

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING AND DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY 20TH FEBRUARY 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **PROVISION OF OVERSPILL CAR PARKING**

APPLICATION NUMBER: **050161**

APPLICANT: **CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, ST. DAVIDS PARK, EWLOE, DEESIDE**

SITE: **CHURCH OF JESUS CHRIST LATTER DAY SAINTS, ST DAVID'S PARK, EWLOE**

APPLICATION VALID DATE: **5TH OCTOBER 2012**

LOCAL MEMBERS: **CLLR. D. MACKIE**
CLLR. A. HALFORD

TOWN/COMMUNITY COUNCIL: **HAWARDEN COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **CLLR. A. HALFORD: MEMBERS COULD BENEFIT FROM SEEING HOW THE DEVELOPMENT WOULD IMPACT ON THE AREA AND GAUGE OVERDEVELOPMENT, ETC.**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This application seeks planning permission for the construction of an overspill car park to provide an additional 30no. car parking spaces at the Church of Jesus Christ Latter Day Saints, Ewloe.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 The proposal is recommended for approval subject to the following

conditions:

1. Time limit on commencement.
2. In accord with approved detail.

3.00 CONSULTATIONS

3.01 Local Member

Councillor D. Mackie

No objections. Agree to determination under delegated powers.

Councillor A. Halford

It is a route to and from Ewloe Green school. Youngsters use the slopes for a play area for bikes and skateboards. It is a route for Sparrowhawks and Wagtails for feeding. When consent was granted for the church no further development was permitted.

Hawarden Community Council

No objection

Head of Assets and Transportation

No objection

Head of Public Protection

No adverse comments to make

The Coal Authority

No objection

4.00 PUBLICITY

4.01 Site Notice

No comments received

5.00 SITE HISTORY

5.01 1/1/265

Outline - Construction of a Church

037135

Reserved Matters Application - Construction of church meetinghouse, car park, landscaping and formation of new pedestrian and vehicular access

6.00 PLANNING POLICIES

- 6.01 Flintshire Unitary Development Plan
STR1 – New Development
GEN1 – General Requirements for Development
GEN2 – Development inside Settlement Boundaries
EM3 – Development Zones and Principal Employment Areas

The proposed development complies with the above policies

7.00 PLANNING APPRAISAL

7.01 Introduction

The application site is located within the settlement boundary of Ewloe. The existing use of the site is for that of a church and the proposal is for an overspill extension to the existing car park.

7.02 Main Planning Issues

It is considered that the main issues in relation to this proposal are as follows:

- Impact on the visual amenity of the character of the area
- Impact on ecology
- Impact on Rights of Way

Planning Policy

- 7.03 Although the site is located within a Development Zone and Principal Employment Area, the established lawful use of the site is a D1 use. Therefore, the proposal does not constitute a change of use of the land, it is only operational development and therefore policy EM3 is not applicable.

- 7.04 The overspill car park is required due to the increasing number of congregation members. Although the car park is occasionally used by non-congregation members, most probably employees from nearby business, there remains insufficient parking for the church at the weekends, notably on a Sunday. Given that very few, if any, of the car parking spaces used on a Sunday would be used by non-congregation members, there is sufficient justification for the need for the need of the overspill car park.

7.05 Visual Amenity

The proposed overspill car park will be constructed of porous grass pavers - a paving system which allows grass to grow through the pavers to give the appearance of a grassed area. The pavers themselves will not be readily visible and therefore negating any visual impact.

7.06 Highway Issues

2no. footpaths are located within close proximity to the proposed overspill car park; however, the development will not have any impact on the footpaths. Furthermore, the overspill car park will negate the need for people to park on Wood Lane at times when the existing car

park is full to capacity.

7.07 Ecological Issues

A wildlife corridor lies to the south west and north west of the site; however, given that the overspill car park will be located approximately 40m from the corridor at its nearest point, it is considered that the proposal will not have any impact on wildlife and ecology in the area.

7.08 The site is located within the Coal Mining Development Referral Area; however, the Coal Authority has confirmed that it has no objection to the proposal.

8.00 CONCLUSION

8.01 Due to the nature of its design and construction, the proposed overspill car park will not have any detrimental impact on the visual amenities or character of the area. Furthermore, it will not have any detrimental impact on any nearby wildlife corridors or affect the nearby public footpaths.

In considering this planning application 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.

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