

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
COMMITTEE DATE: 3RD APRIL 2019
THIRD PARTY SPEAKERS

Agenda No.	Application Number	Development / Location	Speaker	For	Against
6.1	057396	Land at (north of) Rhos Road, Penyffordd.	Mr. R. Merrills (Agent)	√	
6.2	059174	Pen y Bryn Residential Home, Fron Deg	Mr. D. Woodfine (Agent)	√	
			Councillor C. Williams (Bagillt Community Council)		√
6.6	059428	The Spinney, Huxleys Lane, Hope.	Councillor S.L. Davies (Hope Community Council)		√
			Mr. D. Cooper		√
6.7	059431	16 Priory Close, Penyffordd.	Mr. C. Worthington (Applicant)	√	

			<p>equipping following a survey once the needs of the development are established to cater for Ffordd Derwyn and the new houses. The equipping of the extended area will be funded out of part of the Community fund.</p> <p>2. Road Safety. The dangers of the road of the access to the development has been severely underestimated and provision is inadequate. This area was surveyed several years ago and highway engineers were quite alarmed at the volume and speed of traffic that used the road, yet took no action to improve. It is broadly believed that further measures are desperately needed in the region of the access before a serious accident happens, where the likelihood of this will significantly increase with this development and inadequate provision currently proposed.</p> <p>Although the access was approved on appeal and will be complying with minimum standards of visibility splays etc. the bigger picture has not been taken into account and needs to be addressed by whatever means may be available. A condition is therefore requested for this to be reviewed.</p> <p>3. Open market opportunities. The cooperation of the applicant in providing the affordable provision really is appreciated, but it is hoped that further provision be made to include some open market, lower priced houses, possibly by replacing three of the detached houses for four semis? Whilst this is increasing the number of agreed dwellings, it is believe the price is worth paying to provide an opportunity for less fortunate to get on the housing ladder.</p> <p>Officers response to comments raised:</p>
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				<ol style="list-style-type: none"> 1. The legal agreement attached to the outline consent clearly sets out the applicants, and Councils, obligations regarding public open space. This is specifically for the land shown for playspace (LEAP) which forms an extension to the existing play area on the approved plan. The legal agreement seeks to secure the type and nature of play equipment. The agreement also seeks to secure a financial contribution for the management and maintenance. The agreed provision is in accordance with the CIL regulations and SPGN governing public open space. It is not considered that the use of contributions for unspecified community use would be similarly compliant, and as such it would not be a lawful request. 2. I refer Members to the section in the report regarding access. 3. These suggestions do not form part of the submitted scheme. It is considered that the proposal is acceptable for the reasons discussed within the report.
6.6	059428	The Spinney, Huxleys Lane, Hope.	Insertion to the report from the Chief Officer (Planning, Environment & Economy)	<p>Para. 7.27</p> <p>Members will note that this application also seeks retrospective approval for amendments to the garage approved. The previously approved scheme provide for a detached single storey garage, dimensioned to be 6m wide, 9m long and with a height to the ridge of 4.5m. The garage, as constructed is of the same footprint dimensions but, as a consequence of the insertion of a floor level above the garage, has a ridge height of 5.7m. Amendments to the front and rear elevation include the insertion of ground and first floor windows to the rear, and a first floor window within the</p>

				<p>front elevation. The garage has been the subject of a first fit for electricity and plumbing which would facilitate the provisions of ancillary W/C accommodation. However, it should be noted that the garage is not set out internally in this fashion. I have considered the changes and the relationship between the garage to surrounding properties and I conclude that the amended ancillary space created within the amended garage would not give rise to increased or unacceptable impact or overlooking to the detriment of the existing living conditions of the occupants of neighbouring properties.</p>
6.8	059409	Kingdom Hall, Tuscan Way, Connah's Quay	Mr T Bridle (Agent) – Received 1 st April 2019	<p><u>Parking</u> Highways, has advised that the proposed change of use is less onerous in terms of parking and traffic generation. Consequently Highways has no objection to the proposed development.</p> <p><u>Anti-Social Behaviour</u> Planning permission was granted in 2018 for the conversion of the building to provide 3, two bedroomed flats.</p> <p>The contention that the differences between the proposals will increase anti-social behaviour to an unacceptable level is a subjective assertion. One that is debatable and very difficult to substantiate.</p> <p>The proposals under consideration are less flexible than the existing planning permission by virtue of the fact that they provide single households.</p> <p>The main purpose of this application is to better satisfy</p>

				<p>current housing demands for affordable rented single household accommodation.</p> <p>Demand for individual units of this type, which are market specific, modern and attractively presented, is expected to be high which will enable better tenant screening and most importantly contribute to reducing a serious housing shortage issue.</p>
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