

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **24<sup>TH</sup> FEBRUARY 2016**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF A DAY ROOM/AMENITY BUILDING ON PLOT 5 IN LIEU OF PREVIOUSLY APPROVED DAYROOM AS APPROVED BY PERMISSION 050463 AT EWLOE BARN WOOD, MAGAZINE LANE, EWLOE.**

**APPLICATION NUMBER:** **054096**

**APPLICANT:** **MR M ROONEY**

**SITE:** **LAND ADJACENT TO EWLOE BARN WOOD, MAGAZINE LANE, EWLOE**

**APPLICATION VALID DATE:** **30.07.15**

**LOCAL MEMBERS:** **COUNCILLOR D MACKIE**  
**COUNCILLOR A HALFORD**

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

**REASON FOR COMMITTEE:** **LOCAL MEMBER REQUEST DUE TO LOCAL CONCERNS & S106 AGREEMENT**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

- 1.01 This is a full planning application for the erection of a day room/amenity building to replace the previously consented amenity building/dayroom and to relocate it within the plot. This relates to Plot 5 only of the consented gypsy/traveller site for 5 pitches.
- 1.02 The consented buildings were 5m x 8m and were located within the centre of each pitch. It is proposed to resite and amend the size of the amenity building on plot 5 to 6m x 9m and to locate it adjacent to the road side hedge in the north eastern corner of plot 5.

1.03 The proposed increase in size of the day room/amenity building is not considered to have any significant additional harm to the green barrier and its re-siting adjacent to the hedge and fence would reduce the impact of the built development on the site.

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

2.01 The applicant entering into a S106 agreement to agree that this building is constructed in lieu of the previously consented dayroom/amenity building on 050463.

1. Time limit on commencement
2. In accordance with plans
3. Materials to be agreed

**3.00 CONSULTATIONS**

3.01 Local Member  
Councillor Mackie

Agrees to the determination of the application under delegated powers as the changes are minor.

Councillor Halford

Requests Committee determination due to concerns from local residents about any developments on the site and to show transparency.

Hawarden Community Council

Object to the development of this site and as such objects to all proposals relating to its intended use.

Council for the Protection of Rural Wales

No objection to the design, form, scale and materials. Should have adequate connection to a sewerage system and a mains water supply.

**4.00 PUBLICITY**

4.01 2 Objections on the grounds of;

- There is no requirement of a bigger building, the consented ones are sufficient
- It would be overdevelopment of the small site and affect the wildlife in the surrounding area especially bats, with lighting and noise
- Would lead to more creeping development on the site
- There is no need for this site

## **5.00 SITE HISTORY**

5.01 **047896** - Change of use of land for the stationing of caravans for the residential purpose for 5no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use and retention of existing stables. Refused 12.01.12.

**049152** - Change of use of land for the stationing of caravans for the residential purpose for 5no. gypsy pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use and retention of existing stables. Refused. Dismissed on appeal 08.10.12.

**050463** - Use of land for the stationing of caravans for the residential purpose for 5No. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use and retaining existing stables. Refused. Allowed on appeal 10.04.14.

## **6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan  
GEN1 - General Requirements for Development  
GEN3 – Development in the Open Countryside  
GEN4 – Green barriers  
D1 – Design Quality, Location and Layout  
D2 – Design  
HSG14 – Gypsy Sites

The proposal accords with the above policies.

## **7.00 PLANNING APPRAISAL**

7.01 Introduction  
This is a full planning application for the erection of a day room/amenity building to replace the previously consented amenity building/dayroom and to relocate it within the plot. This relates to Plot 5 only of the consented gypsy/traveller site for 5 pitches.

7.02 Site description  
The application site is located to the south west of Magazine Lane, with Ewloe barn wood to the west and the A55 to the south. There is agricultural land to the east. The site has consent for a gypsy traveller site of 5 pitches. Plot 5 is the western most plot. The planning permission 050463 has been partially implemented in that the landscaping bund is in place and the power cables have been relocated. Hardcore has also been laid across the site.

7.03 Proposed development

The consent for a gypsy traveller site 050463 made provision for an amenity building/day room with washing and toilet facilities on each pitch. These took the form of brick buildings with pitched slate roofs. The consented buildings were 5m x 8m and were located within the centre of each pitch.

7.04 It is proposed to resite and amend the size of the amenity building on plot 5 to 6m x 9m and to locate it adjacent to the road side hedge in the north eastern corner of plot 5. The materials, design and height of the building would remain the same. The building would accommodate a shower room with toilet facilities and a laundry room with a separate room with washing facilities for dishes and food preparation.

7.05 Green barrier and impact on the character of the countryside

The consented gypsy site will have an impact on the green barrier and an urbanising effect on the open countryside as recognised by the appeal Inspector, however the need for more gypsy and traveller sites outweighed that harm.

7.06 The proposed increase in size of the day room/amenity building is not considered to have any significant additional harm to the green barrier and its re-siting adjacent to the hedge would reduce the impact of the built development on the site, particularly when viewed from the A55, where views of the site are most prominent. Also when viewed from Magazine lane only the roof of the building will generally be visible.

**8.00 CONCLUSION**

8.01 The proposed increase in size of the day room/amenity building is not considered to have any significant additional harm to the green barrier and its re-siting adjacent to the hedge and fence would reduce the impact of the built development on the site.

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, and has had due regard to its public sector equality duty under the Equality Act 2010.

**LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

**Contact Officer:** Emma Hancock  
**Telephone:** (01352) 703254  
**Email:** [emma\\_hancock@flintshire.gov.uk](mailto:emma_hancock@flintshire.gov.uk)