

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **WEDNESDAY, 30 AUGUST 2023**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT
AND ECONOMY)**

SUBJECT: **GENERAL MATTERS – ERECTION OF 12NO
HOLIDAY LODGES WITH RECEPTION BUILDING
/ SHOP AND ASSOCIATED WORKS**

**APPLICATION
NUMBER:** **063810**

APPLICANT: **BALING WIRE PRODUCTS LTD**

SITE: **LAND AT NORTHOP COUNTRY PARK**

**APPLICATION
VALID DATE:** **24/12/21**

LOCAL MEMBERS: **COUNCILLOR M BATEMAN
COUNCILLOR L THEW**

**TOWN/COMMUNITY
COUNCIL:** **NORTHOP COMMUNITY COUNCIL**

1.00 PURPOSE OF REPORT

- 1.01 For Members information this application is the subject of an Appeal lodged and validated by Planning and Environment Decisions Wales (PEDW) on the grounds of non-determination. The purpose of this report is to obtain Planning Committee resolution in respect of the approach to be adopted by the Council in respect of the Appeal. PEDW have advised that the Appeal is intended to initially be dealt with by the Written Representation procedure.
- 1.02 Members are asked to endorse a recommendation that the proposal is supported subject to the imposition of conditions as referenced in paragraph 2.00 of this report with PEDW advised accordingly.
- 1.03 By way of the background history at this location. Members will be aware that the application the subject of this appeal was deferred consideration at the Planning Committee on 1/2/23. This was to allow the outcome of an appeal for holiday lodges /chalets on a nearby site within the Northop

Country Park to be determined by PEDW under (CAS -02031-S9D4L8) to be received, to aid the assessment process. The appeal decision was subsequently allowed and received on 25/5/23, although in the intervening period an appeal on non-determination in respect of this application 063810, had been lodged.

- 1.04 In allowing the appeal, the Inspector considered the proposal against national and local policies and whether there were any other planning considerations such as the fallback position i.e., the planning history relating to the Northop Country Park. The other main issues considered by the Inspector were the effect on the character and appearance of the locality and the impact of the proposal on the setting of the heritage assets. The Inspector concluded that there would be no harm to the character and appearance of the area and nor would there be harm to the setting and significance of the heritage assets identified. In applying the planning balance, the Inspector noted that although the proposed development was not justified in this location having regard to policy PE12, considerable weight should be given to the fall-back position and the economic, social, and environmental benefits arising from the scheme, such that the development meets Planning Policy Wales's sustainable placemaking outcomes. The appeal decision letter is attached for Members consideration at Appendix 1 and the planning appraisal section below addresses the Inspector's interpretation of Local Development Plan (LDP) Policies PE12 and PE13 in some detail.

SUMMARY

- 1.05 This full application proposes the development of land at Northop Country Park, Northop, for the siting of 12 No holiday lodges, with a reception /shop and associated works.
- 1.06 For Members information, amended plans have been received in progression of the application on which further consultation has been undertaken.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION FOR THE FOLLOWING REASONS

- 2.01
1. Time Limit on Commencement.
 2. In accordance with Approved Plans.
 3. Materials to be submitted and approved.
 4. Occupation of lodges/ chalets for holiday accommodation only.
 5. Register of occupation to be kept/ available to the Local Planning Authority.
 6. Site /Finished Floor Levels to be submitted and approved.
 7. Detailed landscaping scheme incorporating additional planting on site's western boundary to be submitted and

- approved.
8. Implementation of landscaping scheme.
 9. Details of external lighting to be submitted and approved.
 10. Details of parking /turning /unloading to be submitted and approved.
 11. Details of foul drainage connection point to be submitted and approved.
 12. Development to be undertaken in accordance with Great Crested Newt Management Plan.
 13. Scheme for Giant Hogweed management to be submitted and approved.
 14. Scheme for bat mitigation /lighting to be submitted and approved.
 15. Disposal of water from hot tubs to be undertaken via the public sewerage system or the transfer off site by registered operators.

3.00 CONSULTATIONS

3.01 Local Members:

Councillor M Bateman

Request Planning Committee determination, given the sensitivity of the site's setting within an historic country park.

Councillor L Thew

Request Planning Committee determination. Do not consider that this application should be determined until the current appeal lodged with Planning and Environment Decisions Wales (PEDW) for a holiday lodge chalet development within the Country Park submitted under 063500 has been formally determined, as it is considered that the applications are intrinsically linked.

Northop Community Council

Members have the following objections to the applications:

- proposal will act as a catalyst to further applications at this location.
- overdevelopment of the site.
- increase in traffic movements associated with the development site is inappropriate for tourist development which would not benefit Northop or the local area.

Welsh Government (Economy-Trunk Roads)

Do not wish to issue a direction.

Highways Development Control

No objections in principle. Recommend that any permission includes conditions in respect of parking, unloading, and turning of vehicles with the inclusion of highway supplementary notes upon the grant of any permission.

Community and Business Protection

No objection

Welsh Water/Dwr Cymru

Following the submission of a sewer survey, raise no objection to foul flows being linked into the existing system. Request that details of the connection point are secured by condition.

Natural Resources Wales

Recommend that any permission includes conditions in respect of Great Crested Newt (GCN) protection/mitigation and biosecurity in relation to Giant Hogweed Management.

Clwyd Powys Archaeological Trust (CPAT)

Confirm that there are no identified impacts to non-designated archaeology within the site and the archaeological potential is low.

Built Conservation Officer

No objection subject to the imposition of a condition securing further landscaping on the site's western boundary.

Council Ecologist

No objection subject to the imposition of a condition securing adequate Great Crested Newt (GCN) mitigation within the adjacent woodland.

Trees Officer

No objection - consider the Arboricultural Impact Assessment and Method Statement submitted as part of the application to be acceptable with all key trees to be retained.

CADW

Following the submission of amended plans accompanied by a Heritage Impact Assessment, raise no objections subject to the imposition of a condition to secure additional tree planting within the site.

Welsh Historic Gardens Trust (WHGT)

The main comments received can be summarised as follows:

- impact of further development on parkland within this open countryside location
- whilst welcoming a reduction in the number of lodges from

that initially proposed, consider this would represent further piecemeal development within the Country Park

- proposal would set a precedent for further holiday lodge development.
- If further suburbanization is acceptable, question why residential development is not planned for the site.
- consider that the proposed planting is seasonal and that a scheme of succession planting of parkland trees would be more appropriate.
- lighting should be controlled to minimize impact on dark skies.

4.00 PUBLICITY

4.01 Press Notice, Site, Notice, Neighbour Notification

Site Notice posted at the entrance to the country park, with 47 neighbour notifications with adjoining uses / properties.

40 letters of objection subsequently received the main points of which can be summarised as follows:

1. proposal is contrary to the established planning policy framework.
2. detrimental impact on the character of the site, wider surroundings, and the Grade II* Listed Soughton Hall, Historic Park & Garden.
3. detrimental impact on ecology and habitats
4. safety concerns given relationship of site to existing golf course.
5. Impact on living conditions of occupiers of nearby dwellings
6. disposal of water containing high chemical concentration from hot tubs could adversely impact on eco-systems.
7. inadequacy of access

5.00 SITE HISTORY

5.01 1345/89 - Outline- Proposed 18 - hole golf course with club house, 4500m² office accommodation, 42 detached dwellings, a 200 - bed hotel with leisure facilities and a 9 - hole golf course with an equestrian centre. Granted July 1991.

98/30/1334 - This application which in part relates to the extant permission on this particular section of the site, was for the approval of reserved matters for the erection of a 198 - bed hotel with ancillary conference and leisure facilities. The application also included details of the office blocks and 16 detached

dwellings.

98/30/1345/ - Outline application for hotel, leisure and golf development, housing and offices. Granted 22/7/91.

051782 - Outline planning permission with all matters reserved for the erection of 3 tourist/leisure let accommodation units and associated works Withdrawn.

059999 - Outline with some matters reserved for the development of land to provide a lodge/chalet park to include single storey and two storey lodges, a site office with shop/convenience store and cycle hire facility. Refused 20/9/20.

063500 - Outline Development of land to provide lodge/chalet park and site office.

Appeal to Planning and Environment Decisions Wales (PEDW) on the grounds of non-determination - Allowed 25/5/23.

6.00 PLANNING POLICIES

6.01 Flintshire Local Development Plan (LDP)

STR4 - Principles of Sustainable Development, Design and Placemaking

STR5 - Transport and Accessibility

STR6 - Services, Facilities and Infrastructure

STR7 - Economic Development Enterprise and Employment

STR10 - Tourism, Culture and Leisure

STR13 - Natural and Built Environment, Green Networks, and Infrastructure

STR14 - Climate Change and Environmental Protection

PC1 - The Relationship of Development to Settlement Boundaries

PC2 - General requirements for Development

PC3- Design

PC4 - Sustainability and Resilience of New Development

PC5 - Transport and Accessibility

PE12 - Tourist Accommodation, Facilities and Attractions

PE13 - Caravan Development in the Open Countryside

EN4 - Landscape Character

EN6 - Sites of Biodiversity Importance

EN7 - Development Affecting Trees, Woodlands, and Hedgerows

Supplementary Planning Guidance (SPGN)

Supplementary Planning Guidance Note 3 -
Landscaping Supplementary Planning Guidance Note 4
- Trees and Development
Supplementary Planning Guidance Note 8 - Nature
Conservation and Development

National Planning Policies

Planning Policy Wales (PPW)
Future Wales- The National Plan 2040
Technical Advice Note 5 - Nature Conservation and Planning
Technical Advice Note 12 - Design
Technical Advice Note 13 - Tourism
Technical Advice Note 18 -
Transport

7.00 PLANNING APPRAISAL

Introduction

- 7.01 This is a full application for the proposed siting of 12 No single storey holiday lodges with an associated reception building /shop on land at Northop Country Park, Northop. Amended plans have been received in progression of the application proposing a reduction in the number of lodges from 13-12 units, and deletion of a workshop building, from that proposed within the initially submitted scheme.

Site Description

- 7.02 The application site which amounts to approximately 2.6 hectares in area, is located within the grounds of the Northop Country Park and the setting of the Grade II* Listed Soughton Hall Historic Park and Gardens. It is located to the south of the A55, at junction 33A, approximately 1.6 km to the west of Northop.
- 7.03 The site is located to the west of the main arterial route through the country park. The proposed lodges are proposed to be located on land to the north of the Northop Golf Course Clubhouse, Driving Range and the Celtic Arms Public House. The reception /shop are proposed to be located on an area of land to the west of the Celtic Arms. That part of the site where the lodges are proposed to be located, comprises an open parcel of land that is currently covered by shrubs and small groups of mature trees.

7.04 Planning History

By way of the previous planning history within the Country Park as referenced in paragraph 5.00 of this report, it is important to note there are a range and mix of exiting well

established uses, comprising leisure, commercial, residential, and a Public House. There was in addition an intention for a tourism development, in the form of a hotel within the park, although this has not materialized, due to changes in economic circumstances since the grant of outline permission.

7.05 Proposed Development

The amended plans submitted as part of the application propose:

- i. the erection of 12 No single storey lodges measuring approximately 10.2m x 15m x 4.6m (high)
- ii. the erection of an L-shaped reception / shop measuring approximately 13m x 9.6m x 4.6m (high)

The buildings are proposed to be constructed having timber clad external walls and dark fibre cement roofs.

7.06 Main Planning Considerations

The Main Planning Considerations to be taken into account in determination of the application:

- i. the principle of development.
- ii. Scale / design / form.
- iii. impact on the character of the landscape, in particular the Historic Park and Garden and Scheduled Ancient Monuments.
- iv. adequacy of access.
- v. impact on ecology.
- vi. impact on the living conditions of occupiers of nearby residential properties.
- vii. drainage.

7.07 Principle of development

The Northop Country Park is in open countryside as defined in the Flintshire Local Development Plan. The proposal is for the erection of 'holiday lodges' but there is no clear definition of what comprises a holiday lodge, and the LDP does not specifically reference them and nor is there any reference to their definition found in Planning Policy Wales (PPW). In fact, this is one of a number of more modern terms applied to proposals to develop 'higher quality' holiday accommodation that includes lodges, park homes, chalets and log cabins.

7.08 Notwithstanding this, the starting point for the assessment of all proposals for holiday accommodation that does not involve the conversion of existing buildings or new-build

bricks and mortar accommodation, logically has to be the way that proposals for static holiday caravans are considered in national and local policy terms, as at least there is a broad definition provided to use as a baseline for assessment.

7.09 The Caravan Sites Act (1960)(as amended in 1968, 2006) provides a broad definition of what constitutes a static caravan which includes:

“A structure designed or adapted for human habitation which –

- a). is composed of not more than two sections separately constructed and designed to be assembled on site by a means of bolts, clamps or other devices; and
- b). is, when assembled, physically capable of being moved by road from one place to another (whether being towed or being transported on a motor vehicle or trailer).

7.10 The later amendment to this definition in 2006 also established parameters for the dimension of these structures when assembled:

- a length of 65.616 feet/20 metres
- width 22.309 feet/6.8 metres
- height 10.006 feet/3.05 metres

7.11 The Council acknowledges that there is no specific policy in the LDP, or guidance in PPW, which deals specifically with holiday lodge proposals, where the lodge does not constitute a static caravan, as set out above. That said, given that the above definition is the only baseline that can be used, it is logical and necessary to consider the degree to which a lodge proposal differs from a static caravan proposal, having regard to the following considerations:

- the size of the lodges;
- the form, proportions, materials and design of the lodges;
- the means of bringing the lodges to the site;
- the means of erection on site;
- the degree of permanence, including the expected lifetime of the structure

7.12 Each lodge proposal should be assessed on its individual merits in terms of whether it would cause any additional planning harm over and above a static caravan proposal. Critical to this assessment is the balance to be struck between the fact that lodges tend to be larger than static

caravans, and the fact that lodge proposals tend to be of a higher quality in design, layout and use of materials than static caravans. PPW specifically refers to the need for a planning framework to provide for well-designed, good quality tourism facilities.

- 7.13 Consideration of the proposed development has therefore principally been undertaken having regard to Policy PE13 in the LDP whose key criteria seek to ensure that;
- i. there would be no material harm to the landscape character and environmental quality of the surrounding area and no adverse effects on European Sites either individually or cumulatively with other sites in the vicinity; and
 - ii. the scale of the proposal together with the number, siting and layout of the units, circulation roads and service buildings is appropriate to the characteristics of the site and locality; and
 - iii. the scheme incorporates substantial internal and structural landscaping.

7.14 It is also important to consider the principle of the proposed development in the context of the previous planning history on the site, initially dating back to 1989 by virtue of an outline planning application for a mixed residential, commercial and leisure development, set within the country park, and the conclusions of a recent appeal allowed by PEDW for an outline planning application for the erection of 24 lodges/chalets within the country park. (Appeal reference CAS-02031-S9D4L8).

7.15 In terms of the relevant criteria from policy PE13, the proposals have been developed and amended to reduce the number of units originally proposed, principally to ensure that the development can be integrated into the existing site and landscape setting by ensuring the retention of existing important trees, hedgerows and other landscape features which define the site. A previously proposed workshop building has also been removed by the applicant, to provide a better balance between development and site setting. As per the recent appeal decision on an adjacent site that approved outline permission for 24 potentially larger lodge units, whilst there will be a change from undeveloped to developed land with this proposal, its scale of development, on its own or in combination with the recent adjacent appeal site, cannot be seen in isolation from the rest of the developed area of the Country Park. In this context, it is difficult to conclude that the proposed development would have an unacceptable impact to the landscape character or

environmental quality of the surrounding area.

- 7.16 The scale of development is limited to 12 lodges which are arranged in a well-spaced layout on the site, served by a central access road, which makes good use of the existing landscaping and tree cover. Further landscaping is proposed to further screen the site, and also to provide screening between the lodges on the site. In terms of the scale of the lodges, their footprint is slightly larger (12%/17 sq m) than the maximum dimensions that would be acceptable for a static caravan, with a ridge height up to 1.5m higher than for a static caravan. Given the overall scale of the country park, the existing and proposed additional landscaping, the context of existing mixed development in this location, the recent appeal decision allowing potentially larger lodges on a nearby site, and the degree of separation of the proposal from the existing residential development on the site (with intervening development also present), the proposal is appropriate to the characteristics of the site and locality.
- 7.17 The scheme has already been amended to reduce the number of units so that existing trees, hedgerows and other landscape features can be retained. The proposal is also accompanied by a comprehensive scheme of further internal landscaping comprising predominantly native species for additional trees and hedge planting. Overall, the scheme will have a significant degree of landscaping from first occupation, which will only increase year on year as the proposed additional planting matures.
- 7.18 Measured against the relevant criteria in policy PE13 therefore, and taking into account the difference between the scale of what comprises a lodge in this proposal, and that allowable within the definition of a static caravan, the proposal does not indicate a significant degree of harm (additional to or in its own right) that prevents this use from being considered appropriate in this location. The related facilities already available on the park in terms of a golf club and pub diner appear to provide complementary facilities to the location of appropriate, good quality holiday accommodation.
- 7.19 In terms of the location of the proposed development and the relevant policy considerations, in the recent appeal decision that approved similar holiday lodges on a nearby site in the country park, the Inspector considered that policy PE12 criterion d. was the more appropriate policy to consider lodge proposals against, than PE13. The Council fundamentally disagrees with this interpretation for the reasons given in support of the tests set out in policy PE13 above, as well as

the fact that criterion d. of policy PE12 does not relate to tourist accommodation as the introductory wording refers only to tourist attractions and facilities. Para 7.33 of the explanatory text supporting policy PE12 clearly states that “Tourist facilities and attractions include non-accommodation related tourism development”.

- 7.20 To apply PE12 d. in any other way is irrational, and would apply inappropriate and unnecessary tests to proposals for tourist accommodation i.e. criterion: i) whether an open countryside location is essential; ii) whether the proposal could be accommodated within an existing building or settlement boundary; iii) whether the development is based on a geographically restricted resource or activity. These, taken together with a requirement to travel by means other than the private car, if applied to tourist accommodation as in the previous appeal decision, would have the negative effect of preventing most forms of such accommodation from being approved, particularly in rural locations. This would be perverse and irrational, and this cannot be a correct presumption, and would certainly not accord with the positive intentions for tourist development set out in PPW.
- 7.21 That is why PE12 criterion d. only applies to attractions and facilities where a degree of control may be required, depending on the nature of the proposal. This is the only context in which the phrase ‘rural restraint’, used by the recent appeal Inspector, could logically apply, but is not one that is relevant to apply to tourist accommodation proposals in the form of static caravans or lodges, and does not appear in the LDP or in PPW.
- 7.22 In relation to criterion c. of policy PE12, which relates to ‘non-permanent accommodation such as chalets, pods, glamping and tent camping sites, these are by definition temporary uses of land and therefore the Council acknowledges that it would not be appropriate to consider this proposal against that criterion. As explained earlier criterion d. simply does not apply and in the Council’s opinion it is reasonable to apply policy PE13 in the way it has, as set out above.
- 7.23 From the above assessment and given the modest scale of the proposed development set in context with the range and scale of development that has already taken place at the country park, the principle of development is acceptable in relation to the relevant policies of the LDP, and in line with the positive presumption in PPW that encourages good quality tourist provision.
- 7.24 Scale / Form / Design

A tree survey report has been submitted as part of the planning application to aid formulation of the design /layout advanced. As a result, the site layout secures the retention of key existing trees and hedgerows and landscape features with there being a requirement for additional supplemental planting which can be secured by condition.

- 7.25 The proposed amendments to the layout which have reduced the number of lodges / removed a proposal for a workshop building help to provide for a better -balanced layout within a wooded concept. The proposal is therefore considered acceptable having regard to Policies PC2 and PC3 of the LDP
- 7.26 Impact on Soughton Hall Historic Park and Garden
The site is located within the essential setting of the Grade II* Listed Soughton Hall Historic Park and Gardens. Consultation on the application has been undertaken with Cadw , the Council's Built Conservation Officer, and The Welsh Historic Gardens Trust (WHGT)..
- 7.27 Whilst the response from WHGT is duly noted, this was an identical approach to which they took in relation to the nearby appeal site where they sought in essence to reverse the clock, in terms of requiring the re-instatement of the former extent of the Country Park. Given the amount of development that has taken place, this is not a reasonable requirement, and certainly not one that can be used to prevent a development of this modest scale, where the same principle has recently been established in this location and given the scale and mix of other development nearby.
- 7.28 Following the receipt of additional information by way of an updated Heritage Impact Assessment and revised layout from the applicant, it is considered by Cadw and Council's Built Conservation Officer, that the proposed reduced / amended scale of development will not have any impact on the Historic Park and Gardens, when considered in combination with the existing topography vegetation cover and supplemental planting which can be secured by condition.
- 7.29 The proposal is therefore considered acceptable in terms of heritage impact having regard to Policies PC2 and EN4 of the LDP, together with Planning Policy Wales (PPW 11) Cadw's guidance - Setting of Historic Assets in Wales May

2017.

7.30 Highways

The Highway Authority have been consulted on the proposal and confirm that there is no objection to the principle of development or the proposed access arrangements being put forward. The imposition of a condition relating to facilities for parking, turning, loading and unloading is requested on any grant of planning permission. In addition, there is no objection from Welsh Government (Economy- Trunk Roads)

7.31 The proposal is therefore considered acceptable from a highway perspective having regard to Policies PC2 and PC5 of the LDP

Impact on Ecology

7.32 Consultation on the application has been undertaken with Natural Resources Wales (NRW) and the Council's Ecologist.

7.33 This current application has been supported by Ecological Surveys to assess the impact of development primarily on Great Crested Newts, bats, birds and water vole. Both NRW and the Council Ecologist are supportive of the ecological mitigation measures advanced to safeguard the species referenced and their habitats. It is noted that some of the enhancements / mitigation measures required particularly in respect of the breeding ponds associated with the GCN population will need to take place outside the application site boundary, this is still on land within the applicant's ownership and the measures specified can as a result be secured by condition.

7.34 Of additional concern is the issue of Giant Hogweed Management within the country park with measures currently in place to seek to address this matter both on the application site and wider area.

7.35 It is considered that there is a need for a blanket approach to seek to control its spread, but care is required when securing its removal in the interest of health and safety this being undertaken in a managed environment. It is considered that this should be the subject of the imposition of a condition consistent with other developments within the locality where this approach has been adopted. This can be secured by planning condition.

- 7.36 Impact on the Living Conditions of Occupiers of Nearby Properties
Of particular importance in consideration of this application is to ensure that the living conditions of occupiers of existing residential properties located in proximity to the site are safeguarded.
- 7.37 The nearest residential properties to the site are Lower Soughton Hall and The Pippins located approximately 230m to the west, separated from the site by one of the holes at Northop Country Park Golf Club. In addition, approximately 470m to the south is the nearest dwelling Hillside House which forms part the main spine of residential properties. This is separated from the application site both in physical /visual terms by the Northop Golf Club House and Celtic Arms which act as a visual break at this location.
- 7.38 Consultation on the application has been undertaken with the Pollution Control Officer who has raised no objection to the Development. There is however considered to be a requirement to control external lighting associated with the development which can be secured by condition, and enhanced landscaping on the sites western boundary will help to minimise any impact of development.
- Drainage
- 7.39 Progression of the application has been impacted by the requirement from Dŵr Cymru Welsh Water, to confirm the precise connection point of the proposed foul drainage into the existing system. Following the undertaking of additional survey work, this has now been satisfactorily addressed and can be secured by condition.
- 7.40 A specific area of concern that has been raised by third parties focusses on the potential introduction of hot tubs associated with the chalets/lodges with the possible disposal of water with high concentrations of chemicals into the wider eco-system.
- 7.41 Whilst the introduction of these facilities does not constitute development as they are not classed as building or engineering operations, it is recognised by NRW, that it is important to ensure that the water does not adversely impact on protected species or their habitat, through entry from field drainage patterns. Whilst this is a situation that would fall to be controlled by separate legislation applied by NRW, it is recommended that a planning condition be imposed to seek

to ensure disposal of water into the main foul drainage system or that it be disposed of off -site and not into field drainage ditches.

8.00 CONCLUSION

8.01 It is noted and accepted that the initial design ethos in support for a mixed development of the county park, was for the development of a 198- bedroom hotel, specifically aimed at tourism accommodation.

8.02 Significant economic changes in the intervening period have however resulted in reconsideration of those initial proposals, there also being no legal or other requirement for a hotel to be developed at this location.

8.03 The current proposal for holiday /tourist accommodation is proposed on a different part of the site within the Northop Country Park to that initially proposed for a hotel or holiday lodges under 063500, and therefore needs to be assessed having regard to the current national / local planning framework. Having considered the proposals against the relevant policies of the LDP, it is considered that the principle of development is acceptable.

8.04 The scale of development / amended site layout offers an acceptable and sympathetic form of development at this location which is acceptable having regard to its impact on heritage, ecology, and highways considerations. It is therefore recommended that planning permission be granted subject to the imposition of conditions as referenced in paragraph 2.00 of this report.

Other Considerations

9.00
9.01 The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

9.02 The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

9.03 The Council has had due regard to its public sector equality duty under the Equality Act 2010.

9.04 The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that

there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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