

FLINTSHIRE COUNTY COUNCIL

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

DATE: **4TH SEPTEMBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION – CONSTRUCTION OF A NEW MODULAR BUILDING TO PROVIDE ‘FLYING START’ SERVICES AT YSGOL BRYN DEVA PRIMARY SCHOOL, LINDEN AVENUE, CONNAH’S QUAY.**

APPLICATION NUMBER: **050870**

APPLICANT: **FLINTSHIRE COUNTY COUNCIL**

SITE: **YSGOL BRYN DEVA PRIMARY SCHOOL,
LINDEN AVENUE,
CONNAH’S QUAY,
FLINTSHIRE. CH5 4SN**

APPLICATION VALID DATE: **4TH JUNE 2013**

LOCAL MEMBERS: **COUNCILLOR J.B. ATTRIDGE
COUNCILLOR A.P. SHOTTON**

TOWN/COMMUNITY COUNCIL: **CONNAH’S QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **MEMBERS REQUESTS IN ORDER TO ASSESS IMPACT OF DEVELOPMENT ON THE PRIVACY/AMENITY OF OCCUPIERS OF ADJOINING RESIDENTIAL PROPERTIES.**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This full application which has been submitted by Flintshire County Council proposes the construction of a modular building at Ysgol Bryn Deva Primary School, Linden Avenue, Connaah’s Quay. The building will it is proposed be used to deliver the ‘Flying Start’ programme

targeted at 0-3 year olds providing access to part time quality childcare, an enhanced health visiting service, access to parenting programmes and language and play sessions.

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

- 2.01
1. Time limit on commencement.
 2. In accordance with approved plans.
 3. Details of external materials to be submitted and approved.
 4. Siting layout, design of site access to be submitted and approved.
 5. Existing vehicular access to be improved to 4.5 m in width.
 6. Visibility in south-easterly direction to be improved to 2.4 m x 43 m.
 7. Foul and surface water to discharge separately.
 8. No surface water to connect to public sewerage system.
 9. Land drainage run-off not to discharge into public sewerage system.
 10. Site levels/finished floor levels of building to be approved.
 11. Landscaping scheme to be undertaken during first planting season following commencement of development.
 12. Existing trees to be protected during course of development.
 13. Details of management/maintenance of landscaping scheme to be submitted and agreed.
 14. 1.8 m high close boarded fence to rear of existing properties to be provided prior to commencement of development.
 15. Hours of operation to be restricted to 0800 – 1800 hours Mondays – Saturdays.
 16. No development to commence until details of surface water attenuation system have been submitted and approved.
 17. Development shall not be brought into use until surface water drainage scheme has been, completed in accordance with details to be submitted and approved.
 18. Details of external lighting to be submitted and approved.

3.00 CONSULTATIONS

3.01 Local Members

Councillor B. Attridge

Requests planning committee determination in order to assess impact of development on the privacy/amenity of occupiers of adjoining properties.

Councillor A. Shotton

Requests planning committee determination in order to assess impact of development on the privacy/amenity of occupiers of adjoining properties.

Connah's Quay Town Council

The Town Council do not object to this application.

Dwr Cymru/Welsh Water

Request that any permission includes conditions in respect of foul, surface and land drainage.

Head of Public Protection

No adverse comments.

Head of Assets and Transportation

Recommend that any permission includes conditions in respect of access and visibility.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

Two letters of objection received, the main points of which can be summarised as follows:-

1. Clearance of existing well established trees/vegetation to the rear of existing properties at Linden Court, with limited replacement screening/planting being proposed will have a detrimental impact on safeguarding privacy/amenity of occupiers of existing properties.
2. Multi-functional use of the building will have detrimental impact on privacy/amenity.
3. Proposal will increase flooding concerns of existing residents.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR8 – Built Environment.

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development Inside Settlement Boundaries.

Policy D2 – Location & Layout.

Policy D3 – Landscaping.

Policy AC13 – Access & Traffic Impact.

Policy AC18 – Parking Provision & New Development.

Policy TWH1 – Development Affecting Trees & Woodlands.

Policy CF2 – Development of New Community Facilities.

7.00 PLANNING APPRAISAL

7.01 Introduction

Bryn Deva School is located on the eastern side of Linden Avenue at the junction with St. David's Drive, Connah's Quay. The school and playing fields which amount to approximately 1.5 hectares in area are bounded by single and two storey residential properties at Linden Avenue, St. David's Drive and a development of 12 No. two storey properties at Linden Court; around the western corner of the school site completing the built frontage to Linden Avenue and Nant Road.

7.02 Vehicular access to the school is obtained from Linden Avenue which serves a main staff/visitor parking area located between the existing school and playing fields to the north.

7.03 Proposed Development

The application proposes development on approximately 0.35 hectares of the school site to include:-

- a. The construction of a new modular rectangular building measuring approximately 23 m x 13 m x 5.5 m (high) on land forming part of the existing car park and land initially established as a nature area for use in connection with the school. This is located to the rear of properties at Linden Court.
- b. The re-siting/reconfiguration of the car parking area in an easterly direction to the rear of the existing school.

7.04 The proposed building is single storey in height and is proposed to be constructed having brick/render external walls with an aluminium profile roof. The design of the building proposes high level windows within the north-eastern elevation to maximise natural light into the playroom crèche, training room and offices.

7.05 In addition to the above, the car parking area to serve the existing school and proposed new building would be resited/reconfigured onto an informal grassed area to the rear of the existing school adjacent to the playing field.

7.06 The applicants have advised that the proposed hours of use of the 'Flying Start' building would be 0800 – 1800 hours Mondays – Fridays with occasional use on Saturdays between the same hours of 0800 – 1800.

7.07 Main Planning Issues

It is considered that the main planning issues can be summarised as follows:-

- Principle of development having regard to the planning policy framework.

- Scale/design of development proposed.
- Effect on privacy/amenity of occupiers of existing properties.
- Adequacy of access/parking.
- Drainage.

7.08 Planning Policy/Principle of Development

The existing school is located within the settlement boundary of Connah's Quay as defined in the adopted Flintshire Unitary Development Plan. Policy CF2 of the Unitary Development Plan permits the development of new educational facilities on suitable sites within settlement boundaries.

7.09 The proposal will however involve the siting of the building and associated external play areas on land which was initially established as a nature area for use in connection with the school to the rear of properties at Linden Court. An assessment of the value of this area has been undertaken by the Council's Ecologist who has concluded that "no statutory protected sites, species or locally designated sites are affected by the proposal. The habitats to be lost have been relatively recently created and are not considered to be semi-natural habitats of high ecological value". It is therefore considered that the principle of development is acceptable subject to the safeguarding of relevant amenity considerations.

7.10 Scale/Design

The proposed building is single storey in height and rectangular in form. An interlocking mono pitch roof design, allows high level windows to be introduced within the north-eastern elevation to allow/maximise natural light into the playroom, crèche, training room and offices. It is considered that this design is complementary to the existing school and surroundings and subject to the use of appropriate materials is acceptable at this location.

7.11 Effect on Privacy/Amenity

The proposed building would be sited to the rear of existing properties at Linden Court and the concerns of the occupiers of these properties regarding the impact of development on their privacy/amenity are duly noted. Whilst the proposal would involve the removal of part of an established hedgerow and some ground cover/screening within the nature area, it is of fundamental importance in consideration of this application to ensure that key trees are retained/protected and satisfactory replacement planting/screening is undertaken. To this effect a landscaping scheme has been prepared which proposes the introduction of a 1.8 m high close boarded fence, a hedgerow and supplementary planting of individual trees to the rear of the residential curtilage areas of 8-12 Linden Court. It is considered that this will help to screen the development and safeguard the privacy/amenity of residents both in the immediate and medium term.

7.12 In addition to the above, the concerns from residents regarding the

multi-functional use of the building are duly noted. The building will it is proposed be used to cater for a number of user groups providing a central point for access to childcare and other educational services. The proposed hours of use are from 0800 – 1800 hours Mondays – Fridays with occasional use (4/5 times a year) during the same hours on Saturdays. It is considered that provided these hours are controlled by way of the imposition of a planning condition that there is no objection to the use of the building as proposed.

7.13 Adequacy of Access/Parking

Consultation on the proposed development has been undertaken with the Head of Assets & Transportation, in order to assess the suitability of the highway network, access and parking to serve the development proposed.

7.14 The Head of Assets & Transportation has raised no objection to the development subject to improvements to access and visibility. These aspects can be covered by way of planning condition, if Members are mindful to grant permission.

7.15 Drainage

It is proposed that the ground level at the north-western end of the development be raised by approximately 500 mm to facilitate the provision of a level play area for small children. As a result there are specific concerns/objections from residents at Linden Court that this will exacerbate flooding problems previously experienced at this location. Clarification has been sought from the applicants with regard to this matter. It has been confirmed that the existing car park area has no road gullies and discussions have taken place with Dwr Cymru Welsh Water for a proposed surface-water attenuation system to hold any run-off until it can be discharged to the main system. The proposed development will require the installation of gulleys and details of the surface water attenuation to be submitted and approved prior to the commencement of development. This aspect of the development can be covered by way of planning conditions, if Members are mindful to grant planning permission.

8.00 CONCLUSION

8.01 It is considered that the principle of the erection of a new modular building to provide 'Flying Start' services at Ysgol Bryn Deva, is acceptable in land use planning terms. Having regard to the scale/form of the proposed building, it is considered that this would be acceptable having regard to the character of the site and surroundings. Of fundamental importance in consideration of this application however, is ensuring that the privacy/amenity of occupiers of properties at Linden Court are safeguarded as part of the development. To this effect the proposal is accompanied by a comprehensive scheme of boundary treatment and landscaping which will help to screen the development from existing properties.

8.02 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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