

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY 9TH OCTOBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **RESERVED MATTERS APPLICATION – DETAILS OF APPEARANCE LANDSCAPING, LAYOUT AND SCALE SUBMITTED IN ACCORDANCE WITH CONDITION NO.1 ATTACHED TO PLANNING PERMISSION REF. 038189 AT BROUGHTON PARK, BROUGHTON, FLINTSHIRE**

APPLICATION NUMBER: **050796**

APPLICANT: **BLOOR AND BELLWAY HOMES**

SITE: **BROUGHTON PARK, BROUGHTON, FLINTSHIRE**

APPLICATION VALID DATE: **13/05/2013**

LOCAL MEMBERS: **COUNCILLOR W. MULLIN**
COUNCILLOR D. BUTLER (ADJACENT WARD)
COUNCILLOR M. LOWE (ADJACENT WARD)

TOWN/COMMUNITY COUNCIL: **BROUGHTON & BRETTON COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST DUE TO THE LARGE SCALE OF DEVELOPMENT WHICH RAISES ISSUES OF PUBLIC CONCERN**

SITE VISIT: **YES - FOR SAME REASONS AS ABOVE (site visit undertaken prior to last committee)**

Members will recall this application was deferred from September's Planning committee to allow for further discussions between officers and Local Members/Community Council in regards to a proposed footpath link from the development into the adjacent community council park and to clarify issues regarding the potential for an eastbound "off" slip road to serve Broughton from the A55. Following those discussions it was resolved that a direct footpath link from the site into the park was not required, however if at a later date a link was considered to be required then this could be achieved over public owned land via

Broughton Hall Road (in agreement with all interested parties). Consequently condition No. 7 mentioned in September's Planning Committee report regarding a footpath link has been deleted. As regards the A55 slip road issue, it was confirmed to the local members that the current application did not infringe the land which historically has been indicated as a possible slip road location.

1.00 SUMMARY

1.01 The proposal is a reserved matters application and was originally submitted for 272 dwellings (later reduced to 271). The application follows on from the grant of outline planning permission in September 2012. The reserved matters application relates to appearance, landscaping, layout, and scale. Access to the site was granted at the time of the outline planning permission. The site is currently grassed over, is relatively level, and bordered to the south & east by the A55/slip road, to the west by the existing dwellings and to the north by Broughton Retail Park. The issues for consideration are the principle of development/planning policy context, impacts on visual amenity, impacts on residential amenities, highways, ecology and drainage.

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

- 2.01
1. Five year permission
 2. Carried out in accordance with submitted details
 3. Samples of external materials to be agreed beforehand
 5. 1.8 m high close boarded fencing fitted to the rear of those proposed properties along the western boundary
 6. Identification of specimen trees to be planted at entrance to site and at important view points within the site.
 7. Exact specification of play equipment and MUGA to be further agreed
 8. Submission/implementation of a biosecurity risk assessment to consider disease prevention or the introduction/colonisation of invasive species
 9. The dense hedging along western boundary shall continue up to the proposed pumping station.
 10. No works to commence until an attached schedule of works details have been approved by the LPA
 11. No construction of dwellings until works mentioned in condition 10 has been completed.
 12. Forming and construction of site access not to commence until detailed design submitted for approval to LPA
 13. Site access to be kerbed and completed to base course layer up to entrance prior to any other site building operations
 14. Prior to commencement of any development, details for layout, design, means of traffic calming/signing, surface water drainage, street lighting and construction of internal estate roads submitted for approval to LPA

15. Gradient of access to be a minimum distance of 10m at 1:24 and a maximum of 1:15 thereafter
16. Positive means to prevent surface water run-off from any part of the site onto the highway to be submitted and approved by the LPA
17. Prior to commencement of development submission/approval of finished floor levels for dwellings

3.00 CONSULTATIONS

3.01 Local Members

Councillor W. Mullin

Requests the application be referred to Planning Committee due to scale of development.

Councillor D. Butler

Requests the application be referred to Planning Committee with a Committee Site Visit as it is a large development with issues and public concern.

Councillor M. Lowe

Requests the application be referred to Planning Committee due to scale of development.

Broughton & Bretton Community Council

No objection subject to the erection of a fence to ensure the integrity of the landscaped barrier between the development and properties on the Parkfield Estate.

Head of Assets and Transportation

No objection subject to conditions

Public Rights of Way

No observations

Head of Public Protection

No adverse comments

Natural Environment Wales

Not likely to cause any adverse impacts on any natural heritage interests. No objection to the proposal

Airbus

Awaiting final response

Clwyd-Powys Archaeological Trust

No comments

Coal Authority

No observations

British Pipelines Agency

Will not affect pipeline interests in area

4.00 PUBLICITY

Press Notice, Site Notice, Neighbour Notification

4.01 The proposed development has been advertised by way of press and site notices and neighbour letters. 5 letters have been received, summarised as follows,

- Objects to the development in principle as it would lead to development on a green field site and will generate more traffic and put increase pressure on local services such as the school and doctors surgery
- Requests that more public open space is provided with landscaping for amenity, recreational and conservation reasons
- Considers the landscaped buffer strip to the western boundary should be enlarged in the interests of residential amenity
- Objects to the type/mix of planting which is considered inadequate in landscape amenity terms and concerned over any future maintenance arrangement
- Existing landscaping on the site should be retained
- Object to the landscaped buffer zone being used as a future walkway and considers there should be a metal fence boundary separating the buffer from the proposed dwellings to prevent access and generally lead to a safer environment.
- The proposed housing mix is inadequate as it lacks bungalows for the elderly
- Construction hours and dust suppression should be restricted as per the outline planning permission
- There should be no storage of construction material in the open
- Concerned over traffic impacts and congestion and noise from the increase in vehicles visiting the site and the fact that the site will have only one point of access onto the Broughton Hall Road at a point where large volumes of traffic converge
- Hooded street lighting should be utilised in the interests of residential amenity, questions if the lighting can be switched off late at night to prevent light pollution
- Concerned over the drainage arrangements for the site and the impacts on wildlife and protected species
- Queries the height of the proposed landscaped acoustic bund
- Concern raised over the design and height of houses which may look intrusive in the Broughton skyline

5.00 SITE HISTORY

5.01 The site most recent and relevant planning history is detailed as follows,

038189

Outline for residential development together with formation of new access granted on appeal subject to conditions on 25th September 2012.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 New Development

Policy STR2 Transport and Communications

Policy STR4 Housing

Policy STR11 Sport, Leisure and Recreation

Policy GEN1 General Requirements for Development

Policy GEN2 Development Inside Settlement Boundaries

Policy D1 Design Quality, Location and Layout

Policy D2 Design

Policy D3 Landscaping

Policy D4 Outdoor Lighting

Policy D5 Crime Prevention

Policy AC2 Pedestrian Provision and Public Rights of Way

Policy AC3 Cycling Provision

Policy AC13 Access and Traffic Impact

Policy AC18 Parking Provision and New Developments

Policy HSG8 Density of Development

Policy HSG9 Housing Mix and Type

Policy HSG10 Affordable Housing Within Development Boundaries

Policy SR1 Sports, Recreation or Cultural Facilities

Policy EWP17 Flood Risk

Planning Policy Wales

7.00 PLANNING APPRAISAL

The Proposed Development

7.01 The proposal is a reserved matters application for 271 dwellings following on from the grant of outline planning permission in September 2012. The reserved matters application relates to appearance, landscaping, layout, and scale. Access to the site was granted at the time of the outline planning permission. The site, which is roughly triangular in shape, is currently grassed over, is relatively level and bordered to the south & east by the A55/slip road, to the west by the existing dwellings and to the north by Broughton Retail Park.

7.02 In summary, the application is further detailed as follows

- A mixture of 2, 3, 4 & 5 bed dwellings. 30% will be made available for affordable housing in line with the outline planning permission.
- Properties will be either two or two and a half storey in scale
- External materials will vary from brick to render with tiles to the roof
- The main public open space will take the form of a “village green” which will be the focus of both informal and formal play and recreation within the development
- A hard surfaced area for informal/formal outdoor recreation will take the form of a multi use games area (MUGA) which will be located near to the site entrance to maximise its accessibility for children living in the local vicinity
- A landscaped buffer to the western boundary along with a close boarded fence shall separate the development from the existing residential properties
- An acoustic mound/screen along the southern boundary with the A55 is to be provided

7.03 The Principal of Development

The Flintshire Unitary Development Plan (FUDP) shows the land as a housing commitment and outline planning permission has now been issued. The proposed development is therefore considered acceptable in principle.

7.04 Impact on Residential Amenity

The proposed site is triangular shaped which is bordered on one side by the A55, the other by the A55 slip road/roundabout and to the other by the community council park/existing residential properties. The proposed dwellings are considered to be located at some distance from existing residential properties with average separation distances well in excess of the Council’s standards. The existing residential properties will also have a planted landscaped buffer and close boarded fencing separating it from the existing residential properties. The proposed development is therefore not considered to be detrimental to the amenities of adjacent properties.

7.05 As regards future residential amenities, the proposed dwellings are considered to provide adequate private amenity space in addition to space about dwellings, whilst at the same time benefiting from formal and informal open space within the site. Along the southern boundary of the site with the A55 there will be an acoustic bund/fence which will measure approximately 3 metres in height (and with mature landscaping likely to add several more metres). The Head of Public Protection has not raised any objections to the proposed development. Dwellings will be located adjacent to the A55 where there will be potential for car borne noise; however, the proposed acoustic screen/mound along the southern boundary of the site will

reduce potential noise to within acceptable limits.

Highways

7.06 The proposed development would be accessed via the existing roundabout onto the Broughton Hall Road. Access for the development was permitted as part of the granting of the outline planning permission. In line with the requirements of the outline planning permission the proposed development also provides for the following,

- The provision of a bus stop/layby within the site together with associated bus shelter and real time information display. The Head of Assets and Transportation has not raised any objections to the detailed design of the highway works associated with the proposed development.
- The provision of a pedestrian/cycle crossing from the site over to the northern side of the Trunk Road slip roads or the Trunk Link Road (a detail to be discharged as part of the outline planning permission)
- The provision of a pedestrian and cycle route linking the site with Broughton Hall Road (a detail to be discharged as part of the outline planning permission)

Design and Appearance

7.07 The proposed dwellings would vary in height from 2 to 2 1/2 storey and would include a mixture of external materials including brick and render. The density and character of the proposed properties varies within the site from two bed FOGS (flat over garage) up to 5 bed dwellings. There are apartments, terraces, semi detached and detached properties. The density of properties across the site is in line with the requirements of the outline planning permission which stated that the development should not exceed 282 dwellings (the proposed development falls short of that by 11 dwellings).

7.08 In design terms the observer's eye should be drawn down the main internal road which serves the site. The proposed designs included brick band courses, variations to head/cill treatments, contrasting use of ridge tiles, and a unifying palette of materials including brick and render. The primary street scenes are considered to have an active frontage and a sense of enclosure in places. The proposed development is therefore acceptable in design and appearance.

Provision of Public Open Space

7.09 The site would benefit from a central formally laid out public open space which the developer describes as a "village green". This area will be mainly grassed over, however there would be some tree planting and also hedging to its boundaries. The main area of public open space would also have a children play area with a minimum of twelve pieces of play equipment and a mini football pitch.

- 7.10 A hard surfaced area for informal/formal outdoor recreation will take the form of a multi use games area (MUGA) which will be located near to the site entrance to maximise its accessibility for children living in the local vicinity. The Council's Public Open Spaces Manager is satisfied the proposed POS areas are acceptable subject to a condition on the exact detail of the specification for the twelve pieces of play equipment and MUGA.
- 7.11 Within the overall site there are other areas of informal landscaping e.g. the entrance to the site/roundabouts and many trees/shrubs are to be planted within the street scenes across the site.
- 7.12 Both principal areas of POS are considered to benefit from passive surveillance from nearby dwellings and also in the main benefit from adjacent active frontages which assist in providing safer environments.

Affordable Housing

- 7.13 The outline planning permission required 30% affordable housing in line with the FUDP. The overall site will have 271 dwellings on it which equates to a total of 81 affordable units. The exact location of the affordable units within the site has been identified as part of the details submitted. The affordable units shall be on a shared equity basis. The Council's Affordable Housing Officer confirms the mix/tenure of units is acceptable. The proposed units are reasonably spread across the site and in the main relate to 3 bed dwellings.

Other Issues

- 7.14 As part of the outline planning permission the applicant was required to pay a sum of £500,000 with the monies being paid prior to the occupation of the first dwelling on the site being occupied. The educational contribution shall provide for increased classroom provision in primary and/or secondary schools that would potentially cater for occupants of the development. The allocation of this resource would be the responsibility of Education's Head of Resources.
- 7.15 As regards ecology matters, Natural Resources Wales has not raised any objections to the proposed development. Drainage for the development is subject to the requirement of conditions imposed on the outline planning permission.

8.00 CONCLUSION

- 8.01 The proposed development is considered acceptable subject to the conditions referred to at paragraph 2.01 of this report.
- 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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