

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 5TH DECEMBER 2018
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	058544	Albion Social Club, Pen y Llan, Connah's Quay.	Mr. B. Thornley (Agent)	√	
			Ms K. Evans		√
6.3	058516	Roman Catholic Presbytery, Brunswick Road, Buckley.	Mr. D. Owen (Agent)	√	
			Mrs Price		√
6.4	058881	Land adjacent to Acrefield, Erw Ffynnon, Queen Street, Treuddyn.	Mr. B. Thorton (Applicant)	√	
			Ms L. Murtagh		√
6.5	058359	Old Tavern, Llanerch-y-Mor, Holywell.	Mr. D. Roney (Applicant)	√	

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 5TH DECEMBER 2018

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	058544	Albion Social Club, Pen y Llan, Connah's Quay.		<p>Members will note that paragraph 7.08 of the report advises of a 'fall back' position. Reference to a 'fall back' position is usually understood to mean there is an extant and implementable alternative planning permission. For clarity, members will recall resolving to grant planning permission in connection with application ref: 054607, subject to the applicant entering into a S.106 agreement. The S.106 agreement has not been entered into and therefore the reference to a 'fall back' position relates to the resolution to grant and not an extant grant of planning permission. The relevant point is that members have previously resolved to grant that permission.</p>
6.3	058516	Roman Catholic Presbytery, Brunswick Road, Buckley.	Local resident - Received 4.12.2018.	<p>Objects to the proposals.</p> <ul style="list-style-type: none"> • Notes that recent developments on Daisy Hill Road have not provided parking facilities for the additional dwellings. Advises that excavations to Daisy Hill road have not been made good since the time of developments with consequent impacts upon the quality of the surface of the lane. • Considers the provisions of 8No. car parking spaces will increase traffic on the lane to the detriment of the amenity of existing occupiers. Queries the need for allocated parking given proximity of free car park on Brunswick Road.

6.3	058516	Roman Catholic Presbytery, Brunswick Road, Buckley.	Local resident - Received 4.12.2018.	<ul style="list-style-type: none"> • Considers that Daisy Hill Road is not a private road. Considers it is a Public Road, Public Access and Public right of way. Notes the road is Road was designated a safe route to school for both Mountain Lane and the Elfed. Notes that there is no detailed traffic Management within Daisy Hill Road itself, nor is the Developer being asked to bring up to adoption standard that part of the road being used to access the development. Feels this should be put in place as part of the development in order for the Highways Authority to ensure safe Traffic Management and no parking enforcement. • Advises of concerns in relation to the adequacy of the access to accommodate traffic associated with the development of the site. • Queries how existing access rights for residents will be maintained without disruption during the course of development. Cites current disruption during waste and recycling collection days.
6.4	058881	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.	Additional Condition	Prior to commencement a construction management plan to be submitted.
6.4	058881	Acrefield, Erw Ffynnon, Queen Street, Treuddyn.	Third Party Objector – Received 4 th December 2018	<p>An email has been sent to all planning committee members raising a number of points which are summarised below:</p> <p>Concerns raised in relation to the principle of development and impact of the plot on the character of the area.</p> <p>Concerns raised in relation to the siting, scale, and interface distances of the proposed dwelling in relation the existing dwellings.</p>

				<p>Concerns raised in relation the applicant's ability to retain of existing boundary treatments.</p> <p>Concerns raised in relation to the impact construction noise and vehicles will have upon existing residents.</p> <p>The site is not visible from the road as outlined within the application form.</p> <p>The approved outline application stated "It is proposed to put Erw Ffynnon in the control of a management company for the purposes of maintenance."</p> <p><u>Council's Response</u></p> <p>It is considered that the concerns raised in relation to the principle, siting, scale, and interface distances are dealt with within the main report.</p> <p>Concerns raised in relation to the impact of construction noise and vehicles can be dealt with by the additional condition outlined above.</p> <p>Concerns raised in relation to the ability to see the site from the highway are not relevant to the determination of this application. The site has been visited by the case officer and the Local Member did not request a site visit by the planning committee. Members may recall that a site visit was held for the outline application determined at the June 2018 Planning Committee.</p> <p>Comments made by the applicant in relation to the shared access are not a planning matter. The existing shared access does not fall within the Highway network and any agreement regarding its maintenance is a civil matter.</p>
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6.5	058359	Site at Old Tavern, Llanerch-y-Mor, Holywell.	Typographical Error	Para 7.02 should read 'The sites consists of the car park to the existing public house along with an area with 3no. static caravans. The remainder of the site has previously been used for a number of unlawful uses, however the site has now been cleared and therefore reverted to agricultural land.'
			Comment from the Applicant 3 rd December 2018	A letter has been received from the applicant confirming that the previous owner undertook the unlawful activities with the site being cleared by the current owner.