

FLINTSHIRE COUNTY COUNCIL

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

DATE: **6TH NOVEMBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION FOR THE CHANGE OF USE OF FORMER COMMERCIAL PREMISES TO 11No. SELF CONTAINED FLATS AT 94 WREXHAM STREET, MOLD, FLINTSHIRE.**

APPLICATION NUMBER: **051152**

APPLICANT: **MR. R. WHITEHEAD**

SITE: **94 WREXHAM STREET, MOLD, FLINTSHIRE, CH7 1NG.**

APPLICATION VALID DATE: **2ND SEPTEMBER 2013**

LOCAL MEMBERS: **COUNCILLOR R. C. BITHELL**

TOWN/COMMUNITY COUNCIL: **MOLD TOWN COUNCIL**

REASON FOR COMMITTEE: **SCALE OF PROPOSAL EXCEEDS THAT FOR WHICH THE DELEGATED POWERS TO THE HEAD OF PLANNING PERMIT TO BE DETERMINED.**

SITE VISIT: **YES. LOCAL MEMBER WISHES MEMBERS OF COMMITTEE TO SEE THE PARKING AND TRAFFIC ISSUES IN THE AREA DURING SCHOOL DAY START OR END.**

1.00 SUMMARY

1.01 This full application seeks planning permission for the change of use of this former commercial premises into 11 no. one bed apartments. The proposals include some exterior remodelling to make provision for 3 vehicle parking spaces in connection with the proposed use.

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

2.01 That conditional planning permission be granted, subject to the

applicant entering into a S.106 agreement which provides for the following;

- a) Ensure payment of a commuted sum payment in lieu of on site public open space provision of £8063, such sum to be used to upgrade existing open public open spaces within the locality. This sum shall be paid upon the occupation of the 5th apartment.

Conditions

- 1. Time limit.
- 2. In accordance with plans
- 3. No land drainage to public system.
- 4. No net increase in surface water to the public system unless agreed in advance.
- 5. Foul and Surface waters to be drained separately.
- 6. Pedestrian visibility splays to be provided in accordance with details to be agreed.
- 7. Construction Traffic management Plan to be submitted and agreed.
- 8. No HGV deliveries between 08.15 – 09.15am and 14.45 – 16.30pm Mon – Fri.
- 9. Materials to be agreed.
- 10. Parking facilities provided prior to first occupation and then retained.
- 11. Prior to commencement, bin store details to be provided.

3.00 CONSULTATIONS

3.01 Local Member

Councillor R. C. Bithell

Requests committee determination and site visit. Has concerns in relation to potential parking problems due to proximity of site to junction of many roads.

Mold Town Council

No objection. Observes that parking is lacking in the vicinity.

Head of Assets and Transportation

No objections. Requests to imposition of conditions and notes.

Head of Public Protection

No objections.

Public Open Spaces Manager

Advises that a commuted sum in respect of off site public open space provision. £733 per unit is sought. So a total of £8063 is required.

Head of Lifelong Learning

Advises that as the proposed apartments provide only one bedroom

accommodation, a contribution towards education facilities in the community will not be sought.

Dwr Cymru/ Welsh Water

No objection. Requests the imposition of conditions.

Coal Authority

No adverse comments. Standard advice applies.

Natural Resources Wales

No adverse comments. Standard advice applies.

4.00 PUBLICITY

4.01 The proposed development has been subject to publication by means of a press and site notice. Neighbour notification letters have also been sent.

4.02 2 no. responses have been received at time of writing, These raise objections to the proposals upon the following grounds;

- Overdevelopment giving rise to increased noise and disturbance.
- Proposed layout provides poor residential amenity.
- Insufficient and poorly arranged parking giving rise to pedestrian and highway danger to other users, especially road school traffic.

5.00 SITE HISTORY

5.01 3/MO/854/79

Illuminated Sign

Consented 16.5.1980

751/89

Illuminated Projecting Sign

Consented 14.9.1989

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 – New Development

STR4 – Housing

STR8 – Built Environment

GEN1 – General Requirements for Development

GEN2 – Development Inside Settlement Boundaries

D1 – Design Quality, Location and Layout

D2 – Design

AC18 – Parking Provision and New Development

HSG3 – Housing on Unallocated Sites Within Settlement Boundaries

7.00 PLANNING APPRAISAL

7.01 Site Description

The application occupies a prominent position at the junction of Wrexham Road and Alexander Street. The building is 2 storey in height and is late Victorian in origins, being constructed of red engineering brick beneath a slate roof. The majority of the original door and windows have been replaced by modern UPVC casements and doors. The site and building was lastly used as a commercial premises associated with the service and repair of domestic appliances. The proposals which are the subject of this application have been part commenced but have ceased pending the determination of this application.

7.02 The site surroundings are densely developed and are characterised as a mix of residential, commercial and educational facilities. The site lies in close proximity to Ysgol Delyn to the north west with Ysgol Maes Garmon and the Alun School located some distance across Wrexham Road to the south east. A funeral directors premises abuts the site to north.

7.03 The Proposed Development

This full application seeks permission for the development of this site through the conversion of the existing former commercial premises to create 11 no. apartments. The proposals include the provision of 3 no. parking spaces to serve the conversion off Alexander Road. The proposed apartments provide for 1 bed accommodation.

7.04 Pedestrian access is facilitated via existing door openings or modified windows openings at ground floor level within the elevations fronting Wrexham Road and Alexander Road. Access to the first floor is provided either internally or via an existing staircase to first floor external veranda off Alexander Road.

7.05 The Main Issues

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

- a. Principle of development having regard to the planning policies and other material considerations,
- b. Highways and access, and
- c. Public open space and recreation provision.

7.06 Principle of Development

In principle the proposal is in keeping with policies GEN2 and HSG3 as the site lies within the settlement boundary of Mold, which is a Category A settlement within the Flintshire UDP and a centre for the focus of such development proposals.

- 7.07 Policy STR4 sets the strategy for the delivery of housing across the county and identifies the need for a variety in the type and size of housing sites and seeks to make the most efficient use of housing sites, including the residential conversions of appropriate buildings.
- 7.08 Accordingly, and for the reasons set out above, the principle of housing development is acceptable.
- 7.09 Highway Impacts and Parking
Concerns have been raised in respect of the impact arising from traffic associated with the proposals upon both highway safety in general and pedestrian safety in particular at peak traffic times associated with the start and end of the school day.
- 7.10 Consultation has been undertaken with the Head of Assets and Transportation who advises that subject to the imposition of conditions, no adverse impacts upon highway and pedestrian safety are anticipated. Whilst the proposals provides for only 3 no. additional car parking spaces regard has been had to the location of the site within the town centre of Mold and its proximity to public transport links. Accordingly and in line with the guidance set out in LPG11 : Parking Standards, the normally applied standards are not deemed required in connection with this proposal.
- 7.11 Conditions are suggested in relation to the provision of pedestrian visibility splays and, having regard to the proximity of local schools and the peak traffic flows associated with them, a Construction Traffic Management Plan is requested. Furthermore, the hours during which larger delivery vehicles will be permitted to arrive at the site are also restricted to avoid the school start and end times and therefore avoid the potential for traffic conflict during the development phase of the proposal.
- 7.12 Recreation and Public Open Space Provision
Consultation with the Public Open Spaces manager has established that it is not appropriate to require the on site provision of formal recreation or play equipment. Accordingly, and in line with the requirements of both Local Planning Guidance Notes and UDP policies, it is requested that the applicant is required to make provision via a commuted sum in lieu of the provision. This provision shall equate to £733 per apartment. The total sum required is therefore £8063. I propose to recommend that permission is granted subject to either a S.106 agreement or unilateral undertaking requiring the same or the advance payment by the applicant of such a sum.
- 7.13 Other Matters
Views have been expressed in response to the consultation undertaken that adequate provision is not made for the locating of bins associated with the apartments. This observation is valid but is

not such as precludes the determination of the application at this stage. I propose to make the agreement of such facilities a conditional requirements before the proposed apartments are brought into use.

- 7.14 Consultation with the Head of Lifelong Learning has revealed that whilst the development is for a number of residential units which would normally give rise to a requirement for educational contributions. Considering the nature of the accommodation proposed (1 bed apartments) it is unlikely that any children would be resident and therefore there is no additional demand placed upon educational facilities. Accordingly, no contribution under SPG 23 : Developer Contributions to Education is sought.

8.00 CONCLUSION

- 8.01 I am satisfied, having had regard to the provisions of the applicable policies and all other material considerations, that this proposal would accord with the provisions of the same and would, through the suggested legal agreement and conditions, represent an appropriate and acceptable form of development in this location.
- 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.

Contact Officer:	David Glyn Jones
Telephone:	01352 703281
Email:	glyn_d_jones@flintshire.gov.uk