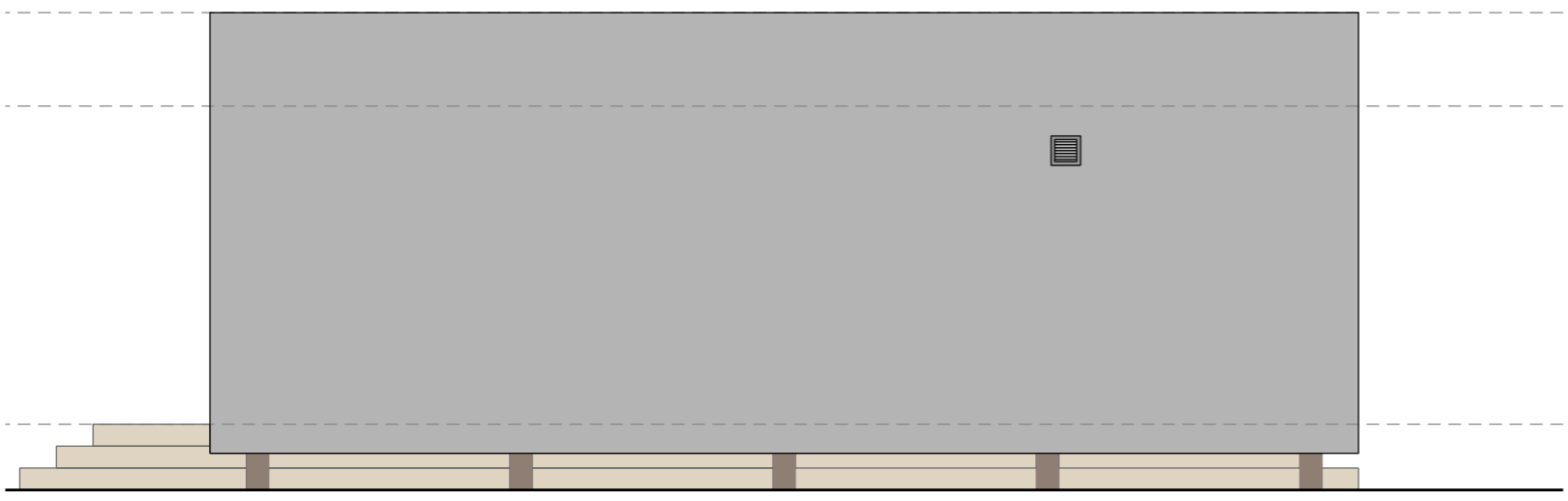


(A) Front Elevation

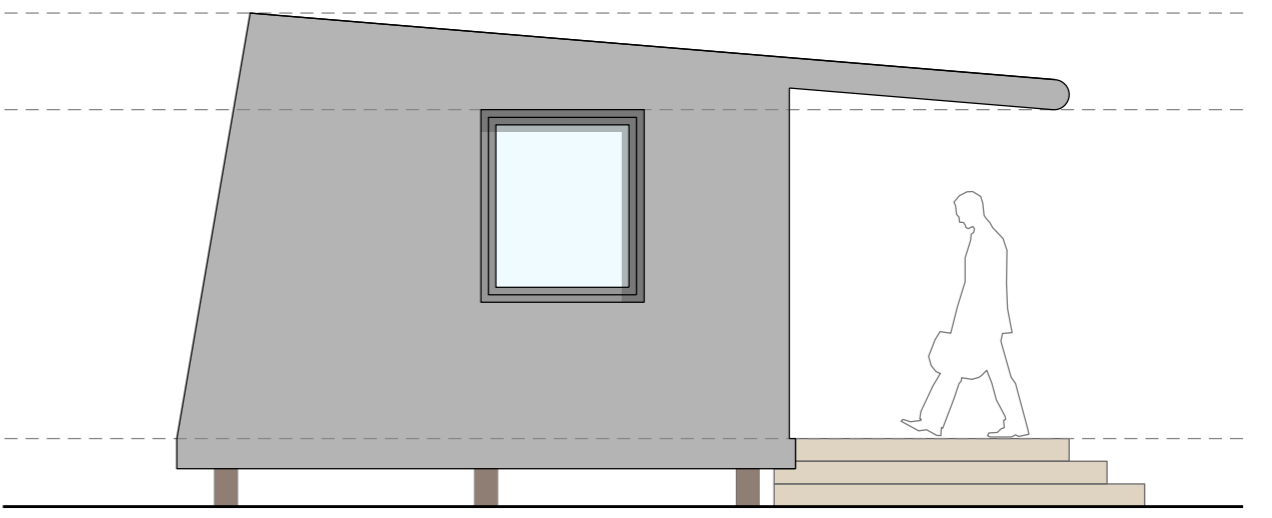


(C) Side Elevation

Tudalen 62



(B) Rear Elevation



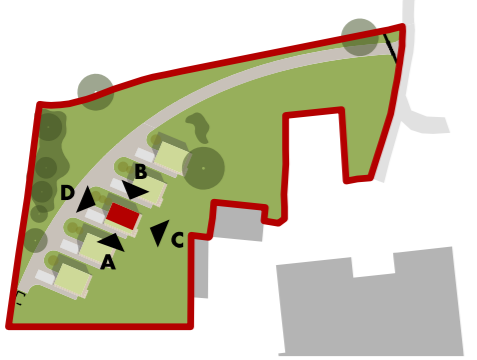
(D) Side Elevation

Site Location Plan

1:2000

Drawing Key

- Metal Cladding
- Timber Cladding
- Sedum Roof
- Bi-Fold Doors
- Sedum Roof



The Building Plot

Unit 4, Ffordd yr Onnen
 Lon Parcwr Industrial Estate
 Ruthin, North Wales, LL15 1NJ

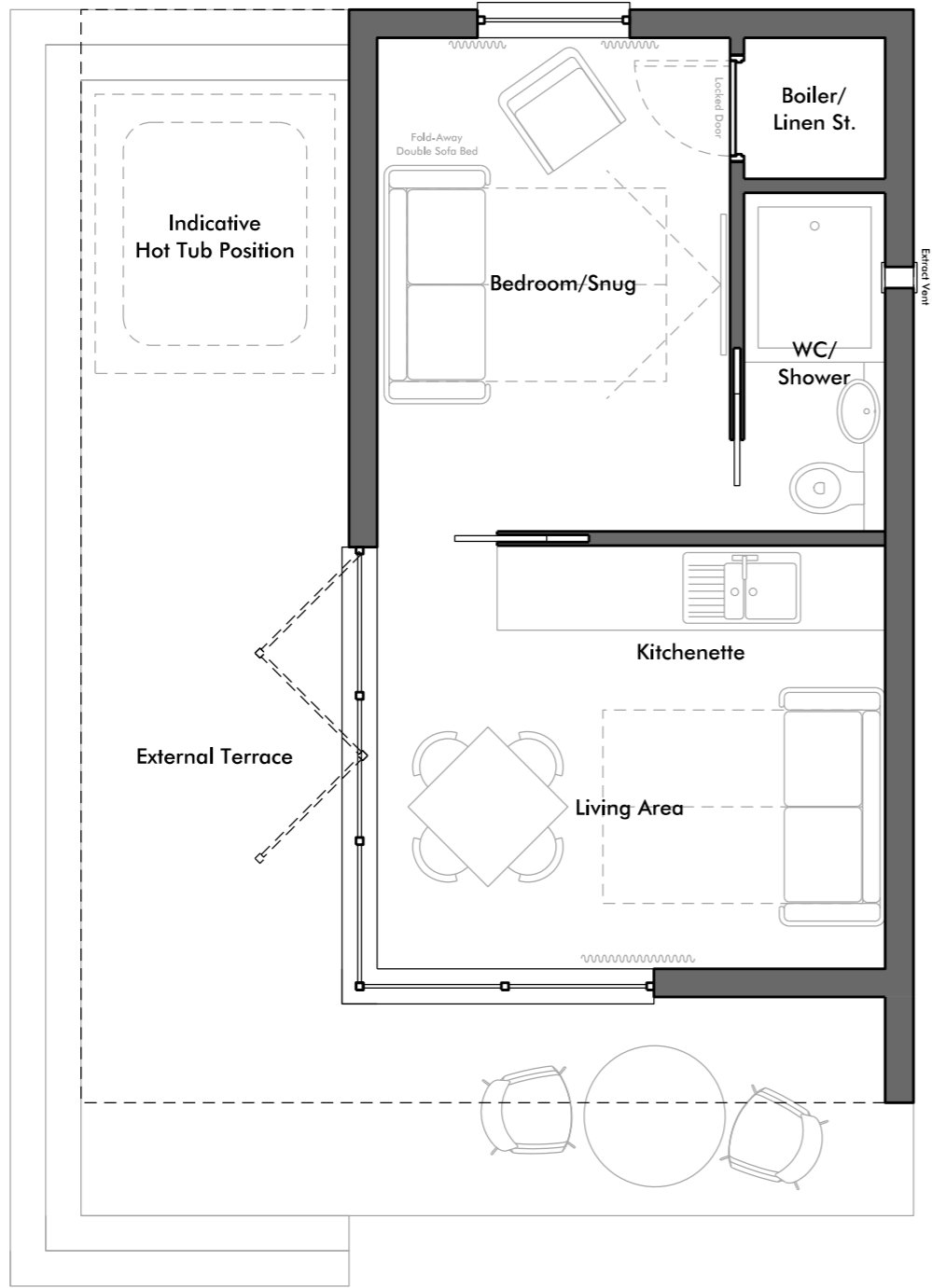
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Project. Y Fron Farm, Cilcain		
Drawing No. 19.041.A006	Revision. P02	
Scale. 1:50	Paper Size. A3	Date. 25.11.19

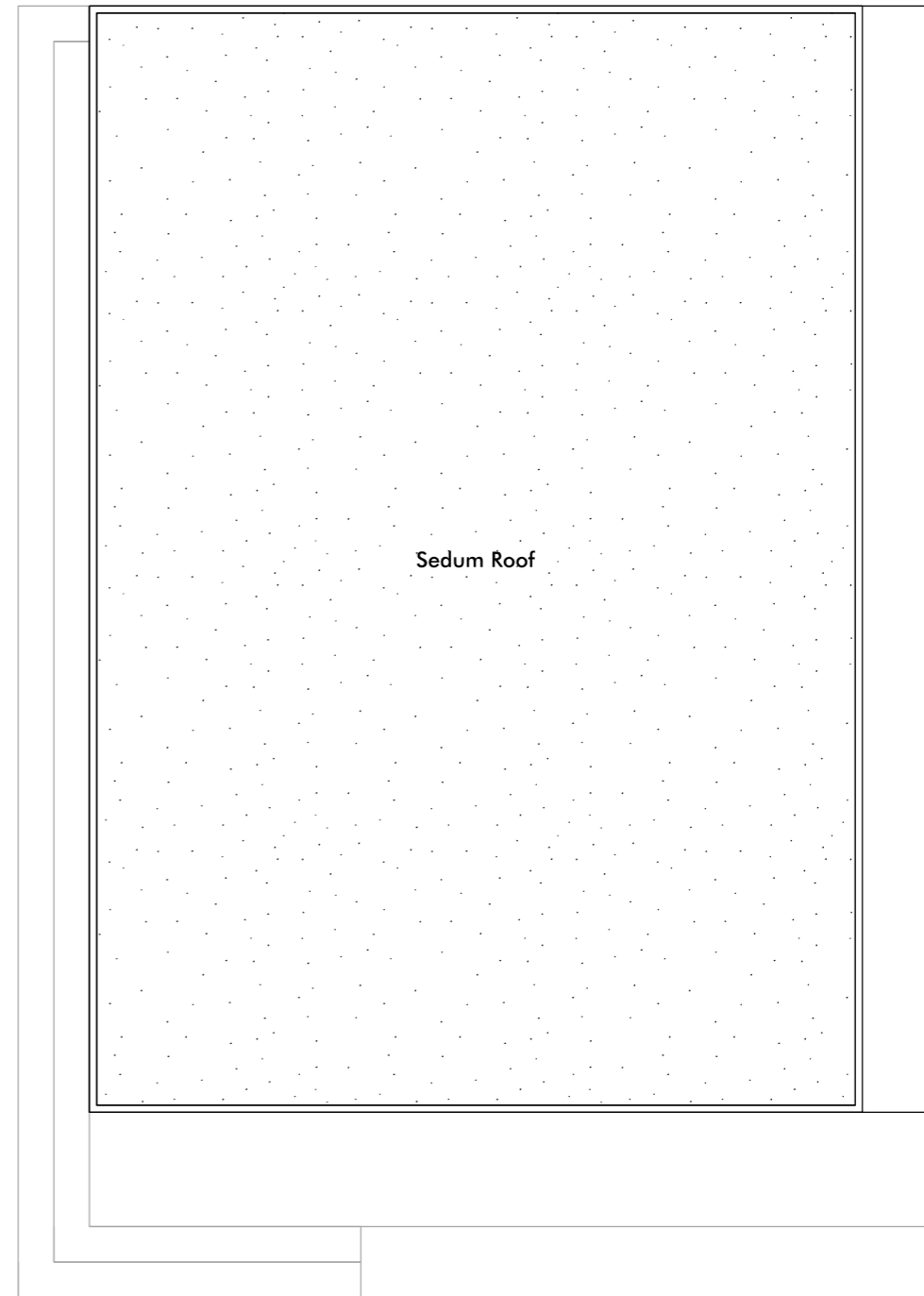
Proposed Glamping Pod Elevations

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.

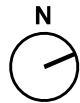
Proposed Ground Floor Plan
 Gross Internal Area: 23.8m² / 255.8ft²



Proposed Roof Plan

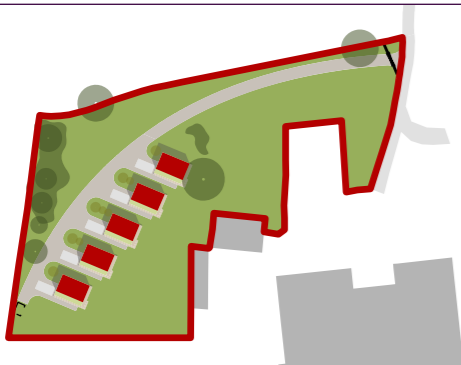


Tudalen 63



Site Location Plan

1:2000



The Building Plot

Unit 4, Fford yr Onnen
 Lon Parcwr Industrial Estate
 Ruthin, North Wales, LL15 1NJ

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 www.thebuildingplot.com

Project. Y Fron Farm, Cilcain

Drawing No. 19.041.A005

Revision. P02

Scale. 1:50

Paper Size. A3

Date. 25.11.19

Proposed Glamping Pod Plans

The contractor is requested to check the accuracy of the drawings and dimensions before work is put in hand and report any discrepancies to the architects for rectification as soon as is practically possible. For building elements between drawings refer to all applicable for clarification. If in doubt contact the Architect. Survey information provided by Land Survey Wales. The Building Plot are not responsible for the accuracy of this information.



Tudalen 64

1. Westerly views showing screening/planting



Tudalen 65

2. Views to the North. As you can see the land falls away, there is no negative impact on nearby properties etc.



Tudalen 66

3. South facing views. Please note, there is a quarry beyond this point, therefore, the site falls away.



4. Proposed access point. Our client will be utilising the existing access point.



Tudalen 68

5. Area which will be enhanced / improved (access road etc)



Tudalen 69

6. Additional photograph showing area which will be improved



Tudalen 70



Tudalen 71

8. Additional photograph showing area to be improved. This photographs also shows the proposed site.



Tudalen 72



10. Site area. Please note, the units will be significantly smaller than the existing farm buildings. Also, the nearest pod will be located 97m away from the main road.



Tudalen 74



Tudalen 75

12. Views looking towards the North. As you can see, the site is well secluded, and hidden within the landscape.

Tudalen 76



13. Additional photograph showing views to the west.



Tudalen 77

14. View point (east)



Tudalen 78



Tudalen 79

16. Ariel shot. Photographs clearly shows the units are not visible from nearby properties, public points etc.

Statement from Local Resident

To whom it may concern,

RE: Y Fron Farm, Mountain Road, Cilcain, Mold, Flintshire, CH7 5PB

I am objecting to the planning application, 060784, for 'glamping pods' and associated developments at the above address.

I have lived and exercised in the area for almost 20 years. The roads into Cilcain are all single track roads (some very, very narrow which made the 2m social distancing impossible!). The road from the A541 is two lanes until the crossroads in the centre of Cilcain. Parked cars on the road towards Pantymwyn makes the road a single track road due to parked cars. The crossroads in the village centre is blind on 2 sides and difficult to turn into.

The road from the village to the proposed site is very narrow and has no pedestrian walkways or lights. I have to step off Mountain Road to allow something as small as a quad bike to pass me safely.

My first objection is the nature of the roads, in and around Cilcain, make it too dangerous to allow any increase in traffic due to this development.

Secondly, the village and proposed development lie within the Clwydian Range AONB. The high numbers of tourists have already damaged footpaths and bridleways going up into the hills and I do not see a need, at this time, to increase the damage through this proposed new tourist accommodation development.

There is evidence that tourist accommodation in the Cilcain area is not viable. In 2017, Cefn Ucha Farm, Cefn Road, Cilcain, CH7 5HR made a planning application (056112) to convert self catering cottages to private

accommodation as the properties were standing vacant for much of the year. This is striking evidence that such self-catering properties are not popular and are not required in this area.

Objection 2: Tourist accommodation is not needed and would be detrimental to the environment.

Statement from Agent

The intention is to let the pods to those seeking a rural holiday with the income to supplement the farms income as a form of diversification

The need to diversify is now a common part of farming activity and in many cases is essential

The proposal would benefit a local Welsh speaking farming family and assist in maintaining traditional farming activity in the area.

The applicant intends to promote local businesses to the holiday makers

It is anticipated that all of the visitors will visit local attractions in the area such as 'The White Horse Inn' (who support the application)

The AONB officer / committee have not objected to the application

All contractors involved in development will be local trades

All materials sourced via local suppliers.

Employment opportunities on site will be created for full time cleaners, groundsmen, maintenance staff etc

The application complies with all polices

The proposal will have a positive impact upon the local economy

The proposal has also been designed to ensure that it would have a low visual impact

The units will be finished with external timber wood / cladding, which will help to assimilate the units within the setting

The units are sited on an area of land that is well screened from public vantage points.

No objection from Highways Dept

The proposed development would benefit the local economy as a whole and provide a boost to tourism and associated businesses as well as enhancing the visual appearance of the area.