

PLANNING COMMITTEE LATE OBSERVATIONS - 18TH DECEMBER 2024

Agenda No.	Application Number	Proposal & Location	Consultee & Date Received	Observations
6.1	FUL/000726/24 – CEM – A	Full application - Application for the adaptation of the existing Public House into four 2 bedroom self-contained apartments [including one duplex unit] and the erection of five new 2 bedroom dwellings and associated infrastructure including a detached bat mitigation building at Talacre Arms, New Road, Holywell	<p><u>Highways Development Control</u> 16.12.24</p> <p><u>Amendment to Report</u> 16.12.24</p> <p><u>St Winefride's Catholic Primary School</u> 18.12.24</p>	<p>Following the committee site visit requests that an additional condition be included at paragraph 2.01 of the report to ensure that the existing dropped kerb fronting the Talacre Arms be reinstated to the satisfaction of the LPA. The suggested condition is:</p> <p><i>The existing vehicular footway crossing, Talacre Public House, shall be reinstated to full height in accordance with details to be submitted to and approved by the County Council prior to the commencement of any site works.</i></p> <p>At paragraph 7.01 of the report reference is made to the erection of five new three bedroom dwellings on the former car park. This should read:</p> <p>the erection of five new <i>two</i> bedroom dwellings on the former car park.</p> <p>Request that the application be deferred to allow the Governing Body time to fully respond. However, in the meantime they request the following if planning permission is granted:</p> <ol style="list-style-type: none"> 1. A restrictive covenant be placed on the deeds to restrict occupation of the dwellings for safeguarding reasons. 2. That the landowner, at their expense improve the fence between the school and the site. 3. Ensure that existing vegetation and trees be maintained to ensure no damage is caused to

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				<p>the boundary fence.</p> <p>4. Provide an area of land between the site and the school as 'buffer zone'.</p> <p><u>LPA Response</u> As indicated on the proposed site layout plan, the red edge of the application site does not extend as far as the boundary fence with the primary school. There is a distance of approximately 22 metres from the trees to the back boundary of the proposed dwellings and 27 metres to the back elevations. A substantial area of vegetation and trees will remain which will form both a noise buffer for future occupiers of the dwellings and ensure privacy for both the school and occupiers.</p> <p>The Council's Capital Projects Team (Education) were consulted on the application and raised no concerns with regards to safeguarding or protection of boundary treatments.</p> <p>Matters regarding the future occupation of the dwellings are not planning considerations.</p>
6.2	FUL/000581/24 – CEM – R	Full application - Conversion of 2no. outbuildings to form 2no. bedroom annex accommodation together with demolition of a further 2no. outbuildings at Brick Kiln Isaf, Caerwys	-	-