

FLINTSHIRE COUNTY COUNCIL

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

DATE: **12TH MARCH 2014**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **FULL APPLICATION – REGULARISATION OF EXISTING EQUIPMENT STORE AT MOUNTAIN PARK HOTEL, NORTHOP ROAD, FLINT MOUNTAIN, FLINT.**

APPLICATION NUMBER: **050965**

APPLICANT: **MR. B THOMAS**

SITE: **MOUNTAIN PARK HOTEL, NORTHOP ROAD, FLINT MOUNTAIN, FLINT, FLINTSHIRE**

APPLICATION VALID DATE: **19TH DECEMBER 2013**

LOCAL MEMBERS: **COUNCILLOR H T HOWORTH**

TOWN/COMMUNITY COUNCIL: **FLINT TOWN COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER'S REQUEST**

SITE VISIT: **YES**

1.00 SUMMARY

- 1.01 This application seeks retrospective planning permission for the erection of an equipment store at Mountain Park Hotel, Flint. The store will be used for storing machinery and equipment used in association with the golf course.
- 1.02 The main issues for consideration in the determination of this application is the impact the proposal will have on the visual amenity of the area and the impact it will have on the amenities of the occupants of the neighbouring residential properties.

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

2.01 The proposal is recommended for approval subject to the following conditions:-

1. In accordance with approved plans.
2. There shall be no windows/doors in the east elevation of the building.

3.00 CONSULTATIONS

3.01 Local Member
Councillor H T Howorth

The proposal is a deliberate attempt to by-pass planning laws and perhaps to upset neighbours. The committee neighbours need to see the intrusive nature of the giant shed and it is a deliberate eyesore. The store could have easily been sited elsewhere in an unobtrusive position.

Flint Town Council

In view of the retrospective nature of the application, request committee determination.

Head of Public Protection

No adverse comments.

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

One letter received objecting on the grounds of:

- Impedes the view from the rear of their property (The Bungalow) and adversely affects their amenity.
- The storage container the building has replaced was smaller in size.

5.00 SITE HISTORY

5.01 No relevant history

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 – General Requirements for Development
SR3 – Golf Facilities

7.00 PLANNING APPRAISAL

- 7.01 Site Description and Proposal
The application site falls within the grounds of Mountain Park Hotel and Golf Course, which is located within the open countryside as defined within the adopted Flintshire Unitary Development Plan.
- 7.02 The proposal comprises a 5m x 10.5m timber clad building with an asymmetrical pitched roof. The height of the ridgeline is 3.6m and 2.3m to the eaves.
- 7.03 The building has already been completed and is sited to the south east of the main hotel building, approximately 1m from the boundary with the neighbouring residential property, The Bungalow.
- 7.04 Main Issues
The main issues are the impact the proposal has on the visual amenity of the area and the impact it has on the neighbouring residential properties.
- 7.05 The site comprises a number of buildings which makeup the hotel/golf course. The building which is the subject of this application is located within close proximity of the main building complex and is accessed via an existing service entrance to the side of the main building.
- 7.06 Policy SR3 allows for new facilities associated with golf courses providing they are located near existing buildings, and blend into the landscape in terms of siting, form, design and materials.
- 7.07 It is considered that the building is not readily seen from a public vantage point and relates well with the existing site. The scale of the building is considered not to be excessive As such, it is not considered to be detrimental to the visual amenities of the area.
- 7.08 An objection has been received from the occupant of the neighbouring dwelling mostly affected by the proposal, The Bungalow. The objector's main concern appears to be the resultant loss of view due to the building being within close proximity of the boundary with the dwelling. However, the loss of a view is not a material planning consideration.
- 7.09 Notwithstanding this, overbearing and over shadowing are material considerations. The building approximately spans the full width of the rear garden area of The Bungalow. The boundary comprises a 1.8m high close boarded fence.
- 7.10 Due to its height the roof of the building and approximately 300mm below the eaves is clearly visible from the garden area. There is a window on the rear elevation of the building which can potentially provide overlooking, albeit limited, into the private amenity space of the garden area. However, if planning permission was to be granted

a condition can be imposed to remove any windows and prevent any future openings in the rear elevation of the building.

7.11 Given the above, it is considered that the proposal will not have an unacceptable adverse impact on the amenities of the neighbouring residential property.

8.00 CONCLUSION

8.01 It is considered that the proposal is in accordance with policies GEN1 and SR3 of the adopted Flintshire unitary Development Plan. Whilst the building is clearly visible from the neighbouring residential property it is considered that the impact it has is not unacceptable harm the amenities of the occupants of the dwelling.

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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