

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 4TH DECEMBER 2019
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	060356	Ty Cornel, Park Grove, Connah's Quay.	Mr L. Partington (Applicant)	√	
			Mrs S. Townsend		√
6.2	060048	Poor Claire Colettine Monastery, Upper Aston Hall Lane, Hawarden.	Mr. G. Tewhella (Agent)	√	
			Dr. E. Ward		√
6.3	059568	Maes Alyn Farm, Loggerheads Road, Cilcain.	Mr. S. Griffiths (Applicant)	√	
6.4	059665	Land to rear of Hillcrest, Mount Pleasant Road, Buckley.	Mr. D. Fitzsimon (Agent)	√	

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 4TH DECEMBER 2019

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	060356	Ty Cornel, Park Grove, Connah's Quay.	Mr D. Townsend 3 rd December 2019	<p>Concern is raised that the proposal does not include any levels for the application site yet has been listed as a suggested condition. Having regard to the guidance contained in SPG2 (Space Around Dwellings) as there is a difference in the land levels between the application site and the dwelling at 101 Richmond Road then the minimum separation distance between dwellings should be increased. It is suggested that without the details regarding levels then the application be deferred until that information is available.</p> <p>Paragraph 7.11 of the committee report makes reference to the separation distance of 21 metres between the application site and the property at 101 Richmond Road. It is acknowledged that the land levels are lower at 101 Richmond Road. However, the Council contends that this decrease is more than a metre. Even taking a precautionary approach the guideline separation distance would still only be increased to 24 metres.</p> <p>However, as detailed in the report, this is a guideline figure which is to ensure that adequate privacy and daylight can still be achieved. In this case, given the natural boundary of Park Grove 21 metres is considered to be adequate to ensure no overlooking is possible and there is no loss of daylight.</p>

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	060356	Ty Cornel, Park Grove, Connah's Quay	Mr D. Townsend 3 rd December 2019	The suggested condition will require that details of the existing and proposed finished floor levels be submitted prior to commencement of development. The condition is considered necessary to ensure that the proposed works are not built at a higher level than expected. The imposition of the condition does not seek to have any bearing on the separation distances which are considered acceptable.
6.4	059665	Land Adjacent Hillcrest, Mount Pleasant Road, Buckley	28 th November 2019 - Third Party Correspondence	<ul style="list-style-type: none"> • Potential overlooking, exacerbated by site levels • Overshadowing • Location of streetlights • Surface water drainage issues • Location of bat roosts • Highways safety issues • Local school oversubscribed.
6.5	060478	Warwick International, Dock Road, Mostyn.	Local Resident – 1 st December 2019.	No objections to the application, just raises comments about the way publicity was undertaken.