

FLINTSHIRE COUNTY COUNCIL

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

DATE: **9TH SEPTEMBER 2015**

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

SUBJECT: **CHANGE OF USE OF GROUND FLOOR OF FORMER PUBLIC HOUSE TO 3 NO. FLATS AT 'CROSS KEYS', CONNAH'S QUAY, DEESIDE**

APPLICATION NUMBER: **053381**

APPLICANT: **MR J. LEA**

SITE: **'CROSS KEYS', CONNAHS QUAY, DEESIDE**

APPLICATION VALID DATE: **18TH MARCH, 2015**

LOCAL MEMBERS: **COUNCILLOR P SHOTTON,
COUNCILLOR A DUNBOBBIN**

TOWN/COMMUNITY COUNCIL: **CONNAH'S QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **OUTSIDE OF DELEGATION SCHEME**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This application seeks planning permission for a change of the ground floor of the former Public House into 3 no. flats at 'Cross Keys', Connah's Quay. The application is put before Members for consideration as any approval would be subject to the completion of a Section 106 Agreement, Unilateral undertaking or advance payment for financial contribution towards the upgrade of the existing play area at York Road, Connah's Quay.

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

- 2.01 That subject to the applicant entering into a Section 106 Obligation, Unilateral Undertaking or advance payment of and £733 per apartment in lieu of improvements to the existing play area at York Road, Connah's Quay, that planning permission be granted.

Conditions:

1. Time limit on commencement
2. In accordance with approved plans
3. The indicated parking facilities to be retained within the site in perpetuity

3.00 CONSULTATIONS

- 3.01 Local Member
Councillor P. Shotton :
No response received at time of writing report.

Councillor A. Dunbobbin:
No response received at time of writing report.

Connah's Quay Town Council
No objections.

Head of Assets and Transportation
Request condition requiring the indicated parking facilities to be retained in perpetuity.

Head of Public Protection
No adverse comments.

Lifelong Learning (Leisure)
Request that in accordance with Planning Guidance Note No. 13 Public Open Space provision, that a capital contribution is sought of £733.00 per flat in lieu of on-site public open space.

4.00 PUBLICITY

- 4.01 Site Notice, Neighbour Notification
No responses received at time of writing report

5.00 SITE HISTORY

- 5.01 Ref No 048302 – Demolition of public house and erection of 8 no. houses and 1 no. bungalow, withdrawn 2.4.15

Ref No. 049445 – Change of use to car sales including erection of garage building and 2 no. portacabins approved 25.4.12

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy GEN 1 – General Requirement for Development

Policy GEN2 – Development inside Settlement Boundaries

Policy HSG3 – Housing on Unallocated Sites within Settlement Boundaries

Policy AC13 – Access and Traffic Impact

Policy AC18 Parking provision and New Development

7.00 PLANNING APPRAISAL

7.01 This application seeks the change of use of the ground floor of the former Public House known as 'Cross Keys', Connah's Quay. The application site is located within the settlement boundary of Connah's Quay and is a two storey brick and rendered building under a tiled roof and has been vacant for a number of years. The existing building has a residential occupancy to the first floor which has been maintained from the previous use as a Public House. The ground floor of the premises has been stripped of all items associated with the former use and is now empty apart from a small area which is used for storage. It is this ground floor that the applicant intends to convert to 3 no. flats. To the side and rear of the building is a large car park which originally served the Public House. In 2012, this car park was granted permission under reference 049445 for use as car sales with associated portakabin buildings.

7.02 Principle of development

Connah's Quay is a Category A settlement with a growth rate of 11% as of April 2013. The UDP strategy through policy STR4 directs housing development to Category A settlements. The application is therefore considered acceptable in principle subject to meeting the other requirements of Policy HSG3 in relation to impact on the character of the site the surrounding area and Policy GEN

7.03 Impact on amenity

The proposal involves internal alterations only to subdivide the floor space into 3 residential flats with the exception of the blocking up of a doorway to the rear and insertion of new windows to the side and rear elevations. The elevation which faces onto Church Street will remain unaltered. The positioning of the new windows is such that they are not detrimental to the amenity of the adjacent occupiers of the site. Given that there is minimal visual change to the building, it is considered that the proposal would not impact on visual amenity.

7.04 Access and Parking

The applicant intends to gain access to the site through the existing access which serves the adjacent car sales area with 5 reserved car parking spaces being marked out for the occupiers of the proposed flats. The occupiers will have access at all times to these spaces via a lockable gate. The remaining car sales area and staff/customer parking will be unaltered.

- 7.05 The proposals have been assessed by the Highways Officer who has no objection to the change of use subject to the imposition of a planning condition requiring the indicated parking facilities are retained in perpetuity. It is therefore considered that the proposal will not impact on highway safety.

Open Space Provision

- 7.06 A contribution of £733.00 per flat is requested in lieu of on-site provision of open space to improve the existing play area facility at York Road, Connah's Quay.

8.00 CONCLUSION

- 8.01 In conclusion, I am satisfied that the proposal will not adversely impact on the adjacent occupiers or users of the site and that highway safety is not comprised. The proposed development is therefore considered acceptable in principle and detail subject to the conditions outlined in paragraph 2.01 above
- 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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