

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE 21ST JUNE 2023

LATE OBSERVATIONS

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	RES/000658/22	Reserved Matters - Application for Approval of Reserved Matters following Outline Approval 063145 at Northern Gateway (Phase 3), former Corus, Welsh Road, Garden City		<p><u>AMENDMENT TO REPORT</u> Paragraph 7.21 to be amended to read: They determine that based on the size of the development it is reasonable to calculate that a further 12 pupil places for primary and 9 pupil places for secondary would be generated.</p>
6.2	FUL/000034/22	Full application - Construction of a residential development of 141 no. dwellings and associated works at field west of Highmere Drive, Connahs Quay	Mr H White – Ramblers Cymru Received 18 th June 2023	<p><u>Objection</u> Mr White raises concerns that although the Ramblers comments have been included in the committee report, the report does not assess the detailed layout of the likely proposed path diversion, which would involve over 50 percent of the route being on pavement alongside a road, or through private driveways. If planning permission were to be granted, the Ramblers are likely to maintain an objection to any formal path diversion Order in due course. This is likely to result in delay to the development, if an Inquiry is required. The Ramblers therefore seek a deferment for the layout to be revised.</p> <p><u>LPA Response</u> The Councils Access Team have assessed the impact of the development and have confirmed, following the late objection, that a footpath diversion is achievable without altering the layout as submitted and without crossing private drives. The suggested conditions are sufficient to ensure that</p>

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
				<p>the footpath can be protected at all times during the development. Accordingly there is no justifiable reason to defer the application.</p> <p><u>AMENDMENT TO REPORT</u> Additional information to paragraph 7.06: The housing mix includes 24 two bedroom dwellings (17%) 100 three bedroom dwellings (70.9%) 17 four bedroom dwellings (12.1%)</p>
6.3	OUT/000496/22	Outline application - for residential development with all matters reserved except for means of access at land adj to Ffordd Pennant, Maes Pennant, Mostyn, Holywell		<p>AMENDMENT TO REPORT</p> <p><u>Responses received on behalf of Mostyn Community Council.</u></p> <p>Following the convening of a Special Meeting, the Community Council have multiple concerns and queries regarding the proposed development which can be summarised as follows:</p> <ul style="list-style-type: none"> • request whether scope exists to increase the amount of affordable housing on site above 15% • adequacy of parking to serve the development given existing congestion on Upper Ffordd Pennant Road. • Supporting information /data appears to be outdated based on information submitted as part of the previously submitted application. • residents have concerns regarding the increase in traffic and impact on existing users with the main access to the site being a single-track lane. There are also concerns regarding the weight restrictions on existing

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
				<p>roads to the site to facilitate construction works.</p> <ul style="list-style-type: none"> • concerns regarding contaminated land, historic mine workings and impact on ecology. • proposal would set precedent for further development at this location. • several residents were in favour of the development welcoming the possibility of increased housing opportunities within the area. <p><u>RESPONSE</u></p> <ul style="list-style-type: none"> • level of 15% affordable housing provision established by the site's location within the Flint and Coast Sub-Market Area. • proposals have been assessed by the Highway Development Control Manager (see paragraphs 7.10-7.11 of report) • application has been assessed based on updated information submitted as part of the application. and on current data held by statutory consultees • proposal includes for road widening and provision of footpath / crossing points along site frontage to improve connectivity. Traffic movements during construction works would be the subject of control through a Construction Traffic Management Plan. • Issues of land contamination, mine workings and ecology considered in the assessment process and controlled through the suggested imposition of planning conditions.

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
			3 rd Party Response Received 16 th June 2023	<ul style="list-style-type: none"> Application to be considered on its own merits given that it is a site located within the settlement boundary. <p><u>AMENDMENTS TO REPORT</u></p> <p>Paragraph 2.01 (b) to be amended to read: “Payment of £35,200 on occupation of 25% of the proposed dwellings towards the provision and enhancement of recreational facilities at the existing play area at Maes Pennant.”</p> <p>Paragraph 3.01 Leisure Services (Aura) be amended to read: “associated off – site contribution of £35,200”</p> <p>Paragraph 7.15 be amended to read: “given the proximity of the site to the existing Maes Pennant Play Area approximately 300m to the east an off -site contribution for 50% of the proposed units ie 32 dwellings (£35,200) towards its improvement and enhancement.”</p> <p>Object to the development for the following reasons,</p> <ul style="list-style-type: none"> existing roads are limited in width and steep being inadequate to serve further development at this location. limited community facilities including schools and shops to serve further residential development.

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.4	FUL/000722/22	Vary/Remove Condition - Variation of Condition 2 Planning Ref: 037406 at Fron Haul Quarry, Nannerch, Mold		<p><u>AMENDMENTS TO REPORT</u></p> <p>Condition 4 should read, 'Limit type of mineral for extraction and processing to be sand and gravel from Maes Mynnan and Fron Haul only.'</p> <p>Additional condition '60. Facilities for the loading, unloading, parking & turning of vehicles to be provided within the site.'</p> <p>Para 7.34, sentence 3 should read, 'Whilst the application proposes no change to the remaining condition, a number of updated assessments will be required through both existing conditions and via a number of additional conditions.'</p>
6.5	FUL/000186/22	Full application – Retrospective garden decking area at High Croft, Cilcain Road, Pantymwyn		