

FLINTSHIRE COUNTY COUNCIL

DATE: **29TH APRIL 2020**

REPORT BY: **SENIOR PLANNING OFFICER MR R M HARRIS
TO THE CHIEF OFFICER (PLANNING,
ENVIRONMENT AND ECONOMY)**

SUBJECT: **FULL APPLICATION – PART AMENDMENT TO
LAYOUT PREVIOUSLY PERMITTED UNDER
046067, TO ALLOW FOR THE ERECTION OF 19
APARTMENT UNITS IN 3 BLOCKS AT FLINT
WORKING MENS CLUB, WOODFIELD AVENUE,
FLINT.**

**APPLICATION
NUMBER:** **060006**

APPLICANT: **WOODLAND NW DEVELOPMENTS**

SITE: **FORMER FLINT WORKINGMENS CLUB**

**APPLICATION
VALID DATE:** **20TH MAY 2019**

LOCAL MEMBERS: **COUNCILLOR MS R. JOHNSON
COUNCILLOR P. CUNNINGHAM (adjoining)
COUNCILLOR MRS V. PERFECT (adjoining)**

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

**REASON FOR
EMERGENCY
DECISION** **SCALE OF DEVELOPMENT RELATIVE TO
DELEGATION SCHEME AND THE ECONOMIC
IMPACT TO THE DEVELOPER IF THE
APPLICATION IS NOT DETERMINED BY THE
CHIEF EXECUTIVE DELEGATING HIS
EMERGENCY POWERS TO THE CHIEF OFFICER
OF PEE**

1.00 SUMMARY

- 1.01 This full application proposes the erection of 19 apartments in 3 No. separate blocks, on part of the site associated with the former Flint Workingmen's Club, Woodfield Avenue, Flint.

1.02 The application has been submitted as a part amendment to a scheme previously permitted for the erection of 15 No. dwellings in total, under 046067 on 20th October 2010. For information, 4 No. of the previously permitted 15 No. units fronting Woodfield Avenue have been completed, and are now occupied.

1.03 Amended plans have been received in progression of this application on which further consultation has been undertaken. The application site/approach roads are on the convergence of 3 No. wards within this area of Flint, and the relevant Local Members have been formally consulted in this respect.

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

2.01 That subject to the applicant entering into a Section 106 Obligation or making an advance payment of £733 per apartment in lieu of on-site recreational provision, the monies being used to enhance toddler play provision at Pen Goch Play Area, that planning permission be granted subject to the following conditions.

1. Time limit for commencement.
2. In accordance with approved plans.
3. Materials to be submitted and approved.
4. Finished site /floor levels to be approved.
5. Carriageway width to be increased to 6.0m from its junction with Woodfield Avenue for a minimum 10m into the site.
6. No boundary or planting shall be placed within 2.5m of the Woodfield Avenue carriageway kerb line to the north east of the proposed access.
7. Positive means to prevent the run off of surface water from any part of the site onto the highway to be submitted and approved
8. Land contamination survey to be submitted and approved with appropriate mitigation where necessary.
9. Landscaping scheme to be submitted and approved
10. Implementation of landscaping scheme
11. Windows in gable to be fixed / obscure glazed

2.02 If the Obligation pursuant to Section 106 of the Town & Country Planning Act (as outlined above) is not completed within six months of the committee resolution, the Chief Officer (Planning & Environment) be given delegated authority to **REFUSE** the application.

3.00 CONSULTATIONS

3.01 Local Member
Councillor R. Johnson
No objection to determination under delegated powers.

Councillor Paul Cunningham

No objections.

Councillor V. Perfect

No response received.

Flint Town/Council

No response received.

Highway Development Control

Following the receipt of amended plans raise no objection subject to the imposition of conditions in relation to access width, planting and surface water run off

Community and Business Protection

No objection.

Aura

Request the payment of £733 per apartment, the monies being used to enhance toddler play provision at Pen Goch Play Area.

Education

Advises that the schools affected by the proposed development are as follows:-

School Affected Primary School: Flint St Mary's

Current Number on roll (@ January 2019) 226 (excluding nursery).

Capacity (@ January 2019) 317 (excluding Nursery).

No. Surplus Places: 91.

Percentage of Surplus Places: 28.71 %.

Schools Affected Secondary School: St Richard Gwyn RC High School

Current number on roll (@ January 2019) is 776

Capacity (@ January 2019) is 969

No. surplus places is 193

Percentage of Surplus places is 19.92%

Primary School Pupils

School capacity 317

Trigger point for contributions is 301 pupils

(No of units) 19 x 0.24 (primary formula multiplier) = 4.56 (5) No. of pupils generated) x £12,257 per pupil (Building Cost Multiplier) = £61,285.

Actual pupils (from the multiplier) = does not meet the trigger.

Contribution requirement would be £0.00.

Secondary School Pupils

School capacity 969

Trigger point for contributions is pupils.

(No. of units 19 x 0.174 (secondary formula multiplier) = 3.3 (3 No. pupils) generated 3 x £18,469 per pupil (Building Cost Multiplier) = £55,407.00.

Actual pupils (from the multiplier) = does not meet the trigger
Contribution requirement would be £0.00

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

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

- Inadequacy of parking.
- There is a need for housing in the locality not flats.
- Impact on privacy/amenity by way of overlooking.

5.00 SITE HISTORY

5.01 046067 - Erection of 15 No. dwellings – Permitted 20th October 2010.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1 – New Development.

Policy GEN1 – General Requirements for Development.

Policy GEN2 – Development Inside Settlement Boundaries.

Policy D1 – Design Quality.

Policy D2 – Location & Layout.

Policy D4 – Landscaping.

Policy AC13 – Access & Traffic Impact.

Policy AC18 – Parking Provision and New Development.

Policy HSG3 – Housing on Unallocated Sites.

Policy HSG8 – Density of Development.

Policy HSG9 – Housing Mix & Type.

Additional Guidance

Planning Policy Wales (PPW) – Edition 10

Supplementary Planning Guidance Note 2 – Space Around Dwellings.(SPGN2)

Supplementary Planning Guidance Note 23 – Developer Contributions to Education

Local Planning Guidance Note 13 – Open Space Contributions

Technical Advice Note 12 – Design.

Technical Advice Note 18 – Transport.

7.00 PLANNING APPRAISAL

7.01 Introduction

The site the subject of this application amounts to approximately 0.2 hectares in area, and is located at the end of Woodfield Avenue, Flint, to the north of Clarks Drive and south of Maes y Dre Avenue. The site was previously occupied by the former Flint Borough Working Men's Club which has been demolished. 4 No. dwellings on the site frontage with Woodfield Avenue have subsequently been constructed and occupied, in accordance with a previous permission which formed part of a wider development for a total of 15 No. dwellings on the site. This was permitted under 046067 in 2010.

7.02 Planning Policy / Background

The site is located within the settlement boundary of Flint as defined in the Flintshire Unitary Development Plan. As indicated, it has also had the benefit of planning permission for residential development on a wider site amounting to approximately 0.4 hectares in area. The principle of residential development on the site is therefore well established, and this is a material planning consideration which attracts significant weight.

7.03 Proposed Development

The plans submitted as part of this application which have been amended since initial submission, propose the erection of 19 No apartments in 3 No. separate blocks configured in an L-shape, around a central parking court. The proposed blocks which are a mix of 2 and 2.5 storey's in height would be constructed having facing brick external walls and concrete tile roofs.

7.04 For information the 3 No. blocks, the subject of this application are referenced below:-

Block A

This measures approximately 17m x 10m x 9.5m (high) is located to the rear of the 4 No dwellings that have been constructed fronting onto Woodfield Avenue.

Block B

This measures approximately 17m x 10m x 9.5m (high) and would be located to the north –west of Block A referenced above.

Block C

This measures approximately 28m x 10m with a ridge height between 9-9.5m. This block would be sited along the sites north western boundary.

7.05 Main Planning Considerations

It is considered that the main planning considerations to be taken into account in determination of this application are:-

- a) The principle of development.
- b) Character and appearance
- c) Living conditions
- d) Adequacy of access/parking
- e) Aura/educational contributions

7.06 Principle

As indicated the site is located within the settlement boundary of Flint and has had the benefit of planning permission for residential development which has commenced in accordance with planning permission 046067. The principle of residential development at this location is therefore well established.

7.07 Character and Appearance

The proposed density and site layout would provide for a form of development which would be sympathetic to the character of existing development in proximity to the site within this urban context. The density of development amounts to approximately 59 dph. This it is acknowledged is higher than the 30dph that Policy HSG8 of the Flintshire Unitary Development Plan seeks to achieve on allocated housing sites, but is considered acceptable in the context of the density of existing development and site's location within a Category A settlement. Although this existing density amounts to approximately 29 dph, the site layout proposes development in a number of separate blocks. This helps to break up and reduce the massing of buildings at this location and help to assimilate it into the wider surroundings.

7.08 In design terms the elevational plans submitted propose the use of facing brick external walls and concrete roofs to reflect the materials used in existing development at Woodfield Avenue. The ridge height of Block A would be approximately 0.5m higher than existing units at Woodfield Avenue which combined with a reduction in land levels of approximately 0.3m would help to minimise its impact.

7.09 Living Conditions

Of fundamental importance in consideration of this application is ensuring that the living conditions of the occupiers of existing /proposed dwellings are safeguarded as part of the application having regard to Supplementary Planning Guidance Note 2 – Space Around Dwellings.

7.10 Having regard to this guidance, there are a number of existing dwellings in proximity to the proposed site the relationship summarised as follows:-

The gable elevation of Block A of the proposed development would be located approximately 12m from the rear of existing properties Nos 1 & 2 Woodfield Avenue. Within the gable elevation of this block relative to these dwellings, it is proposed to introduce a first floor obscure /fixed window which can be conditioned to avoid overlooking of these existing properties. This is considered acceptable having regard to SPGN2

- 7.11 The frontage elevations of Blocks A & B would be located approximately 27m from the common site boundary associated with curtilages of existing properties at 100 Woodfield Avenue and 35 Maes –Y - Dre Avenue. This is considered acceptable having regard to SPGN2.
- 7.12 The gable elevation of Block C would be located in proximity to the sites north eastern boundary, the closest properties being located at Nos 35 & 60 Maes –Y- Dre. Whilst there would be no direct interface relationship between the dwellings, which would not oblige consideration in accord with SPGN2, it is proposed to introduce a first floor obscure fixed window into the gable elevation of this unit relative to these properties, to minimise the impact of development. This can be secured by condition if the proposed development is supported.
- 7.13 The L-shaped form of development would result in a close relationship between Block B & C, whereby part of the frontage /gable associated with these units would be within approximately 2m of each other. In design of these units at this corner of the site, the windows have been positioned so there would be no direct inter-relationship between habitable rooms and the amenity /living conditions of the occupiers can be safeguarded. This is acceptable having regard to SPGN2.
- 7.14 Access and Parking
Consultation on the application has been undertaken with the Highway Development Control Manager, who has requested amendments to the initially submitted layout, to ensure the satisfactory functioning of the parking /turning facilities proposed. It is acknowledged that the level of parking provision within the site to serve the development, exceeds maximum standards in accordance with Technical Advice Note 18, and although there is a shortfall of 3 No spaces, the principle of development within this sustainable location is acceptable from a highway perspective. To this effect, and following the receipt of amended plans, there is no objection to the development, subject to the imposition of conditions as referenced in paragraph 2.01 of this report the application is supported.

7.15 Open Space

Aura recommends the payment of a commuted sum for the enhancement of existing recreation facilities within the locality in lieu of on-site provision. This requires the payment of £733 per apartment which would need to be controlled by a Section 106 Obligation, Unilateral Undertaking or advance payment the monies

7.16 Education

Primary and Secondary formula multipliers have been applied to assess the potential impact of the proposal on the capacity of both Primary and Secondary Schools. Both schools have 5% surplus spaces threshold as set out in SPG23, I am advised by Education colleagues that the section 106 trigger points have not been met and contributions would not be sought in this respect.

7.18 Other Matters

A third party has written in expressing that there is a need for housing and not flats. As advised in the report the partial implementation of a previous planning permission for 15 houses has been carried out with the four houses built out on the site. However, the developer has chosen to redevelop the remainder of the site for flats. There is no evidence or adopted planning policy to support the view that houses and not flats are required, and therefore this matter can attract very little weight in the overall planning balance.

8.00 Conclusion

Having regard to the planning history of the site and the fact that the proposal meets the Council's requirements in terms of density, design and separation distances, the proposed development is considered acceptable for the reasons set out above.

8.01 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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