

**FLINTSHIRE COUNTY COUNCIL**  
**PLANNING COMMITTEE**  
**COMMITTEE DATE: 7<sup>TH</sup> JUNE 2017**  
**THIRD PARTY SPEAKERS**

<b>Agenda No.</b>	<b>Application Number</b>	<b>Development / Location</b>	<b>Speaker</b>	<b>For</b>	<b>Against</b>
7.1	056524	Land at Jubilee Road West of 19 – 20 Manor Drive, Buckley.	Mr. P. Moren (Agent)	√	
7.4	056757	Ruthin Road, Gwernymynydd.	Mr. J. Hafiz (Agent)	√	
			Councillor V. Hinstridge (Gwernymynydd & Cadole Community Council)		√
			Mrs Norton		√
7.5	056664	Coppy Farm, Cilcain Road, Gwernaffield.	Ms K. James (Agent)	√	
			Councillor G. Tattum (Gwernaffield Community Council)		√
			Mr. R. Lloyd		√
7.8	056700	21 Springfield Drive, Buckley	Ms C. Creaney (Applicant)	√	

**FLINTSHIRE COUNTY COUNCIL**  
**PLANNING COMMITTEE**  
**COMMITTEE DATE: 7<sup>TH</sup> JUNE 2017**  
**LATE OBSERVATIONS**

<b>Agenda No.</b>	<b>Application Number</b>	<b>Location</b>	<b>Consultee / Date Received</b>	<b>Observations</b>
7.1	056524	West of 19 & 20 Manor Drive, Buckley.	Lead Local Flood Authority – Received 24.2.2017.	<p>Advises that the application form indicates Sustainable Drainage System (SuDS) for surface water disposal and drawing 10338.05B.dsj indicates highway surface water connecting to Welsh Water's public surface water sewer, with no means of drainage for roofs and driveways shown.</p> <p>If infiltration/ soakaways are proposed as the SuDS, the applicant will have to submit ground permeability tests carried out in accordance with BRE 365 to demonstrate their suitability. If a connection to Welsh Water's public surface water sewer is required, an appropriate discharge rate will have to be agreed with Welsh Water in conjunction with Flintshire Council's Flood Risk Management Section.</p> <p>Members are advised that these matters are to be addressed via suggested condition No. 3 within the report.</p>
7.1	056524	West of 19 & 20 Manor Drive, Buckley.	Councillor M. Peers – Received 6 <sup>th</sup> June 2017.	<p>It has come Councillor Peers attention that the proposal 056524 conflicts with the UDP (site designation CF2 – Community facilities - NOT housing). Considers the proposal also conflicts with the Buckley Town Centre Masterplan Final report – April 2011.</p> <p><b>RESPONSE:</b>            In relation to both points, Members attention is drawn to Paragraphs 7.06 and 7.07 of the report which address these issues. However, in respect of the point relating to UDP policy CF2, whilst Councillor Peers correctly points out that the application site was indeed designated as a community facility in the UDP, as the extract from the written statement attached to this late observation shows, this was specifically for (CF2 iv. refers): "Land for a medical centre at Jubilee</p>
7.1	056524	West of 19 & 20 Manor Drive, Buckley.	Councillor M. Peers – Received 6 <sup>th</sup> June 2017.	

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				<p>Road, Buckley". This was mainly influenced by a planning consent that related to the site for this purpose at this time. Since then we know the consent lapsed and the medical centre was developed on a different site elsewhere in Buckley. This means the specific Community Facility need no longer attaches to the land, and the land therefore reverts to being land in the settlement boundary with a presumption in favour of development.</p> <p>In respect of the point in respect of the Buckley Master Plan, the masterplan, at page 28 and 29 (attached in extract) identifies the present application site as suitable for housing. It is labelled as points 4 &amp; 5 on the plan on page 29, and the explanation to points 4 &amp; 5 on page 28 refers to the proposal to place retail on the UDP housing allocation at the corner of Jubilee Road and Precinct Way, and as the health centre site had been developed elsewhere, to utilise the land (the application site) adjacent to Manor Drive for housing.</p>
7.1	056524	West of 19 & 20 Manor Drive, Buckley.	Councillor R. Jones – Received 7 <sup>th</sup> June 2017.	<p>Refers to alleged rat problems upon the site and the service of a notice upon the land owners in this regard. Considers that as the notice served is still enforceable, its enforcement should be required via the imposition of a condition upon any planning permission which may be granted.</p> <p><b>RESPONSE:</b> Notwithstanding that a notice had been served in respect of this issue, Members will be aware that planning conditions cannot be imposed where the matters which they seek to address are the subject of other legislative provisions which are outside of the Planning regime. To seek to impose such a condition would be contrary to the advice set out in Welsh Government Circular 016/2014: The Use of Planning Conditions for Development Management, as the imposition of a condition would not satisfy the 6 tests required to be met for the imposition of such conditions. These tests</p>
7.1	056524	West of 19 & 20 Manor Drive, Buckley.	Councillor R. Jones –	

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			Received 7 <sup>th</sup> June 2017.	require that a condition must be: (i) necessary; (ii) relevant to planning; (iii) relevant to the development to be permitted; (iv) enforceable; (v) precise; and (vi) reasonable in all other respects
7.3	055871	Ynys Hir Farm, Picton Road, Picton.	New Adjoining Ward Member Councillor A. Holgate – Received 6 <sup>th</sup> June 2017.	Salient points are:- <ul style="list-style-type: none"> <li>• All but 40 acres have been sold off. Entire 40 acres available for usage for tents and caravans.</li> <li>• No Certification exists. Evidence that substantially more tents and caravans/campers have been utilising the site up to 43 days last year.</li> <li>• Visited the area last holiday weekend and counted 30 tents and 10 caravans/camper vans outside the Certified envelope.</li> <li>• By doing all the improvements, owners have violated planning protocol together with increase in tents and caravans for more than 28 days.</li> <li>• Actively advertising the site as a 40 acre site with the obvious conclusion that they intend filling it with more than 10 tents and 5 caravans. Impact on rural community, roads and other utilities will be enormous.</li> </ul>
7.3	055871	Ynys Hir Farm, Picton Road, Picton.		<p><b><u>CLARIFICATON</u></b> Application for Certification has been closed and the Camping &amp; Caravanning Club are no longer pursuing a Certificated site application at Ynys Hir Farm.</p> <p>The use as a camping &amp; caravan site does not require planning permission so long as it is a Certificated site by the Camping &amp; Caravanning Club – limited to 5 caravans and 10 tents. No limitation on the number of days per year for owner to operate but on each member visiting the site – no</p>

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				more than 28 days per year.
7.4	056757	Grass Verge, Ruthin Road, Gwernymynydd.	Mrs T. Norton – Received 6 <sup>th</sup> June 2017	<p>Objection on grounds:-</p> <ul style="list-style-type: none"> <li>• Site approximately 25 m from our property and close to many other residencies.</li> <li>• The top of the mast would be level with windows due to the elevated position of our house.</li> <li>• Worried about health issues due to close proximity of this mast to a vast number of houses.</li> <li>• Concerned that waves from mast will have a detrimental affect on TV/Radio reception.</li> <li>• The visual affect of this tall mast in relation to lower telegraph poles, trees, will be unsightly in rural village.</li> <li>• If mast were sighted away from the main road would lessen visual impact.</li> <li>• We are unhappy/concerned that we had no correspondence from Flintshire County Council about the proposal.</li> <li>• We only heard about the proposal through local community officers.</li> </ul>
7.5	056664	Cuppy Farm, Cilcain Road, Gwernaffield.		<p><b><u>AMENDMENT TO REPORT</u></b>  Para. 7.17 – “west bound traffic towards Mold” should read “westbound traffic away from Mold”.</p>
7.7	055774	Cae Ethin, Village Road, Northop Hall.		<p><b><u>AMENDMENT TO REPORT</u></b>  Para. 7.20 – Gifted units plots 87 – 89 <b>not</b> 98 – 100.</p>
7.7	055774	Cae Ethin, Village Road, Northop Hall.		<p>Section 106 requirements remove reference to management company for parking court for plots 85 – 91 and landscaping areas as this land would be deeded to the properties with shared access as on other phases of the development.</p>
7.7	055774	Cae Ethin, Village Road, Northop Hall.		<p><b><u>ADDITIONAL CONDITION</u></b>  Precautionary measures for mine shafts.</p>