

FLINTSHIRE COUNTY COUNCIL

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

DATE: **3RD SEPTEMBER 2014**

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

SUBJECT: **FULL APPLICATION - ERECTION OF EIGHT AFFORDABLE DWELLINGS (SIX 2 BED DWELLINGS, ONE 3 BED DWELLING AND ONE 2 BED WHEELCHAIR BUNGALOW) AT FORMER CLINIC SITE, LAND ADJ TO MANCOT LIBRARY, MANCOT LANE, MANCOT**

APPLICATION NUMBER: **052270**

APPLICANT: **WALES AND WEST HOUSING ASSOCIATION**

SITE: **FORMER CLINIC SITE, LAND ADJ TO MANCOT LIBRARY, MANCOT LANE, MANCOT**

APPLICATION VALID DATE: **10/06/14**

LOCAL MEMBERS: **COUNCILLOR A G DISKIN**
COUNCILLOR G DISKIN

TOWN/COMMUNITY COUNCIL: **HAWARDEN**

REASON FOR COMMITTEE: **S106 AGREEMENT FOR EDUCATION CONTRIBUTION**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full planning application for the erection of 8 dwellings. 6 two bedroom dwellings, 1 three bedroom dwelling and 1 two bedroom bungalow. It is considered that the proposed dwellings complies with the Council's standards in terms of parking, access and space around dwellings. It is recommended that planning permission be granted subject to a S106 agreement covering open space and education contributions and the imposition of relevant conditions.

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

Subject to entering into a S106 agreement unilateral undertaking or early payment for the following contributions;

- £733 per unit for recreation enhancements in lieu of on site provision
- £ 24,514 to Sandycroft Primary School

2.01 Conditions

1. Time commencement
2. In accordance with plans
3. Landscaping scheme
4. Materials
5. Land drainage run-off
6. Surface water connection
7. Foul and surface water to be drained separately
8. Details of site access
9. Access to be done before other site works to base course
10. Visibility splay of 2.4m x43m
11. Visibility splay to be kept free of obstruction
12. Access to plots 4, 5 and 6 shall be in accordance with the standard detail relating to a single residential access / paired residential access
13. Access gates shall be designed to open inwards only and positioned a minimum distance of 4.5m from the edge of the existing carriageway
14. Parking facilities to be retained
15. Detailed layout, design, means of traffic calming and signing, surface water drainage, street lighting and construction of the internal estate roads
16. The gradient of the access from the edge of the existing carriageway and for a minimum distance of 10m shall be 1 in 24 and a maximum of 1 in 15 thereafter.
17. Positive means to prevent the run-off of surface water from any part of the site onto the highway
18. Construction Traffic Management Plan

If the Obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.

3.00 CONSULTATIONS

3.01 Local Member
Councillor A G Diskin
No objection.

Councillor G Diskin

No objection.

Hawarden Community Council

No objection subject to a condition being imposed requiring a high fence similar to the one erected to the rear of the paddocks to be erected on the site's boundary with the Mancot playing field.

Highways Development Control

No objections subject to conditions covering;

- Details of site access
- Access to be done before other site works to base course
- Visibility splay of 2.4m x43m
- Visibility splay to be kept free of obstruction
- Access to plots 4, 5 and 6 shall be in accordance with the standard detail relating to a single residential access / paired residential access
- Access gates shall be designed to open inwards only and positioned a minimum distance of 4.5m from the edge of the existing carriageway
- Parking facilities to be retained
- Detailed layout, design, means of traffic calming and signing, surface water drainage, street lighting and construction of the internal estate roads
- The gradient of the access from the edge of the existing carriageway and for a minimum distance of 10m shall be 1 in 24 and a maximum of 1 in 15 thereafter.
- Positive means to prevent the run-off of surface water from any part of the site onto the highway
- Construction Traffic Management Plan

Public Open Spaces Manager

In accordance with Planning Guidance Note No13 seeks a contribution of £733 per dwelling as a contribution to enhance play provision in the community.

Environmental Protection Manager

No adverse comments to make.

Welsh Water/Dwr Cymru

No objections subject to standard conditions relating to surface water and foul drainage.

Natural Resources Wales

No comments to make. Standard advice applies.

Chief Officer (Education and Youth)

A contribution of £24,514 is requested towards Sandycroft Primary School as the school has less than 5% surplus spaces and the development would generate 2 pupils of Primary School age.

4.00 PUBLICITY

4.01 Site Notice and Neighbour Notification

1 objection on the grounds of;

- Drainage – there has been localised flooding affecting our property and the surrounding properties and hope any further development does not impact upon this
- Highway safety – the application site is used as an overflow car park for the library, church and village hall. The loss of the car park will lead to highway safety issues with vehicles parking on the road.
- Privacy – reduce the privacy to bungalow (116 Hawarden Way).

1 letter from Mancot Bowling Club raising issues in relation to;

- Use the library car park and are concerned that this development will leave them nowhere to park and they will have to park on the road causing issues to local residents

5.00 SITE HISTORY

5.01 **HA/66/290** - Erection of a clinic and library. Consent 1967

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 - New Development

STR 4 - Housing

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

D1 - Design Quality, Location and Layout

D2 - Design

D3 - Landscaping

WB1 - Species Protection

AC13 - Access and Traffic Impact

AC18 - Parking Provision and New Development

HSG3 - Housing on Unallocated Sites within Settlement Boundaries

HSG8 - Density of Development

SR5 - Outdoor Playing Space and New Residential Development

EWP14 - Derelict and Contaminated Lane

EWP17 - Flood Risk

The proposal is in accordance with the above development plan policies.

7.00 PLANNING APPRAISAL

- 7.01 Introduction
This is a full planning application for the erection of 8 dwellings on the site of the former clinic, Mancot Lane, Mancot.
- 7.02 Site Description
The site is located within a predominantly residential area within the settlement of Mancot. The site is currently vacant and was formally the site of a clinic which has been demolished. The site is bounded by Ash Lane to the east, Mancot Lane to the north, the library to the west and playing fields to the south. To the south east are two storey residential properties off Ash Lane. The site has an existing access shared with the library off Mancot Lane. Opposite the site on Mancot Lane are residential properties and opposite the site on Ash Lane is a chapel and hall. The site is hardstanding with one tree in the south east corner.
- 7.03 Proposal
This is a full planning application for the erection of 8 dwellings. 6 two bedroom dwellings, 1 three bedroom dwelling and 1 two bedroom bungalow. These take the form of a terrace of 3 dwellings facing Mancot Lane, a pair of semi-detached dwellings creating a corner feature, a further pair of semi-detached dwellings facing Ash Lane and a bungalow within the site the existing access will be altered to retain access to the library site and to provide an access to the site with parking and turning areas. Each dwelling has a private rear garden and 2 parking spaces. Two of the dwellings have driveways off Ash Lane. The dwellings would be affordable as the development is by Wales and West Housing Association. The dwellings would comply with Secure by Design.
- 7.04 The application was accompanied by an Ecological Assessment, Code for Sustainable Homes Pre-Assessment, Flood Risk Assessment and a Drainage Statement.
- 7.05 Principle of development
The site is situated within the settlement boundary of Mancot which is a Category B settlement within the Adopted UDP. Mancot has experienced 6.9% growth as of April 2013. The principle of residential development is therefore acceptable for general market housing. Although the proposed housing is to be affordable there is no need for a legal agreement to ensure it meets a local need as the growth limit has not been exceeded.
- 7.06 Access and Parking
The proposed development will remodel the existing access to provide both access to the new residential development and the existing library. Three dwellings will have private drives off Ash Lane which the remaining properties will be served from the modified access and a central parking court. There are two car parking spaces for each dwelling in accordance with the Council's requirements.

- 7.07 Concerns have been raised about the loss of this site for parking for the bowling club which is situated nearby. This is private land and has never been a public car park. Highways are satisfied with the parking and access arrangements subject to the position of relevant conditions. The proposed dwellings have sufficient parking in accordance with Council Standards which should not lead to any parking on the road arising from this development. The library still has its own car park to the west which is not affected by the proposed development.
- 7.08 Layout and Design
The layout has been designed to create active frontage on both sides of a prominent corner site. Each dwelling has a pedestrian access from the road frontage and a front garden which will be planted with shrubs and trees. A full landscaping scheme would be a condition of any approval.
- 7.09 The site is in a predominantly residential area with two storey terraces and semi-detached houses along Ash Lane and Mancot Lane. The eaves height of the properties matches the existing built form. The existing dwellings in the area are a mixture of brick and render and the proposed dwellings are also a mixture of brick and render with tiled roofs. It is considered that the proposed dwellings will enhance the street scene and will add to the character of the area in a positive way.
- 7.10 Concerns have been raised about impact on privacy to existing dwellings. The dwellings have been located so as to minimise any overlooking and the proposed separation distances accord with the Council's standards set out in Space Around Dwellings LPGN2. The separation distances between the properties on both sides of Mancot Lane are 21 metres, with the distance of 28 metres between 116 Hawarden Way and the nearest dwelling. It is therefore considered that as these separation distances are across a road that this would not caused an adverse impact on amenity.
- 7.11 Flooding and drainage
A flood risk assessment has been submitted with the planning application. The site is within Zone A on the TAN 15 Development Advice Maps. The site was formerly a clinic so is served by foul and surface water drainage systems. The foul water discharges to the public sewer and the surface water is discharged to a private culverted watercourse.
- 7.12 Localised flooding has been noted buy local residents. It is proposed to install a storm water attenuation system to reduce discharge from more intense storms to below existing rates which will regulate surface water flows. Some improvements are required to the foul drainage connection which would be subject to agreement with Welsh

Water.

7.13 Ecology

An ecological report was submitted with the application. The site is currently hardstanding with one tree in the south east corner which it is proposed to retain. There is little ecological value in the site at present. The proposed landscaping scheme will enhance this by proposing more vegetation for birds etc.

7.14 Education and open space contributions

It is calculated that the development would give rise to 2 Primary age pupils and 1 Secondary School Pupil. The nearest Primary School is Sandycroft Primary School which has a surplus capacity of 2.37%. The nearest Secondary School is John Summers High School which has a surplus capacity of 33.81%. A contribution of £24,514 is therefore requested towards Sandycroft Primary School as the school has less than 5% surplus spaces. This will be secured through S106 agreement.

7.15 A contribution of £733 per unit is also requested towards open space improvements in the local area in lieu of onsite provision. This is the reduced amount as the dwellings are affordable.

8.00 CONCLUSION

8.01 It is considered that the proposed dwellings complies with the Council's standards in terms of parking, access and space around dwellings. It is recommended that planning permission be granted subject to a S106 agreement covering open space and education contributions and the imposition of relevant conditions.

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: Emma Hancock
Telephone: (01352) 703254
Email: emma.hancock@flintshire.gov.uk