

**FLINTSHIRE COUNTY COUNCIL**  
**PLANNING COMMITTEE 1<sup>ST</sup> FEBRUARY 2023**

**LATE OBSERVATIONS**

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	RES/000385/22 – CEM – A	Reserved Matters - Proposed storage and distribution unit with ancillary offices, associated accesses, car parking, service yards, security gatehouse, electricity substation, pump house and landscaping at Plot B, The Airfields, Northern Gateway, Deeside		<p><u>FOR CLARIFICATION</u>  The Local Development Plan (LDP) was adopted by the Council on 24/1/23 and the policies listed in paragraph 6.01 of this report are applicable in determination of this application. These policies remain consistent with those listed in the Flintshire Unitary Development Plan, to enable the officer recommendation to be for permission to be granted for the development subject to the imposition of conditions.</p>
6.2	063810 – RMH – A	Full application - Erection of 12no. holiday lodges, reception/office and workshop/equipment store at Northop Country Park, Northop	Welsh Historic Gardens Trust (WHGT) 24/1/23	<p><u>FOR CLARIFICATION</u>  The Local Development Plan (LDP) was adopted by the Council on 24/1/23 and the policies listed in paragraph 6.01 of this report are applicable in determination of this application. These policies remain consistent with those listed in the Flintshire Unitary Development Plan, to enable the officer recommendation to be for permission to be granted for the development subject to the imposition of conditions.</p> <p>WHGT are concerned by the loss of the once beautiful 247-acre parkland. This development will not restore it but continue the commercial development on an area classed as open countryside.</p>

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
				<p>WHGT is pleased that the amended and improved plans for the proposed development now show a reduced number of lodges and additional tree planting. There appears to be no Master Plan or Conservation Management Plan for Northop Country Park, and this scheme is another example of the piecemeal development on the fragmented site.</p> <p>The proposed interpretation boards on the history and development of the two registered historic parks and gardens will do little to mitigate the impact of this development.</p> <p>It is difficult to see how this development will enhance the mature trees and landscape since it needs screening and how such screening somehow legitimises this incremental development creep.</p> <p>Whilst this development is small it will contribute to the suburbanisation of Northop Country Park and set a dangerous precedent for further holiday lodge development, such as the earlier scheme on a different site for 30 chalets. These schemes offer little architectural merit and continue the degradation of the once green site. If the suburbanisation of this area is acceptable one may wonder, why permanent housing rather than holiday accommodation is not planned for this site.</p> <p>The visual impacts of the 12 substantial 4-bedroom lodges and reception centre / workshop and equipment store would be better reduced by a parkland character of landscaping rather than the suburban landscaping with a regular arrangement of</p>

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
				<p>trees with one by every driveway entrance.</p> <p>The necessary tree screening will mainly be seasonal as most of the suggested trees are not evergreen. The proposed planting has little space to develop anything like the canopy seen in the saved and protected trees. An element of succession planting of the saved parkland trees should be considered, perhaps replacing the chestnut and one or two of the lost oaks. If this development is permitted, Dark Sky lighting should also be added to the specifications to mitigate the light impacts.</p> <p>NOTED – Recommendation to Members remains unaltered</p>
6.3	063033 – CEM – Gen Matters	Full application – Change of use of land for the stationing of caravans for residential purposes at Dollar Park, Bagillt Road, Holywell		<p><u>FOR CLARIFICATION</u></p> <p>The Local Development Plan (LDP) was adopted by the Council on 24/1/23 and the policies listed in paragraph 7.01 of this report are applicable in determination of this application. These policies remain consistent with those listed in the Flintshire Unitary Development Plan, to enable the Members endorse the recommendation to support the application as submitted, subject to the imposition of conditions.</p> <p>Members are advised that the LDP policies should be referred to in any individual representation sent to PEDW. The position statement to be submitted on behalf of the Council to PEDW will refer to LDP Policies.</p>