

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **21<sup>ST</sup> JANUARY 2015**

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

**SUBJECT:** **OUTLINE APPLICATION – DEMOLITION OF FORMER YOUTH CENTRE AND REDEVELOPMENT OF SITE FOR 5 NO. DETACHED DWELLINGS AT FORMER YOUTH CENTRE, GROOMSCROFT, HAWARDEN.**

**APPLICATION NUMBER:** **052064**

**APPLICANT:** **FLINTSHIRE COUNTY COUNCIL**

**SITE:** **FORMER YOUTH CENTRE, GROOMSCROFT, HAWARDEN.**

**APPLICATION VALID DATE:** **25<sup>TH</sup> APRIL 2014**

**LOCAL MEMBERS:** **COUNCILLOR A.M. HALFORD**  
**COUNCILLOR D.I. MACKIE**

**TOWN/COMMUNITY COUNCIL:** **HAWARDEN COMMUNITY COUNCIL**

**REASON FOR COMMITTEE:** **MEMBER REQUEST IN ORDER TO ASSESS THE ADEQUACY OF THE PROPOSED ACCESS AND IMPACT OF DEVELOPMENT ON EXISTING RESIDENTS IN PROXIMITY TO THE SITE**

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

**1.00 SUMMARY**

1.01 This outline application submitted by Flintshire County Council, proposes the demolition of the former youth centre at Groomscroft, Hawarden and redevelopment of the site by erection of 5 No. dwellings. All matters including access, layout, scale, appearance and landscaping are reserved for subsequent approval.

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

**2.01 Conditions**

1. Outline – Reserved matters.
2. Outline – Time limit.
3. Materials to be submitted and approved.
4. No development shall commence until detailed scheme for the provision of a turning facility within the site has been submitted to and approved.
5. Parking/turning facilities to be provided prior to the occupation of any dwellings and thereafter retained.
6. Positive means to prevent the run-off of surface water onto the highway to be provided.
7. No development including site clearance to commence until a Construction Traffic Management Plan has been submitted and approved.
8. No land drainage run-off to discharge into public sewerage system.
9. No surface water to connect into public sewerage system unless otherwise approved.
10. Foul/surface water discharges to be drained separately.
11. No development shall commence unless and until a scheme has been submitted and agreed that satisfies the policy and planning guidance requirements relating to Public Open Space provision.
12. No development shall commence unless and until a scheme has been submitted and agreed to satisfy the policy and planning guidance requirements relating to educational provision.

**3.00 CONSULTATIONS**

**3.01 Local Member**

Councillor A.M. Halford

Request site visit and planning committee determination in order to assess the adequacy of the proposed access and impact on the privacy/amenity of occupiers of existing properties.

Councillor D.I. Mackie

No response received at time of preparing report.

Hawarden Community Council

The Council objects to the construction of additional residential properties in the Hawarden settlement which has met its housing growth requirement. Further the Council objects to the loss of a facility for the youth of the area.

Highways Development Control Manager

No objection and recommend that any permission be subject to

conditions in respect of access, parking and the submission of a Construction Traffic Management Plan.

Head of Public Protection

No response received.

Dwr Cymru/ Welsh Water

Recommend that any permission includes conditions in respect of foul, surface and land drainage.

Public Open Spaces Manager

Request a commuted sum payment of £1,110 per dwelling to enhance existing Public Open Space in the community in lieu of on site recreational provision.

Capital Projects & Planning Unit

Request a commuted sum payment of £12,257 towards primary school provision at Hawarden Village VA School.

**4.00 PUBLICITY**

4.01 Site Notice, Neighbour Notification

4 No. letters of objection received, the main points of which can be summarised as follows:-

- Inadequacy of access to serve residential development.
- Access road is already constrained due to residents parking and is in a poor state of repair to facilitate additional traffic movements.
- Detrimental impact on privacy/amenity of occupiers of existing properties.

**5.00 SITE HISTORY**

5.01 None relevant.

**6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy STR4 – Housing.

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development Inside Settlement Boundaries.

Policy D1 – Design Quality, Location and Layout.

Policy D2 – Design.

Policy AC13 – Access & Traffic Impact.

Policy AC18 – Parking Provision & New Development.

Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries.

Policy HSG8 – Density of Development.

Policy CF1 – Retention of Existing Facilities.  
Policy IMP1 – Planning Conditions & Planning Obligations.

Additional Guidance

Local Planning Guidance Note 2 – Space About Dwellings.

Local Planning Guidance Notes 13 – Open Space Requirements.

Local Planning Guidance Note 22 – Planning Obligations.

Local Planning Guidance Note 23 – Developer Contributions to Education.

**7.00 PLANNING APPRAISAL**

7.01 Introduction

This outline application proposes the demolition of the former youth centre at Groomscroft, Hawarden and redevelopment of the site by the erection of 5 No. dwellings. All matters including access, layout, scale, appearance and landscaping are reserved for subsequent approval.

7.02 The site the subject of this application amounts to approximately 0.2 hectares in area and currently accommodates a two storey, brick structure with garage that was previously used as a youth centre. Vehicular access to the site is obtained from Groomscroft an existing unadopted road from the junction with The Highway.

7.03 Proposed Development

Although the application is in outline form (with all matters reserved for subsequent approval) an indicative site layout plan has been submitted as part of the application. The site layout indicates the erection of 5 No. detached dwellings which front onto a private drive arrangement which forms an extension to Groomscroft.

7.04 Main Planning Issues

It is considered that the main planning issues in relation to this application are as follows:-

- a. Principle of development having regard to the planning policy framework.
- b. Principle of the demolition of the former youth centre.
- c. Proposed scale of development and impact on character of site/surroundings.
- d. Adequacy of access to serve the development; and impact on privacy/amenity of occupiers of existing and proposed dwellings.
- e. Leisure/educational requirements arising from the development.

7.05 Planning Policy

The site is located within the settlement boundary of Hawarden as defined in the adopted Flintshire Unitary Development Plan (UDP).

Within the UDP, Hawarden is classified as a Category B settlement, which has a growth band of 8 – 15% over the plan period (2000 – 2015). As at April 2014 Hawarden has experienced a growth of approximately 9.9% and therefore the principle of development for general housing market demand, is considered to be acceptable at this location.

- 7.06 Principle of Demolition of Former Youth Centre  
For Members information the youth centre was previously used by a number of client groups including a play group, youth club, table tennis club, a meeting place for brownies and a Barnardos office.
- 7.07 The Council's Estates department have advised that the above user groups have subsequently found alternative accommodation, relocating in 2012/13, with the youth centre building being completely vacated in January 2014. All services to the building have now been terminated. In these circumstances there is no requirement to seek the retention of the building in accordance with Policy CF1 – Retention of Existing Facilities in the adopted Flintshire Unitary Development Plan.
- 7.08 Although not statutorily listed as being of special architectural/historic character an assessment of the character of the building has been undertaken by the Council's Design & Conservation Officer. This has taken into account the quality of the building relative to its age, architectural value, historic interest, condition and contribution to the local street scene.
- 7.09 Having regard to the above, it has been concluded that the building does not appear to be of significant importance, quality or contextual value to warrant local or national listing and therefore its retention could not be justified on the above grounds.
- 7.10 Scale of Development/Impact on Character of Site/Surroundings  
The character of existing development along Groomscroft is defined by a mix of detached and semi-detached properties set within fairly substantial curtilage areas.
- 7.11 It is considered that the scale of development proposed i.e., 5 No. dwellings on a site area of approximately 0.2 hectares would not result in overdevelopment at this location. For Members information the density of development at 25 units/hectare is at a slightly lower level than the 30 dwellings per hectare which is specified as a minimum density in Policy HSG8 of the adopted Flintshire Unitary Development Plan.
- 7.12 The scale of development however, is established taking into account the site's configuration the proposed access and its relationship to existing properties. In addition the detached properties would be sympathetic to and reflective of the mix of house types/forms of

existing development along Groomscoft. The form of frontage development is also referenced by the two pairs of semi-detached properties adjacent to the site and the detached property which is located opposite.

7.13 Adequacy of Access & Impact on Privacy/Amenity

Consultation on the acceptability of the proposed access to serve the development has been undertaken with the Highways Development Control Manager. It is considered that given the site's previous usage with the level of associated vehicular movements (some of which occurred on five days per week), that in comparison a redevelopment of the site on the scale proposed would be acceptable at this location.

7.14 The concerns/objections relating to the level of vehicular usage having a detrimental impact on the privacy/amenity of occupiers of existing properties are duly noted. It is not considered however having regard to the history of development at this location, that this would be so unacceptable in order to warrant refusal of the application. It is however recognised that the configuration of the access which is obtained past existing properties, is such that in order to minimise the impact of development during construction works on the privacy/amenity of occupiers of existing properties, that any permission is subject to the imposition of a condition requiring the submission/approval of a Construction Traffic Management Plan. This will enable the hours of work and timing of deliveries and main construction traffic arrivals to be controlled in order to seek to address the concerns highlighted.

7.15 In addition and although submitted in outline, with an indicative site layout plan, it is recommended that in order to obtain improved parking/turning facilities to the existing properties that the site layout be modified. Whilst the site can satisfactorily accommodate 5 No. dwellings this will require the re-positioning and reduction in the footprints of a number of the units but this can be adequately controlled at reserved matters stage if Members are mindful to grant permission for the development.

7.16 Leisure/Educational Requirements

Consultation on the application has been undertaken with the Council's Public Open Spaces Manager and Capital Projects and Planning Unit. As it is not possible for the Council to enter into a Section 106 Obligation with itself, in the circumstances I propose conditions to ensure that no development can commence without meeting their requirements.

**8.00 CONCLUSION**

8.01 In conclusion, it is my view that the proposed scale/form of development would be sympathetic to the character of the site and surroundings. Given the sites previous usage, there is no objection

from the Highways Development Control Manager or Dwr Cymru Welsh Water. It is however recognised that any permission is subject to the requirements of the Council's Public Open Spaces Manager and Capital Projects and Planning Unit respectively, arising from the development. I recommend the imposition of planning conditions to prevent the commencement of development unless or until these requirements have been met.

- 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.

#### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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