

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY, 25 MAY 2016**

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

**SUBJECT:** **GENERAL MATTERS - CHANGE OF USE OF VACANT POLICE HOUSE (FORMERLY A DWELLING) INTO A 9 BEDROOM HMO AND ASSOCIATED ACCESS IMPROVEMENTS AT 63 HIGH STREET, SALTNEY**

**1.00 APPLICATION NUMBER**

1.01 054886

**2.00 APPLICANT**

2.01 MR RICHARD HILL

**3.00 SITE**

3.01 63 HIGH STREET, SALTNEY

**4.00 APPLICATION VALID DATE**

4.01 05.02.16

**5.00 PURPOSE OF REPORT**

5.01 To clarify the reason for refusal following the resolution at Planning and Development Control Committee on 20<sup>th</sup> April 2016.

**6.00 REPORT**

6.01 Members resolved to refuse planning permission for the change of use of the vacant police house formerly a dwelling into a 9 bedroom HMO contrary to officer recommendation.

6.02 This report seeks to confirm the reason for refusal based on the debate at Planning and Development Control Committee on 20<sup>th</sup> April 2016. There are no specific policies within the Flintshire Unitary Development Plan relating to houses of multiple occupation.

6.03 “The proposed development is overdevelopment and it is considered the proposed development could give rise to parking on the highway which has the potential for creating highway safety issues. The proposed development is therefore contrary to policies GEN1 and AC18 of the Flintshire Unitary Development Plan.”

6.04 “The proposed new access point would lead to vehicles reversing onto the highway which would be detrimental to highway safety and the safety of pedestrians using the footway and the bus stop. The proposed development is therefore contrary to policies GEN1 and AC13 of the Flintshire Unitary Development Plan.”

## **7.00 RECOMMENDATIONS**

7.01 That the decision be issued in accordance with the above reasons for refusal.

### **LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents  
National & Local Planning Policy  
Responses to Consultation  
Responses to Publicity

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