

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 20 MARCH 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **043097 GENERAL MATTERS - DEMOLITION OF EXISTING THREE STOREY OFFICE BUILDING AND ERECTION OF A 4-STOREY APARTMENT BLOCK COMPRISING OF 34 NO. 2-BEDROOM UNITS AND DEDICATED ON-SITE PARKING AT "FLINT HOUSE", CHAPEL STREET, FLINT**

1.00 APPLICATION NUMBER

1.01 **043097**

2.00 APPLICANT

2.01 ANWYL CONSTRUCTION CO LTD

3.00 SITE

3.01 FLINT HOUSE, CHAPEL STREET, FLINT

4.00 APPLICATION VALID DATE

4.01 30/03/07

Members will recall that this report was presented to the February 20th. Meeting of committee, where it was deferred to allow further consultation. This has now been undertaken along with further publicity and no responses have been received. My report and recommendation are unchanged.

5.00 PURPOSE OF REPORT

5.01 To inform Members of changes to the nature of the proposed residential scheme to occupation by persons aged over 55, which has consequences for the requirements of the S106 agreement.

6.00 REPORT

- 6.01 Planning Committee resolved to grant permission for the erection of a block of 34 apartments subject to the completion of a S106 agreement on 5th March 2008. The S106 agreement covered mechanisms to secure 30% of the units as affordable, a commuted sum of £733 per unit towards off-site open space and a contribution towards the enhancement of the public open space in front of Flint House.
- 6.02 Since the committee resolution, the S106 agreement has not been signed due to decline in market demand for the proposed units. However, the developer now wishes to proceed with the development in the form of an over 55's development. The nature of the development has therefore changed, which has implications for the requirements of the legal agreement.
- 6.03 The Head of Housing Strategy has been consulted on the proposed change to an over 55's scheme. It is considered that a requirement of 30% affordable units would not be required on the current proposal, as the age limit restriction on the properties would narrow the potential market demand for the units and therefore would make them affordable. An additional condition restricting the age of occupants would therefore be added.
- 6.04 The other contributions for open space and the enhancements to the public open space in front of Flint House would still remain relevant. It would not be pertinent to request an education contribution from this form of development as the nature of the development would not generate any children of school age.

7.00 RECOMMENDATIONS

- 7.01 That Conditional Planning permission be granted subject to the addition of an age limit condition restricting occupancy to over 55's and on completion of a Section 106 Agreement to cover the following matters:
- Enhancement of public open space in front of Flint House
 - Recreational open space contribution in lieu of on-site provision. A commuted sum of £733 per unit shall be paid to the Authority upon 50% sale or occupation of the development

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