

FLINTSHIRE COUNTY COUNCIL**AGENDA ITEM NUMBER: 5.10**

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**
DATE : **13 JULY 2011**
REPORT BY: **HEAD OF PLANNING**
SUBJECT : **OUTLINE APPLICATION - DEMOLITION OF FORMER PUBLIC HOUSE, BETTING OFFICE AND DWELLING AND ERECTION OF 8 NO. APARTMENTS AT 11 HIGH STREET AND "BAGILLT ARMS", HIGH STREET, BAGILLT, NR. HOLYWELL**

APPLICATION NO: **047389**
APPLICANT: **MR AND MRS B.E. AND M.C. RICHARDSON**
SITE: **11 HIGH STREET AND BAGILLT ARMS, HIGH STREET, BAGILLT, NR. HOLYWELL, CLWYD**
APPLICATION VALID DATE: **31/03/2010**
LOCAL MEMBERS: **COUNCILLOR M. REECE**
TOWN/COMMUNITY COUNCIL: **BAGILLT COMMUNITY COUNCIL**
REASON FOR COMMITTEE: **MEMBER REQUEST GIVEN CONCERNS ABOUT ADEQUACY OF CAR PARKING TO SERVE THE DEVELOPMENT.**
SITE VISIT: **NO**

1.00 SUMMARY

1.01 This outline application proposes the demolition of a terrace of three existing buildings which are currently vacant and located on the southern side of High Street, Bagillt and redevelopment of the site by the erection of 8 No. apartments. All matters are reserved for subsequent approval.

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

2.01 That conditional planning permission be granted subject to:

- a) the applicant entering into a Section 106 Obligation/Unilateral

- Undertaking to ensure that the occupiers of the proposed units meet local housing needs and
- b) the applicant entering into a Section 106 Obligation/Unilateral Undertaking or advance payment of a commuted sum of £733 per apartment towards the maintenance/enhancement of open space in the locality.
1. Outline - Reserved Matters to be submitted.
 2. Outline - Time limit.
 3. Compliance with parameters in development brief.
 4. Scheme for the protection of bedroom and living room windows to achieve a maximum of 34 dB(A) sound reduction.
 5. Foul and surface water to be drained separately.
 6. No surface water to connect into public sewerage system.
 7. No land drainage to discharge into public sewerage system.
 8. Proposed access in to site to have minimum width of 4.5m
 9. No windows below 2.1m above footway to open outwards
 10. Positive means to prevent roof water run-off from discharging into highway to be submitted and approved
 11. Parking facilities to be provided and retained within site

3.00 CONSULTATIONS

3.01 Local Member Councillor M. Reece

Request Planning Committee determination given concerns about the parking of vehicles on the nearby public car park.

Bagillt Community Council

Object on the grounds of over development and the shortage of on site parking facilities for the number of apartments proposed.

Head of Leisure Services

Request the payment of a commuted sum of £733 per unit towards the enhancement of existing recreational provision in the community.

Head of Public Protection

No objections subject to the imposition of a condition requiring the installation of enhanced double glazing within the units, given the relationship of the site to the High Street in Bagillt and the A548 by-pass.

Dwr Cymru Welsh Water

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

Head of Assets and Transportation

Having regard to the sites previous usage which would have generated a

significant parking demand, do not object to the scale of development proposed subject to conditions relating to access and parking.

4.00 PUBLICITY

- 4.01 Site Notice, Neighbour Notification
No responses received.

5.00 SITE HISTORY

- 5.01 **046183**
Outline - Demolition of former public house, betting office and dwelling and the erection of 10 No. apartments - Withdrawn 31st March 2010.

6.00 PLANNING POLICIES

- 6.01 Clwyd Structure Plan First Alteration
Policy B5 - Allocation of Land for Housing Development.

Structure Plan Second Alteration: Flintshire Edition
Policy GEN2 - General Development Considerations.
Policy HSG5 - Allocation of Land for Housing Development.

Delyn Local Plan
Housing Policy 2 - Residential Development in Main Settlements and Main Villages.
Transportation Policy 6 - Car Parking Provision.

Emerging Flintshire Unitary Development Plan
Policy GEN1 - General Requirements for Development.
Policy GEN2 - Development Inside Settlement Boundaries.
Policy D2 - Location and Layout.
Policy D3 - Building Design.
Policy AC13 - Access and Traffic Impact.
Policy AC18 - Policy Provision and New Development.
Policy HSG3 - Housing on Unallocated Sites.
Policy HSG8 - Density of Development.

Additional Guidance
Local Planning Guidance Note 11 - Parking Standards.

7.00 PLANNING APPRAISAL

- 7.01 Introduction
The buildings the subject of this application which are currently vacant, are located on the southern side of the High Street, Bagillt at the junction with Gadlys Lane and Station Road. The buildings are within the settlement

boundary of Bagillt as defined in the Delyn Local Plan and emerging Flintshire Unitary Development Plan.

7.02 Proposed Development

The application which has been submitted in outline form proposes the demolition of a terrace of 3 vacant buildings fronting onto the High Street. The site is currently occupied by the former Bagillt Arms Public House, to the easterly end a former betting office and at the junction with Gadlys Street a dwelling house. All three buildings are currently vacant and in a poor state of repair with windows and doors at ground floor level boarded up to prevent unauthorised entry.

7.03 It is proposed to demolish the existing buildings and redevelop the site by the erection of a new building comprising a total of 8 No. 1 bed apartments. It is proposed that the building is 2 storey to respect the scale/form of the existing buildings. A total of 6 No. parking spaces are proposed within the site to serve the development.

7.04 Planning Policy

For Members information the site is located within the settlement boundary of Bagillt a Category B settlement as defined in the emerging Flintshire Unitary Development Plan.

7.05 Consideration of an application for new residential development in a Category B settlement is undertaken in accordance with Policy HSG3 of the UDP, which since the public inquiry in autumn 2009, has been modified by the Inspector to control development by adding more specific criteria to focus new development on local housing needs.

7.06 In Category B settlements residential development will only be permitted where it is the renovation or replacement of an existing dwelling or where it would cumulatively result in more than 15% growth since 2000 the development is justified on the grounds of housing need.

7.07 For Members information the current growth level of Bagillt stands at 18% and therefore any new development is required to meet an identifiable local need which would be controlled through a Section 106 Obligation if permission were to be granted. It is proposed that the units are provided for rental which is considered to be acceptable to the Housing Strategy Unit as this would provide for an increase in and variety of different tenures within Bagillt.

7.08 Principle of Development

The principle of the redevelopment of the site for residential purposes is considered to be acceptable subject to the safeguarding of relevant amenity considerations. For Members information, the buildings are not listed as being of special architectural or historic interest or located within a

conservation area and given the physical condition are not considered to be worthy of retention.

7.09 Impact on Character of Site/Surroundings

It is proposed that although submitted in outline that the scale/form of the proposed building is reflective of the buildings currently on site which are 2 storey in height. It is considered that if Members are mindful to grant permission for the principle of development that the detailing of the building can be controlled at reserved matters stage.

7.10 Access Parking

The plans submitted as part of the application, illustrate the provision of 6 No. parking spaces within the application site boundary to serve the 8 No. apartments proposed. For Members information this would represent a shortfall of 2 No. spaces in accordance with the Councils maximum parking standards.

7.11 In order to seek to address this particular issue, the applicant initially proposed that the shortfall in parking spaces be accommodated through the annual rental of two parking spaces within the nearby public car park which is owned by Flintshire County Council.

7.12 Given concerns about future control over the car park however, the applicant has withdrawn the request to utilise spaces in the nearby public car park and now proposes that the additional spaces required to serve the development be provided on the adjoining highway.

7.13 Consultation on the acceptability of this arrangement has been undertaken with the Head of Assets and Transportation in order to assess whether the parking of two vehicles on the highway would be detrimental to highway safety.

7.14 The Head of Assets and Transportation has advised that having regard to:

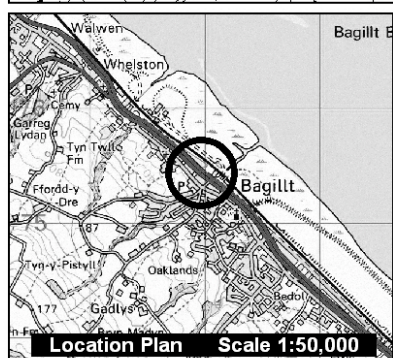
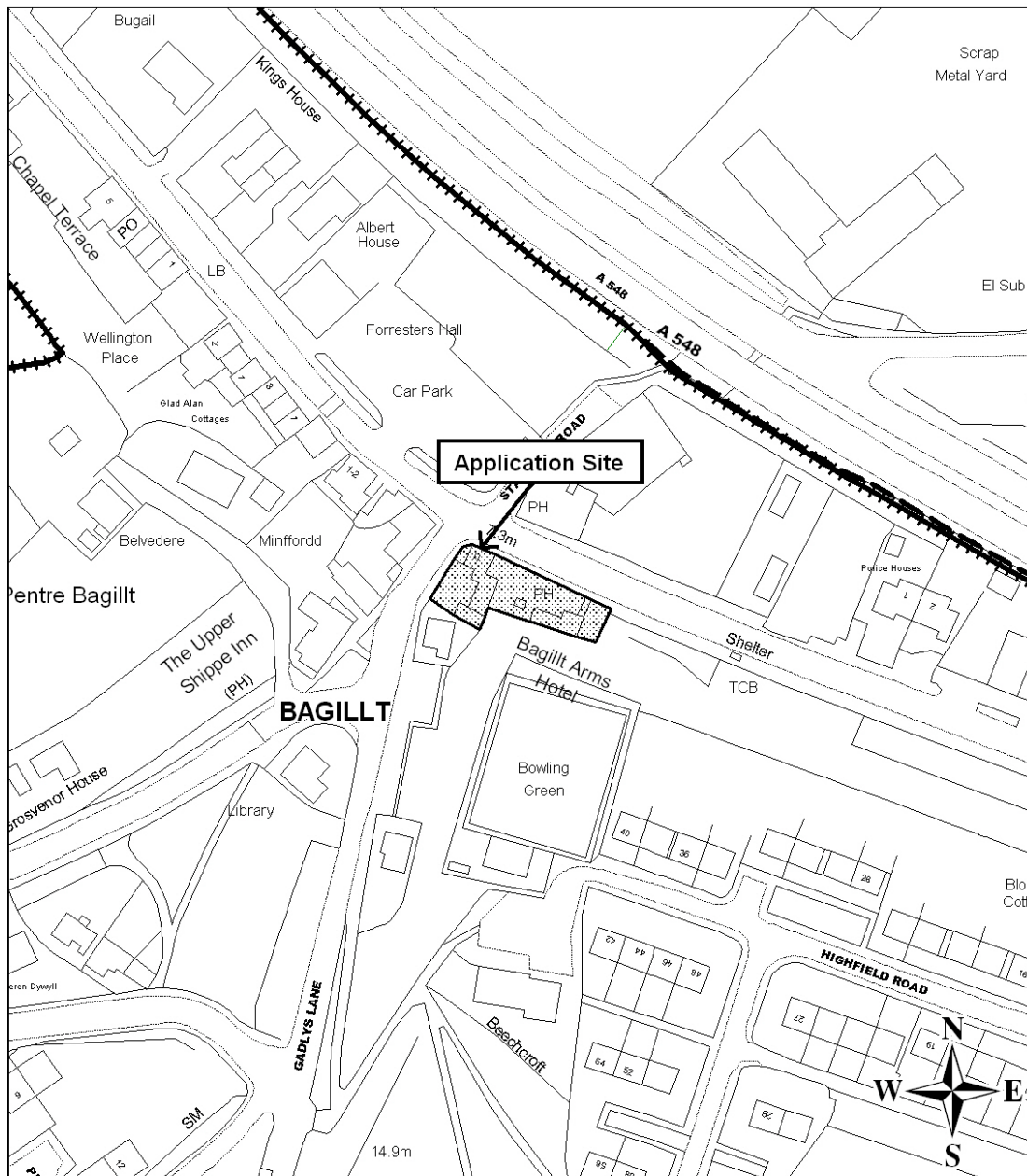
- existing parking restrictions including double yellow lines around the High Street junction and associated road widths
- the site's previous uses which consisted of a shop, dwelling, a public house and general function room which would have generated a significant parking demand which would not have been accommodated clear of the highway
- the tenure of the units and location of the site relative to alternative modes of public transport

That there is no objection to the parking of two vehicles on the adjoining highway subject to the imposition of conditions

8.00 CONCLUSION

- 8.01 It is considered that the principle of the redevelopment of the site for residential purposes is acceptable subject to the safeguarding of relevant amenity considerations. If Members are mindful to recommend that permission be granted for the principle of the redevelopment of the site, the precise details of the replacement buildings would be controlled at reserved matters stage in accordance with the parameters set out in the accompanying Design & Access Statement. The Head of Assets & Transportation considers the proposal to be acceptable given the site's town centre location and relationship to existing car parking facilities.
- 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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	Environment Directorate, Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF. Director: Mr. Carl Longland						
	<p>Key to Settlement Boundaries</p> <ul style="list-style-type: none"> Delyn Local Plan Settlement Boundary North Flintshire Local Plan Settlement Boundary Emerging Flintshire Unitary Development Plan Settlement Boundary 	<p><small>This plan is based on Ordnance Survey Material with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100023996. Flintshire County Council, 2010.</small></p> <table border="1"> <tr> <td>Map Scale</td> <td>1:1,250</td> </tr> <tr> <td>Ordnance Survey Sheet</td> <td>SJ 2175</td> </tr> <tr> <td>Planning Application</td> <td>47389</td> </tr> </table>	Map Scale	1:1,250	Ordnance Survey Sheet	SJ 2175	Planning Application
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