

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **25TH APRIL 2018**

REPORT BY: **CHIEF OFFICER OF PLANNING,
ENVIRONMENT & ECONOMY**

SUBJECT: **APPEAL BY MR. GLYN JONES AGAINST THE
DECISION OF FLINTSHIRE COUNTY COUNCIL TO
REFUSE PLANNING PERMISSION FOR THE
ERECTION OF ONE DWELLING AT SERENGETI,
GORSEDD, HOLYWELL – DISMISSED.**

1.00 APPLICATION NUMBER

1.01 057109

2.00 APPLICANT

2.01 Mr. G. Jones

3.00 SITE

3.01 Serengeti, Gorsedd, Holywell.

4.00 APPLICATION VALID DATE

4.01 12.06.17

5.00 PURPOSE OF REPORT

5.01 To inform Members of the decision following refusal of planning permission for an outline application for the erection of one dwelling, with all matters reserved for later determination. The application site was for land adjacent to Serengeti, Gorsedd, Holywell CH8 8QY.

5.02 The application was refused by the Chief Officer under delegated powers on the 31.07.17. The appeal was dealt with by an exchange of written representations and was **DISMISSED**. The Inspector was Mr. I. Lloyd.

6.00 REPORT

- 6.01 The Inspector identified the main issue for consideration in this appeal to be whether there were other material considerations sufficient to outweigh any conflict with local and national planning policies.
- 6.02 The Inspector noted the location of the site within the settlement of Gorsedd and noted the policy context for residential development within Category C settlements within the UDP, such as Gorsedd, as set out in policy in HSG3 of the Flintshire Unitary Development Plan. He observed the relevance of Policy HSG3 to the appeal in so far as it was consistent in requiring new dwellings in Category C settlements to meet a proven local need.
- 6.03 The Inspector noted that the UDP plan period had expired. However, he noted that the sustainability principle remains, whilst noting the lack of a five year housing supply, the Inspector based his determination in respect of the sustainability of the proposal upon the policies within the UDP, and the national I policies within Planning Policy Wales.
- 6.04 The Inspector noted that the application had not been advanced upon the basis of meeting any proven local need and therefore the Inspector concluded that the proposal was contrary to local and national policies which seek to promote such development.
- 6.05 The list of other allowed appeals cited by the appellant on green field sites outside settlement boundaries, however he concluded that these are different to the considerations in this appeal based on location and settlement hierarchy and policy constraints.
- 6.06 The proposal fails to accord with the development plan and national planning policies in providing a local housing need dwelling. In this case the proposal would not provide the other social benefits of sustainable development by improving access to secure affordable housing as one of the wellbeing objectives or provide cohesive and well connected communities.

7.00 CONCLUSION

- 7.01 The Inspector concluded that the material considerations in favour of the proposal do not outweigh the policy consideration. The considerable weight to the lack of housing land supply does not outweigh because the proposal does not accord with the development plan and national planning policies. The presumption in favour of sustainable development does not apply having regard to the key principles and key policy objectives of sustainable development and as such considered that the other material considerations were insufficient to outweigh the conflict with local and national planning policies, the Inspector concluded that the appeal be

DISMISSED.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

Contact Officer: Barbara Kinnear

Telephone: (01352) 703260

Email: Barbara.kinnear@flintshire.gov.uk