

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **14<sup>TH</sup> DECEMBER 2016**

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

**SUBJECT:** **FULL APPLICATION – ERECTION OF 4 NO. 1 BEDROOM FLATS, 9 NO. 2 BEDROOM HOUSES AND 6 NO. 3 BEDROOM HOUSES AT YSTAD GOFFA COURT, ALBERT AVENUE, FLINT.**

**APPLICATION NUMBER:** **055529**

**APPLICANT:** **WALES & WEST HOUSING**

**SITE:** **YSTAD GOFFA COURT, ALBERT AVENUE, FLINT.**

**APPLICATION VALID DATE:** **7<sup>TH</sup> JUNE 2016**

**LOCAL MEMBERS:** **COUNCILLOR MS R. JOHNSON**

**TOWN/COMMUNITY COUNCIL:** **FLINT TOWN COUNCIL**

**REASON FOR COMMITTEE:** **SCALE OF DEVELOPMENT RELATIVE TO DELEGATION SCHEME**

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

**1.00 SUMMARY**

- 1.01 This full application which has been submitted by Wales & West Housing Association, proposes the erection of 4 No. flats and 15 houses on land at Ystad Goffa Court, Albert Avenue, Flint.
- 1.02 The site is currently vacant, having previously accommodated a block of flats, which have now been demolished.

**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 £733 per dwelling unit in lieu of on site recreational provision that planning permission be granted
- 2.02 If the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Chief Officer (Planning and Environment) be given delegated authority to REFUSE the application

#### Conditions

1. Time Limit on Commencement.
2. In accordance with approved plans.
3. Materials to be submitted and approved.
4. The siting, layout and design of means of site access to be submitted and approved.
5. No development on the forming and construction of site access to be undertaken until design has been approved.
6. Access to be kerbed and completed to carriageway base course layer prior to commencement of other building operations.
7. Existing site access from Maes Alaw to be closed when the new access is brought into use.
8. Access to have a visibility splay of 2.4 m x 43 m in both directions.
9. Visibility splays to be kept free from obstructions for duration of site works.
10. Facilities to be provided for the parking of vehicles prior to the occupation of any dwelling and retained thereafter.
11. No development to commence until layout, design, means of traffic calming, surface water drainage, street lighting and construction of internal estate roads has been submitted and approved.
12. Gradient of access from the edge of carriageway shall be 1 in 24 for a minimum distance of 10 m and a maximum of 1 in 15 thereafter.
13. Positive means to prevent the accumulation of surface water on the highway to be submitted and approved.
14. No development to commence until Construction Traffic Management Plan has been submitted and approved.
15. Drainage scheme for the site for the disposal of foul, surface and land drainage to be submitted and approved. Development to be carried out in accordance with approved details.
16. Hard/soft landscaping scheme to be submitted and approved.
17. Implementation of landscaping scheme.
18. Details of means of enclosure/treatment adjacent to footpath on north eastern boundary to be submitted and approved. Development to be undertaken in accordance with approved

- details and retained thereafter.
19. No hedges or landscaping to be planted or any boundary treatment erected other than in accordance with the details approved under Condition 5 of this permission.
  20. Removal of permitted development rights.

### **3.00 CONSULTATIONS**

#### **3.01 Local Member**

Councillor Ms R. Johnson

No response at time of preparing report.

Flint Town Council

No response received at time of preparing report.

Public Open Spaces Manager

Request the payment of a commuted sum of £733 per dwelling unit, the monies being used towards the enhancement of the sports pitch at Albert Avenue, Flint.

Head of Pollution Control

No adverse comments.

Welsh Water/Dwr Cymru

Request that any permission includes a condition requiring the submission of a scheme for the disposal of foul, surface and land drainage.

Housing Strategy Officer

There is an identified need for social rented housing in the Flint area particularly for one and two bedroom flats. The application is therefore supported.

Airbus

No aerodrome safeguarding objection.

North Wales Police Community Safety

Consider that the revised treatment proposed for the means of enclosure relative to the footpath adjacent to the site's north-east boundary is acceptable, subject to the imposition of a condition to secure its retention as approved in perpetuity.

Highway Development Control Manager

No objection subject to the imposition of conditions to ensure that adequate surveillance of the existing footpath adjacent to the site can be secured, together with the provision of an adequate access, visibility and Construction Management Plan.

### **4.00 PUBLICITY**

- 4.01 Press Notice, Site Notice, Neighbour Notification  
One letter of objection received which expresses concern about the acceptability of the retention of the footpath in its current position, as it will exacerbate fly tipping and issues of anti-social behaviour.

## **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 & Layout.  
Policy D2 – Design.  
Policy D3 – Landscaping.  
Policy D5 – Crime Prevention.  
Policy TWH1 – Development Affecting Trees & Woodlands.  
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 HSG9 – Housing Mix & Type.  
Policy HSG10 – Affordable Housing with Settlement Boundaries.

### Additional Guidance

- Local Planning Guidance Note 2 - Space Around Dwellings.  
Local Planning Guidance Note 13 – Open Space Requirements.

## **7.00 PLANNING APPRAISAL**

- 7.01 Introduction  
The site the subject of this application amounts to approximately 0.39 hectares in area. It is currently vacant having previously accommodated a block of flats which have now been demolished. The site is bounded by existing residential development at Prince of Wales Avenue to the north, Cae Petit to the south, Maes Alaw to the west and Albert Avenue to the east. A pedestrian link from Maes Alaw to Albert Avenue runs adjacent to the sites north – east boundary.
- 7.02 Planning Policy  
The site is located within the settlement boundary of Flint, which is a Category A settlement as defined in the Flintshire Unitary Development Plan. The principle of residential development is therefore supported subject to the safeguarding of relevant amenity

considerations

7.03 Proposed Development

The plans submitted as part of this application propose the erection of a cul-de-sac form of development with a single vehicular access point from Albert Avenue. The proposed dwellings which are proposed as social rental units, are all two storey and comprise:-

- 4 No 1 bed flats
- 9 No 2 bed houses
- 6 No 3 bed houses

The dwellings are a mix of semi-detached/ terrace units focussed onto the internal road layout with some frontage development onto Albert Avenue. It is proposed that the dwellings be constructed having facing brick/render external walls and concrete tile roofs.

7.05 Main Planning Considerations

It is considered that the main planning considerations to be taken into account in relation to this application are as follows:-

- a) Principle of development having regard to the planning policy framework
- b) Proposed scale of development and impact on the character of the site and surroundings
- c) Adequacy of access and parking
- d) Impact on privacy / amenity of occupiers of existing and proposed dwellings
- e) Impact on existing footpath which runs adjacent to the sites north –eastern boundary

7.06 In commenting in detail in response to the main planning considerations outlined above, I wish to advise as follows:

7.07 Principle of Development/Planning Policy

The site is located within the settlement boundary of Flint, a Category A Settlement as defined in the Flintshire Unitary Development Plan, where residential development to meet general or affordable housing needs is considered acceptable subject to the safeguarding of relevant amenity considerations. In this instance the application has been submitted by Wales and West Housing Association for residential accommodation on a vacant site to provide much needed housing stock for social rented units, which is supported by the Council's Housing Strategy Officer.

7.08 Scale of Development/Impact on Character of Site/Surroundings

The character/pattern of existing development at this location is predominantly of 2 storey, detached, semi-detached and terraced units built in the 1950's/1960's

- 7.09 The site previously accommodated a block of flats known as Ystad Goffa which have now been demolished. In redevelopment of the site, it is considered that the scale of development proposed i.e. 19 units on a site area of approximately 0.39 hectares would not result in overdevelopment at this location. It is acknowledged that the density of development at approximately 48 units/hectare is at a higher level than the 30 dwellings which developers are encouraged to achieve on allocated housing sites in order to make the most efficient use of land, in accordance with Policy HSG8 of the Flintshire Unitary Development Plan.
- 7.10 Consideration of whether the scale and density of development is acceptable at a specific location is established taking into account the character of its surroundings, the site's configuration, the proposed access and its relationship to other properties. It is my view that the scale/ form of the two storey units reflect those in the locality and the development as proposed would be sympathetic to the character of the site and its surroundings.
- 7.11 Adequacy of Access  
Consultation on the details submitted including proposals for the boundary treatment to enclose the rear gardens of a number of dwellings adjacent to the existing footpath which runs alongside the north east boundary has been undertaken with the Highway Development Control Manager.
- 7.12 No objection to the development has been received subject to the imposition of conditions in respect of access, visibility and the need for a Construction Traffic Management Plan. In addition there is no objection to the boundary treatment adjacent to the footpath, provided the open aspect can be provided and safeguarded in perpetuity.
- 7.13 Impact on Privacy/ Amenity  
For Members information, the distances between existing/proposed dwellings on the periphery of the site together with those within the site and their associated orientation, would ensure adequate separation to be provided to avoid overlooking, in accordance with Local Planning Guidance Note 2 – Space About Dwellings.
- 7.14 Impact on Existing Footpath  
Consultation on the application has been undertaken with North Wales Police Community Safety, to ensure the development is acceptable from a Secure By Design Perspective. The basis for consultation focusses on the means of enclosure of an existing footpath adjacent to the sites north-eastern boundary, which links Maes Alaw and Albert Avenue to the rear of a number of the proposed dwellings.
- 7.15 For Members information, the footpath is not in the ownership/control of the applicant, and as a result it has unfortunately not been possible

to relocate it through the proposed development. Amended plans have however been submitted which principally illustrate the erection of a 1.1 m – 1.2 m high wall with railings/anti climb mesh fencing above to a height of 1.8 m. This will it is considered enable surveillance of the path to be undertaken in an attempt to address issues of anti-social behaviour should they occur.

- 7.16 Consultation on the details submitted has been undertaken with North Wales Police Community Safety. It is concluded that from a Secure By Design perspective, that the treatment will be acceptable subject to the imposition of a condition to ensure that the treatment advanced is retained in perpetuity, and that no additional landscaping other than that approved is undertaken, which may impact on the ability to adequately view the path from the proposed properties.

## **8.00 CONCLUSION**

- 8.01 In my view the proposed scale/form of development the subject of this application would be sympathetic to the character of the site and surroundings. The redevelopment of this currently vacant site will bring forward a residential scheme which will help to increase the availability of social housing within Flint, working in conjunction with Flintshire County Council in order to meet the housing needs of families in the locality. Concerns relating to the treatment in relation to the existing footpath adjacent to the site's north eastern boundary have been addressed in conjunction with North Wales Police Community Safety, who have raised no objections subject to the imposition of conditions. I therefore recommend that planning permission be granted subject to the imposition of conditions.

### **8.02 Other Considerations**

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

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.

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

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

**LIST OF BACKGROUND DOCUMENTS**

Planning Application & Supporting Documents

National & Local Planning Policy

Responses to Consultation

Responses to Publicity

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