

FLINTSHIRE COUNTY COUNCIL
PLANNING COMMITTEE
LATE OBSERVATIONS
COMMITTEE DATE: 2nd September 2020

Agenda No.	Application Number	Location	Consultee / Date Received	Observations
6.1	061392	81 Drury Lane, Buckley	2 No neighbour letters. Received 23.8.20 & 25.8.20	Object to the development on the grounds of overdevelopment, inadequacy of access, inadequacy of local infrastructure.
6.2	060765	Crumps Yard, Dock Road, Connahs Quay	Cllr B. Attridge 20.8.20	Cllr Attridge has confirmed he has no objection to the application being consider under delegated powers subject to its compliance with the all relevant UDP Policies
6.3	061081	Pwll Gwyn Hotel, Afonwen	Peter Jones-Hughes Agent 01.09.20	<p>The public house premises at Pwllgwyn have not been operating for at least 5 years. The continued use of the public house had become untenable. The estate agent who handled the sale confirmed by email to the applicant that prior to this the property had been on the market for over a year without any enquiries. The local people who have made representations stating that they would be willing to purchase the property had ample opportunity during this time to submit/negotiate a price to purchase. [a copy of the above email will be forwarded separately]</p> <ul style="list-style-type: none"> • The use of the site has only been a public house during the 20th century and last half of the 19th century. It was previously built and used as a house. • The proposals are fully compliant with relevant UDP policies. • The proposed tourist accommodation will complement the already approved guest accommodation in the stable block. These uses will benefit the existing tourist related

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				<p>operations in the Mold, Caerwys and Bodfari areas and other facilities on the Mold to Denbigh Road. Local activity centres and outdoor activity areas in Flintshire such as the Clwydian Range will benefit including the wider economy.</p> <ul style="list-style-type: none"> • The applicant is aware of the need to take advantage of the excellent supply of local workers who know the area. The applicant intends to create local employment opportunities for local people to assist in the day to day running of the business and the maintenance of the buildings and gardens to a high standard
6.5	060475	McDonald's, St Asaph Road, Lloc	<p>Chief Officer (Planning, Environment & Economy) 1.9.2020</p> <p>Councillor C. Dolphin 1.9.2020</p>	<p>Members are asked to read the text below, to be inserted into Para. 2.01 ahead of the word 'Conditions'</p> <p>Subject to the applicant entering into a S.106 Agreement, offering a Unilateral Undertaking or making advance payment in respect of the following;</p> <ul style="list-style-type: none"> • The payment of the sum of £4500 to cover the costs to the Council of advertising and making a Traffic Regulation Order to restrict parking along the site access road and that length of St. Asaph Road fronting the site <p>that Conditional Permission be granted.</p> <p>Requests that the following policies be cited in reasons for refusal and cites the conflict of the proposals with these conditions.</p>

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				<p>WB1 - The proposed Development would not help preserve any biodiversity.</p> <p>WB4 - The application does not help to protect local sites of wildlife, including the actual site and Pen y Gelli woodland and quarry.</p> <p>WB5 - The application will have an adverse impact on local wildlife.</p> <p>WB6 - The application includes no enhancement of nature conservation.</p> <p>L1 - UDP quotes "New development must be designated to maintain or enhance the character and appearance of the landscape" The landscape to be affected should be agricultural, but does now encourage nature such as Red Admiral butterflies, and to the east is woodland, to the north arable crops.</p> <p>AC19. - There is not a past use of lay by and picnic areas on this actual site.</p> <p>Considers insufficient measures are provided to allow for the turning of carvans and delivery vehicles.</p> <p>Considers details of proposed foul drainage are required.</p>
6.6	060792	Oaklea Grange, Higher Kinnerton	Mr. S. Richardson – Agent 28.8.2020	<p>Final Representations of the Applicant to the Flintshire County Council Planning Committee of 02 September 2020</p> <p>It is the case of the applicant that there is a requirement for suitable residential placements for children with relevant needs.</p> <p>The applicants are in a position to assist with meeting</p>

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				<p>these needs, and the current application is specifically designed to do this. The applicants are appropriately registered and regulated.</p> <p>In a reply to a recent Freedom of Information request, the Council confirmed that it had been forced to make placements with an unregulated provider (though the number of such placements could not be divulged).The response also confirmed that, had a suitable placement been available in Flintshire, with a regulated provider, it would have commissioned that provision in preference.</p> <p>Importantly, the following question formed part of the Freedom of Information request:</p> <p>"Finally, does Flintshire Children's Services believe that it has sufficient supply of specialist regulated residential placements for children with poor mental health in Flintshire?"</p> <p>The answer was as follows:</p> <p>"No. The position set out in the North Wales Regional Placement Strategy identifies the need for expanding this provision to ensure that young people can be supported locally, and prevent out county/country placements. Flintshire's situation remains as stated in the Placement Strategy."</p> <p>Councillors are respectfully requested to support this application.</p>

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6.7	060741	Morrison's, High Street, Saltney	Councillor V. Gay 30.8.2020	<p>I would like to request this application to be deferred for further discussion and negotiation with Morrisons as the meeting that took place with Colin Everett, CEO, Saltney Town Council Mayor and clerk plus a Morrisons representative regarding the transfer of the S106 that has not been acknowledged or included in the report which supported that FCC approved the transfer to STC at a planning meeting which I presume was communicated to Morrisons at the time</p> <p>I have not only asked Planning for information regarding this but also met and spoke with FCC Legal asking for information on this situation which to date I also have not received</p> <p>Saltney is in need of many things including the library as well as other community benefits such as a Community Hub/contact centre, Town Hall, Post Office, Doctors/dentist or health clinic contrary to comments in paragraph 8.05</p> <p>I note on paragraph 4.00 that notification was published however I certainly did not receive any such notification, as an adjoining member, which I find unacceptable as any communication is particularly of such great importance for the neighbourhood</p> <p>It is imperative that further negotiations take place before</p>

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			<p>Community Councillors Barry Gregory (30.8.2020) and Elizabeth Allen (31.8.2020)</p>	<p>we allow this 106 to be discharged and questions need to be asked as to why we have not pursued the agreement that FCC actually requested to bring this fruition years ago.</p> <p style="text-align: center;">***</p> <p>Object to the application. Considers that the land would still serve a useful beneficial purpose for the community and therefore its provision should still be sought.</p>