

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 28TH JUNE 2017
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	052119	Alyn Works (Former) & Kinsale Golf Course (Part), Mostyn.	Ms Andrea Dishman (Applicant)	√	
			Councillor D. Roney (Mostyn Community Council)		√
6.2	056601	Ivy Cottage, Queen Street, Leeswood.	Miss Jane Rogers		√
6.4	056521	New Inn, Station Road, Sandycroft.	Mrs S. Stevens		√
6.5	056796	Catchpenny Cottage, Bretton Lane, Bretton.	Ms J. Ellis-Jones (Agent)	√	

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COMMITTEE DATE: 28TH JUNE 2017
LATE OBSERVATIONS

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	052119	Alyn Works (Former) & Kinsale Golf Course (Part), Mostyn.	Applicant's Agent – Received 26 th June 2017.	<p><u>CORRESPONDENCE</u> Advises that:-</p> <p>“there will not normally be any cost implications for the Council or other local health care providers (unless of course they refer patients to the facility). This will be the case even if patients choose to stay in Flintshire after they are discharged. As a result the “ordinary resident” test is applied when discharging responsibility for fees. If there is any dispute about responsibility for patient care between English and Welsh Authorities, the final arbiter is the Welsh Assembly Government (WAG)”.</p> <p>The £30 million project will bring significant benefits to the local economy creating about 300 full time jobs most of which will be non-specialist and locally recruited. There will be significant benefits to the local economy through the use of local providers of services and suppliers for catering, stationary maintenance etc.</p>
6.1	052119	Alyn Works (Former) & Kinsale Golf Course (Part), Mostyn.	Chief Officer, Flintshire County Council Social Services – 27 th June 2017.	<p><u>ADDITIONAL CORRESPONDENCE</u> Correspondence outlining opposition to this application has previously been submitted by North Wales Learning Disability Partnership Group and Betsi Cadwallader University Health Board. Further detail to the likely cost implications for Flintshire County Council Social Services is referenced as follows:-</p> <ul style="list-style-type: none"> • The large development is not something that is required to meet local or regional demands. • Within Flintshire/region the services model for people

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6.1	052119	Alyn Works (Former) & Kinsale Golf Course (Part), Mostyn.		<p>with autism is one which supports people closer to home with community based local services that support independence.</p> <ul style="list-style-type: none"> • This model is fully compliant with the approach laid out by Social Services and Well Being Act 2016. • This large hospital would not be in keeping with the agreed Welsh Government and Regional Approach to Service provision and would be a change to an institutionalised model of care which would be unwelcome. • The development will attract/support people from a large geographical area outside Wales. • From experience once people are discharged from hospital a significant portion will settle in the local community and become ordinary residents of Flintshire. • As residents of Flintshire the patients will become entitled to a care assessment and community based services from Flintshire. • Impact of a high number of people with autism in the small community of Mostyn could negatively affect community identity and social cohesion. • Neither the hospital or developer face control over the number of people choosing to remain in Flintshire once discharged. <p>The projected increase in additional service costs calculated on the basis of 10 service users is as follows:-</p> <ul style="list-style-type: none"> – 4 people needing short term interaction based on previous costs -£0.013m. – 5 people needing specialists Autism Spectrum Disorder day services for 5 days per week based on £40K per person = £0.200m. – 1 person needing specialist placement based on recent costs provided by Autism Together - £0.130m. – Total for 10 people estimated on-going £0.343m. <p>NOTED</p>

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				Financial consequences to the authority are only relevant if they have land use implications. The information provided in this regard does not highlight any such implications and as such is not a material consideration in determination of this application.
6.2	056601	Ivy Cottage, Queen Street, Leeswood.	Dwr Cymru/Welsh Water – Received 22 nd June 2017.	<p><u>CONSULTATION RESPONSE</u> Request that any permission includes conditions in respect of foul, surface and land drainage.</p>
				<p><u>AMENDMENT TO REPORT</u> Paragraph 2.01. Section 106 Obligation to also require a Management Company to be established to maintain the private access into the proposed development.</p>
				<p><u>ADDITIONAL CONDITIONS</u> 8. The siting, layout, design and gradient of the site access to be in accordance with details to be submitted and approved by the Local Planning Authority prior to the commencement of any site works.</p>
				9. The forming and construction of the means of site access shall not commence unless and until the detailed design thereof has been submitted to and approved by the Local Planning Authority.
				10. The proposed access shall have visibility splays maximised over the site's frontage with the highway in both directions in accordance with details to be submitted to and approved by the Local Planning Authority prior to the commencement of any site works.
				11. The stated visibility splays at the proposed point of access shall be made available and kept free from all obstructions for the duration of site construction works.
6.2	056601	Ivy Cottage, Queen Street, Leeswood.		12. Only foul water from the development shall be allowed to discharge to the public sewerage system.

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				13. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
				14. No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the disposal of foul surface and land water and include an assessment of the potential to dispose of surface water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
				<p><u>ADDITION TO REPORT</u> Paragraph 7.19 to reference that the proposed contribution of £18,469 meets the Regulation 122 tests.</p>