

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **23<sup>RD</sup> JULY, 2014**

**REPORT BY:** **CHIEF OFFICER (PLANNING AND ENVIRONMENT)**

**SUBJECT:** **PROPOSED EXTENSION TO CREATE NEW CONVENIENCE STORE AND BACK OF HOUSE FACILITIES AT GLADSTONE HOUSE, MAIN ROAD, BROUGHTON**

**APPLICATION NUMBER:** **052209**

**APPLICANT:** **ROWLANDS EXECUTIVE PENSION SCHEME**

**SITE:** **PPPJ LEIGHTON MOTORS LTD, GLADSTONE HOUSE, MAIN ROAD, BROUGHTON**

**APPLICATION VALID DATE:** **30.5.14**

**LOCAL MEMBERS:** **COUNCILLOR W. MULLIN**

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

**REASON FOR COMMITTEE:** **MEMBER REQUEST – RAISES CONCERNS REGARDING HIGHWAY PROBLEMS AT JUNCTION WITH BROUGHTON HALL ROAD**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

1.01 This application seeks planning permission for the extension to the existing building to create new convenience store and back of house facilities and storage at Gladstone House, Main Road, Broughton. The application site lies within the settlement boundary of Broughton and is located fronting onto the main distributor road which runs through Broughton to the A55 Trunk Road. The site is located on the junction with Main Road and Broughton Hall Road and comprises of a brick built two storey building with hardstanding to the front. The ground floor of the building has an authorised use for car sales with car lot to the front and is currently vacant. The first floor has office use, half being used by an architect's practice and the remaining half

by private hire taxi office.

**2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING CONDITIONS AND THE APPLICANT'S AGREEMENT TO PAY A COMMUTED SUM of £4,000 AND ENTERING INTO A SECTION 106 AGREEMENT FOR HIGHWAY IMPROVEMENT WORKS:-**

**2.01 Conditions**

1. Time limit on commencement of development
2. Development in accordance with submitted plans
3. Detailed scheme for the realignment of the goods vehicle exit prior to commencement
4. Approval of precise siting, layout and design of the means of site access prior to commencement
5. Forming and construction of the access not to commence until the detailed design approved
6. Facilities shall be provided and retained within the site for the parking and turning, loading, unloading of vehicles
7. The proposed vehicle exit gates shall be designed to open inwards only
8. Deliveries and servicing of the site shall be restricted to avoid operating hours
9. Positive means to prevent run off of surface water onto the highway to be approved prior to commencement
10. Hours of opening
11. Approval of materials
12. Contaminated land survey to be approved prior to commencement
13. Outdoor lighting scheme to be approved
14. Landscaping details to be approved prior to commencement
15. Implementation of landscaping
16. Details of security shutters to be approved

**3.00 CONSULTATIONS**

**3.01 Local Member  
Councillor W. Mullin**

Requests the application is referred to Planning Committee and a Committee site visit undertaken. Raises concerns with regards to highway problems at the junction with Broughton Hall Road.

**Broughton & Bretton Community Council**

The Council objects to this application on the grounds of the hazards which will be created at this very busy junction by the turning of traffic into and out of the site and also the inadequacy of car parking.

**Head of Assets and Transportation**

Although the proposal does not meet the maximum car parking

standards, advises that the applicant has submitted sufficient information in terms of parking accumulation at other stores to justify the adequacy of the reduced level of parking provision. Therefore has no objection to the proposal subject to the imposition of suitable conditions and the applicant entering into a section 106 obligation and paying a commuted sum towards highway improvement works.

Head of Public Protection

Requests that a condition is imposed on any permission requiring a contaminated land survey prior to development.

**4.00 PUBLICITY**

4.01 Site, Notice, Neighbour Notification

No responses received at time of writing report

**5.00 SITE HISTORY**

5.01 Ref: 051738 - Extension of existing car sales showroom/office with external car lot into retail unit with new shop front and stores extension, with remodelling of the external areas as car park. Refused 19.6.14

Ref: 044063 – Change of use from service station to car sales approved 28.2.08

Ref: 041641 – Renewal of existing permission for private hire taxi office approved 1.8.06

Ref: 037448 – Change of use of first floor to private hire taxi office approved 29.7.04

Ref: P/99/11/0516 – Change of use from petrol station and shop to car sales. Permission granted following appeal and subject to the imposition of conditions.

Ref: 97/11/327 – Replacement forecourt sign – consent 28.5.97

Ref: 4/11/21597 – Erection of an extension to form store. Approved 7.7.92

Ref: P4/11/19654 – Change of use of part of garden to rear of 147 Main Road for the siting of a container and the provision of two staff parking spaces approved 4.9.90

4/11/15169 – Erection of building to house car wash approved 7.10.86

**6.00 PLANNING POLICIES**

- 6.01 Flintshire Unitary Development Plan  
Policy GEN1 – General Requirements for Development  
Policy GEN2 – Development Inside Settlement Boundaries  
Policy STR1 – New Development  
Policy STR5 – Transport and Communications  
Policy D1 – Design Quality Location and Layout  
Policy D2 - Design  
Policy S1 – Commercial Allocations  
Policy S4 – Small scale shopping within Settlements  
Policy AC18 – Parking Provision and New Development  
Local Planning Guidance Note 11 – Parking Standards

The proposal would generally comply with the above planning policies

## **7.00 PLANNING APPRAISAL**

### 7.01 The proposal

This application seeks planning permission for extension to form a convenience store with associated back of house and storage facilities at Gladstone House, Main Road, Broughton. The application site lies within the settlement boundary of Broughton and is located fronting onto the main distributor road which runs through Broughton to the A55 Trunk Road. The site is located on the junction with Main Road and Broughton Hall Road and comprises of a brick built two storey building with hardstanding/ parking to the front. The ground floor of the building has an authorised use for car sales with car lot but is currently vacant. Prior to this use the site was used as a petrol station with associated shop.

7.02 An earlier application for a larger extension and remodelling to form convenience store under application reference 051738 was refused under delegated powers on 19<sup>th</sup> June, 2014 on the grounds of insufficient parking provision and impact on visual amenity. The current application is an amended proposal which has resulted from lengthy negotiations with the applicant and shows the provision of additional parking and a reduced scale of extension.

7.03 Gladstone House has a ground floor authorised use as car sales with the first floor having office use, half being used by an architect's practice and the remaining half by private hire taxi office. There are currently three parking spaces to the side of the existing building which provide staff parking for the first floor architect's office. The existing building has a ground floor area of 208 sqm approximately. The application seeks to utilise the existing ground floor as retail use with a single storey extension to the side to provide storage with remodelling of the outside car lot to provide car parking area to serve the retail development. The extension proposed is single storey projecting to the side and rear and measures approximately 160 sqm. The proposed A1 retail use for the store is 228 sqm with 90 sqm for storage purposes. In addition to the retail use proposed the existing

first floor office has a floor area of space of 125 square metres which remains unchanged.

7.04 The design of the new building includes a new shop front with glazed panels and the building including the extension being faced with colour block material. A flat roof is proposed to the majority of the extension with a parapet upstand to the front. Plant for the retail unit will be on the flat roof to the rear so that the visual impact from public viewpoints is low. Plant will be acoustically treated to ensure that no loss of amenity is experienced to the neighbouring properties. A bin/delivery yard is to be located to the side of the extension and will be enclosed in a weld mesh fencing to a height of 2.5m for security purposes. The applicant is proposing external lighting to the car park area and bin delivery area by the use of bollards and building mounted lights. Vehicular access and egress is proposed via the existing access point from Main Road into the car park with delivery vehicles exiting through the existing access on Broughton Hall Road which will be on a limited basis by the use of a secured gate. The applicant is proposing 13 car parking spaces including disabled spaces within the frontage of the site, dedicated to the retail use only, plus three parking spaces to be retained for the first floor office staff.

7.05 Principle of Development/Planning Policy

The existing building has an authorised use for car sales. Therefore permission is not required for the change of use of the building to a convenience store. The property is located adjoining the recognised Local Centre of Broughton Hall Road where there are several shops which meet local needs (hair salon, chandlers, fast food takeaway). The scale of development is modest in terms of extension and is well related to the existing Local Centre. It is considered that the development would comply with Policy A1 and S4 (Small Scale Shopping within Settlements). Policy STR1; STR5; GEN1; D1-D4; D7; S1; & S4 are also applicable to this development. Therefore the proposal is acceptable in principle subject to matters of design and impact.

7.06 Design/Appearance

The proposal incorporates a single storey extension to the side and rear with the whole building being over clad in colour block. The single storey extension in terms of design is considered small scale and sympathetic to the original building. As this amended proposal keeps the extension away from the frontage of the site, it is considered not to harm visual amenity. Also, with the remodelling, the appearance of the building following development would be greatly improved visually. The applicant is proposing external lighting to the car park area and bin delivery yard via a mixture of low level bollard lights and building mounted lights. Details of the proposed lighting will be conditioned to be submitted and approved prior to the commencement of development to safeguard visual amenity and the neighbouring properties.

7.07 **Access and Highway Considerations**

The proposal utilises the existing vehicular access from Main Road for customers with a second access for the exiting of delivery vehicles only located onto Broughton Hall Road, secured by a lockable gate. The proposal includes for 13 retail spaces on the frontage of the site including disabled spaces and the retention of 3 parking spaces for the first floor office use. The maximum parking standards as set out in the Council's Local Planning Guidance Notes equates to 29 spaces (23 for the retail use and 6 for the office use). However, the private hire use granted at first floor level has a condition attached which prevents vehicles parking on site, therefore reducing the parking requirement for the office use to three. Additional public parking is available less than 150m away from the site on Broughton Hall Road. As part of the supplementary information, the applicant has submitted additional information by way of traffic surveys of comparative stores which conclude that 13 spaces is sufficient to serve the proposed retail use. Also, staff will be prevented from parking on the car park to the front of the site through the tenancy agreement. The Council's Highways Officer in his observations has advised that the additional information submitted by way of comparative surveys is sufficient to justify the adequacy of the reduced level of parking provision.

7.08 The Highways Officer also advises that any shortage in operational parking spaces is likely to result in shoppers parking on the highway. Parking on Main Road in the vicinity of the site is, however, prevented by an existing traffic regulation order and by the zig-zag markings associated with the pedestrian crossing. This may encourage drivers to park within the junction of Broughton Hall Road and it is therefore recommended that a commuted sum and Section 106 agreement is requested to extend the parking restriction through and around this junction. It is also recommended that the proposed goods vehicle exit from the store be formalised and any existing, unnecessary dropped kerbs on the radius be replaced with full height kerbs in order to discourage motorists from parking on the wide footway. Deliveries and servicing shall be restricted to be undertaken outside of operating hours.

7.09 Taking the above factors into consideration, it is concluded that subject to the highway improvement works and the imposition of suitable conditions, the proposed parking and access arrangements are acceptable to serve the proposed use.

**8.00 CONCLUSION**

8.01 In conclusion it is considered that subject to the imposition of the recommendations of the Highways Officer and the applicant entering into a legal agreement and payment of commuted sum for highway improvement works, the proposed extension and use as a convenience store is acceptable and will comply with planning policy.

The application is therefore recommended for approval.

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: Pam Roberts**  
**Telephone: 01352 703239**  
**Email: [pam.roberts@flintshire.gov.uk](mailto:pam.roberts@flintshire.gov.uk)**