FLINTSHIRE COUNTY COUNCIL PLANNING COMMITTEE COMMITTEE DATE: 23RD MAY 2018 THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.4	057943	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.	Mr. H. Evans (Agent)	√ √	Agamot
6.5	058024	46 Gladstone Road, Broughton.	Mr. Ian Hastie		V

FLINTSHIRE COUNTY COUNCIL PLANNING COMMITTEE COMMITTEE DATE: 23RD MAY 2018 LATE OBSERVATIONS

Agenda	Application		Consultee /	
No.	Number	Location	Date Received	Observations
6.4	057943	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.	Third Party Comments.	4.no letters of objections have been received since the report has been published raising concerns regarding the proposal and committee report. The objection to the proposal are covered within the report and the concerns regarding the committee report are dealt with within the late observations
				 A letter of objection has been received from Mark Tami MP raising concerns with the existing agreement on the site. These concerns are dealt with in paragraph 7.03 and 7.04 of the report.
				POINTS OF CLARIFICATION
				The street referred to as Bro Helyg in paragraphs 7.06, 7.09, 7.11 and 7.16 is Rhos Helyg
				2. Paragraph 7.06 states that since the previous appeal at Acrefield was issued, the appeal at Y Wierglodd had been determined, however this is incorrect. The appeal at Y Weirglood was issued on the 4 th June 2017 and the Acrefield appeal was issued on the 8 th August 2017. Paragraph 7.12 goes on to state that the Y Weirglodd decision is a change in circumstance since the appeal decision at Acrefield which is not accurate.
		Acceptable Fig. Fig.		It is now considered that there has only been one change in circumstance since the previous appeal was determined, which is the alteration to the proposal which now seeks consent for one single storey dwelling within a large plot.
		Acrefield, Erw Ffynnon,		Therefore the paragraph 7.11 should be amended and 7.13

6.4	057943	Queen Street, Treuddyn.	Third Party Comments.	should be disregarded. The amended paragraph 7.11 should now read: Two months prior to the appeal decision at Acrefield, an application to erect 3no. detached dwellings at land adjacent to Y Weirglodd, Erw Ffynnon was approved at appeal. Y Weirglodd in one of the larger plots within the group of houses outlined by the Acrefield inspector. In this appeal the inspector found 'that the change within the context of the appeal site and the variety of layouts immediately around it, and elsewhere within the settlement, subdividing the Y Weirglodd plot in the manner proposed would not cause the character and appearance of the plot layouts on Erw Ffynnon and Rhos Helyg to be lost or unacceptably harmed'. The inspector also noted that the 'garden area is unusually large, and if the appeal scheme were to be developed, Y Weirglodd would remain a large house set in substantial grounds. It is considered that the points outlined in paragraph 7.14 to 7.16 remain relevant to the remaining material change in circumstance, which is the proposals change in character. Acrefield will retain its central position within the group of houses outlined by the Acrefield inspector and the proposed plot size is in keeping with the character of Rhos Helyg and Erw Fynnon
6.5	058024	46 Gladstone Road, Broughton.	Third Party Comments	 A letter has been received from Mark Tami MP raising his constituents concerns regarding the application. A letter has been received from Jack Sargent AM raising his constituents concerns regarding the application.