

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY 12<sup>TH</sup> DECEMBER 2012**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **FULL APPLICATION - SUBSTITUTION OF 8NO. HOUSETYPES AND ERECTION OF ADDITIONAL DWELLING AT LAND AT 'ALLTAMI HEATH', FIELD FARM LANE, BUCKLEY**

**APPLICATION NUMBER:** **050151**

**APPLICANT:** **PERSIMMON HOMES NORTH WEST**

**SITE:** **LAND AT 'ALLTAMI HEATH', FIELD FARM LANE, BUCKLEY**

**APPLICATION VALID DATE:** **21<sup>ST</sup> SEPTEMBER 2012**

**LOCAL MEMBERS:** **COUNCILLOR C. ELLIS**

**TOWN/COMMUNITY COUNCIL:** **BUCKLEY TOWN COUNCIL**

**REASON FOR COMMITTEE:** **MEMBER REQUEST IN ORDER TO FULLY ASSESS THE PROPOSED REVISIONS TO THE SITE LAYOUT AND MIX OF HOUSE TYPES**

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

**1.00 SUMMARY**

1.01 This full application proposes the substitution of house types on 8 No. plots and erection of an additional dwelling within a previously permitted development for a total of 89 No. dwellings on land at Field Farm Lane, Buckley

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

- 2.01
1. Time limit on commencement.
  2. in accordance with approved plans.
  3. Details of external materials to be submitted and approved.
  4. Code for sustainable homes pre commencement and post construction.
  5. Development to remain subject of conditions attached to planning permission reference 046845.

### **3.00 CONSULTATIONS**

#### 3.01 Local Member

##### Councillor Ms C.A. Ellis

Request planning committee determination in order to fully assess the proposed revisions to the site layout and changes to the mix of house types.

##### Buckley Town Council

The following observations are made in relation to this planning application:-

1. The proposed substitute to the house types indicates that the four three bed semi-detached houses will replace four two bed mews houses and one additional Hanbury type three bedroom semi will also be added. The changes would appear to mean that the new proposal is for more expensive properties overall than the original proposal. It is questioned how that meets the affordability statement.
2. Do the changes alter the proportion of affordable houses as compared to the total?
3. The space between the dwellings does not appear to comply with Flintshire County Council's own requirements.

##### Head of Assets and Transportation

No objection and do not intend to make a recommendation on highway grounds.

##### Head of Public Protection

No adverse comments.

##### Dwr Cymru/Welsh Water

No comments.

### **4.00 PUBLICITY**

#### 4.01 Site Notice, Neighbour Notification

No responses received.

## **5.00 SITE HISTORY**

### **5.01 036776**

Outline – Residential Development. Approved 12<sup>th</sup> May 2004

### **042356**

Reserved Matters – Erection of 139 dwellings, roads, public open space and all associated works. Refused 31<sup>st</sup> May 2007.

### **043841**

Reserved Matters – Residential Development of 79 No. dwellings and 24 No. apartments. Withdrawn 8<sup>th</sup> October 2007.

### **044085**

Variation of Condition No. 2 attached to planning approval reference 036776 to extend the time for the submission of reserved matters and commencement of development. Approved 6<sup>th</sup> December 2007.

### **046845**

Reserved Matters – Residential Development consisting of 89 No. two storey dwellings, open space, roads and associated works. Permitted 8<sup>th</sup> August 2010.

### **049712**

Substitution of 9 No. house types. Permitted 6<sup>th</sup> September 2012.

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

Policy GEN1 – General Requirements for Development

Policy GEN2 – Development Inside Settlement Boundaries

Policy D1 – Design Quality, Location and Layout

Policy D2 – Design

Policy D3 – Landscaping

Policy HSG3 – Housing on Unallocated Sites Within Settlement Boundaries

Policy HSG8 – Density of Development

Policy HSG9 – Housing Type and Mix

Policy HSG10 – Affordable Housing within Settlement Boundaries

Policy AC13 – Access and Traffic Impact

Policy AC18 – Parking Provision and New Development

Policy SR5 – Play Areas and New Housing Development

Policy TWH1 – Development Affecting Trees and Woodlands

Policy TWH2 – Protection of Hedgerows

Policy WB1 – Species Protection

Policy EWP17 – Flood Risk

### **Additional Guidance**

Local Planning Guidance Note 2 – Space About Dwellings

The proposal generally complies with the above policies.

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

The site, the subject of this application amounts to approximately 0.18 hectares within the wider Persimmon Field Farm site of approximately 4.5 hectares in total, which has the benefit of planning permission for residential development. This site is bounded by Alltami Road to the north and existing residential development to the south off Aberllanarch Drive, Sunningdale and Wentworth Close.

### **7.02 Background**

By way of the background of planning history at this location, the overall site comprising 4.5 hectares in area, has the benefit of planning permission for the erection of a total of 89 No. dwellings, this being permitted under a Reserved Matters Application 046845 on 5<sup>th</sup> August 2010. Development has commenced in accordance with this previous permission.

### **7.03 Proposed Development**

The plans submitted as part of this application propose the substitution of house types in respect of 8 No. plots which occupy a central position within the development (63-70) together with the erection of an additional dwelling (70a) with associated modifications to the site layout. This would increase the total number of dwellings proposed within the site from 89-90, although the road pattern remains unaltered from that previously granted.

7.04 The applicants have advised that the proposed revisions are in response to market demand for specific house types replacing a number of previously approved mews properties and replacing them with 3 No. bed semi-detached properties.

### **7.05 Principle of Development**

The principle of residential development at this location has been established following the grant of outline planning permission under Code 036776 on 12<sup>th</sup> May 2004. In addition a subsequent reserved matters application for the erection of 89 No. two-storey dwellings was permitted under Code No. 046845 on 5<sup>th</sup> August 2010. The principle of residential development on this site is therefore well-established subject to ensuring that the development would result in a satisfactory well balanced layout and the safeguarding of residential amenity.

### **7.06 Design / Appearance**

The plans submitted propose the substitution of house types with associated modifications to the defined curtilage areas of the proposed dwellings. The pattern and orientation / relationship of the dwellings to each other is considered to be acceptable providing for a

well balanced site layout at this location.

7.07 The house types / designs are considered to be reflective of the character of development already permitted incorporating house types already approved within the development and would be sympathetic to the character of the site / surroundings providing for a consistency in terms of design and use of materials.

7.08 Site Layout

Of particular importance in consideration of this application given the proposed changes to the initially approved site layout, is ensuring that the privacy / amenity of the occupiers of existing / proposed dwellings are safeguarded.

7.09 The concerns / objections received in this respect are duly noted. For Member's information, the site layout proposed ensures that the distances orientation and fenestration details between dwellings would be in accord with the Council's Local Planning Guidance Note 2 – Space About Dwellings and privacy / amenity safeguarded as part of the proposed development.

7.10 House Types / Mix

For Member's information, the initial outline permission for the development of the site was approved in 2004 and was considered in advance of the requirement to secure an element of affordable housing provision in accordance with Policy HSG10 of the Unitary Development Plan

7.11 Although there is no legal agreement / condition in place to formally secure or control affordable housing provision within the development, the site layout still retains 10 No. 2 bed units within the scheme in order to maintain a level of provision to meet a cross-section of housing need.

7.12 In addition to the above, the developers have advised that the 3 No. bed units proposed are still considered to be first time buyer or small starter family homes and that they offer a shared equity scheme which provides the opportunity for a purchase on an 80 – 20% equity basis.

7.13 Adequacy of Highways

Consultation on the application has been undertaken with the Head of Assets and Transportation. It has been confirmed that as there are no changes to the road layout for the site from that previously permitted under code no. 046845, there is no objection to the proposed development.

**8.00 CONCLUSION**

8.01 It is considered that the proposed modifications to the site layout, the substitution of house types and erection of an additional dwelling is

acceptable at this location having regard to the character of the site and surroundings. The house types proposed provide for a high quality scheme providing a well balanced layout which it is considered can be supported.

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.

**Contact Officer:** Mark Harris  
**Telephone:** 01352 703269  
**Email:** [robert.m.harris@flintshire.gov.uk](mailto:robert.m.harris@flintshire.gov.uk)