

FLINTSHIRE COUNTY COUNCIL

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

DATE: **9TH APRIL 2014**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **ERECTION OF A POST 16 EDUCATION CENTRE AND ASSOCIATED WORKS AT DEESIDE COLLEGE, KELSTERTON ROAD, CONNAH'S QUAY.**

APPLICATION NUMBER: **051722**

APPLICANT: **COLEG CAMBRIA**

SITE: **COLEG CAMBRIA, KELSTERTON ROAD, CONNAH'S QUAY**

APPLICATION VALID DATE: **11/2/2014**

LOCAL MEMBERS: **CLLRS P. SHOTTON & A. DUNBOBBIN**

TOWN/COMMUNITY COUNCIL: **CONNAHS QUAY TOWN COUNCIL**

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT AND COUNCIL INTEREST**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a full planning application for the erection of a post 16 Education Centre and associated works at Deeside College, off Golftyn Lane, Connah's Quay to accommodate approx. 700 students. The issues for consideration are the principle of development, design/appearance, visual/residential impacts, ecology impacts, and highway impacts.

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

- 2.01 That conditional planning permission be granted subject to the following conditions:

Conditions

1. 5 year time limit
2. In accordance with approved plans
3. Approval of external materials to roofs, walls, windows, terraces including external ground surfacing
4. Compliance with BREEAM standard
5. Submission for approval of landscaping scheme
6. Implementation of landscaping scheme
7. No commencement of development until submission for approval of details for root protection area for specified trees to be retained.
8. Submission for approval of further details for the relocation of badgers and the timing of such works and the long term safeguarding of the site new sett for their use.
9. Submission for approval of details for public art
10. Submission for approval of comprehensive scheme for the foul, surface and land drainage
11. No land drainage into the public sewerage system
12. No surface water into the public sewerage system unless otherwise approved
13. Foul and surface waters drained separately from the site

3.00 CONSULTATIONS

3.01 Local Members

Councillor P. Shotton

Acceptable development, pleased about off road parking arrangements as parking now proposed on site. Long awaited development.

Councillor A. Dunbobbin

Supports the application

Adjacent Connah's Quay Ward Members

Councillor Ian Dunbar

Fully endorses the application for the youngsters of Flintshire and await its construction

Connah's Quay Council

Do not object to the application

Head of Assets & Transportation

Awaiting final comments which will be reported as late observations to the Planning Committee

Environment Directorate (Rights of Way)

There are no affected public footpaths or bridleways in the immediate

vicinity, therefore no observations to make.

Public Open Spaces Manager

No objections subject to detailed specification of equipment being subject to a planning condition and maintenance payment.

Civil Contingencies Manager

No objections or comments

Head of Public Protection

No adverse comments

SP Energy Networks

Applicant's attention brought to plant/machinery in the locality.

Welsh Water

Requests standard conditions be applied relating to land, surface, foul drainage and comprehensive drainage. Notes to applicant.

Natural Resources Wales

No objections subject to condition regarding surface water details

Sport Wales

Object due to the loss of recreational sports ground

Liverpool John Lennon Airport

No objections

Clwyd Powys Archaeological Trust

No archaeological implications

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

The application has been publicised by means of site notices, press notices and neighbour notification letters. The proposal has been advertised as a departure to the adopted development plan.

Two emails of objection have been received in response to this application whose comments are summarised as follows,

- Access should be off an improved Kelsterton Road access point in the interests of highway safety as the proposed access off Golftyn Lane is heavily used by traffic, is hazardous, has a lot of on road parking and a major route used by children
- Local road infrastructure cannot cope with any more traffic especially buses in an area where there is a football field/sports ground, high school, large college and sports centre on the site
- Local residents cannot access properties safely already due to volume of traffic in the area

- Litter will increase in the locality as a result of the proposal

5.00 SITE HISTORY

5.01 None of direct relevance although the overall campus has a long planning history of development

6.00 PLANNING POLICIES

6.01 Adopted 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 and Layout
- Policy D3 - Building design
- Policy D4 - Landscaping policy
- Policy D6 – Public Art
- Policy AC2 - Pedestrian Provision and Public Rights of Way
- Policy AC13 - Access and Traffic Impacts
- Policy AC18 - Parking Provision and New Development
- Policy SR4 – Protecting Recreational Open Space
- Policy EPW2 - Energy Efficiency in New Development
- Policy EWP3 - Renewable Energy in New Development
- Policy CF2 – Development of New Facilities
- Policy SR4 – Protecting Recreational Open Space
- Policy IMP1 – Planning Conditions and Planning Obligations

Planning Policy Wales

Technical Advice Note 18 - Transport

Technical Advice Note 22 - Sustainable Buildings

7.00 PLANNING APPRAISAL

7.01 Principle of Development

This is a full planning application for the erection of a post 16 Education Centre and associated works at Deeside College, off Golftyn Lane, Connah's Quay. The site measures 2.42 in hectares in area and fronts onto Golftyn Lane. The proposed development is detailed as follows,

- Approx. 6800m² in area including associated parking, servicing and landscaping
- A new vehicular and pedestrian access off Golftyn Lane
- Visitor parking and staff parking in addition to parking provision for coaches/buses for students and serve the overall campus

- Would cater for approx. 700 students
- Accommodation to be provided over 3 floors including classes, art studios, staff facilities, external terraces, study areas, and café
- The building would stand at 14.7 metres to its parapet
- Would be contemporary in design using coloured external cladding
- Landscaping

7.02 The proposal is submitted as a result of the Council's restructuring of sixth form provision at various schools in the County and would lead to amalgamation of a number of sixth forms to allow for a post 16 education centre which would be run in conjunction with College Cambria.

7.03 The majority of the site is surplus sports field owned by the Coleg Cambria with the rest being surplus land within the overall site which is currently used as informal parking space. The site is bordered to the south by Golftyn Lane, to the west by Connah's Quay High School, to the east by the athletic grounds attached to the college and to the north by parking/campus buildings associated with the college.

7.04 The application is accompanied by a Design & Access Statement, Environmental Strategy, Tree Survey, Biodiversity Survey and Report, Ecology Report, Transport Assessment, Green Travel Plan, Drainage Strategy, Badger Survey/Mitigation and Geo-environmental/technical investigations.

Principle of Development/Policy Context

7.05 The proposed site is located within the Connah's Quay settlement boundary where the principle of development is generally accepted. Relevant UDP Policies are SR4 (protecting recreational open space) and CF2 (development of new facilities). Policy SR4 of the UDP does not preclude per se the development of recreational open space however there needs to be adequate recreational open space in the surrounding area and the Council needs to be satisfied the land will not be required in the longer term for the school or community use. The applicant maintains the land is surplus to requirements and that they have more than adequate provision within the site which contains an athletics track and other related sports catered for within the boundaries (in addition to an indoor sports complex). Policy CF2 is permissive of new educational facilities on suitable sites within development boundaries. The applicant has been advised to further justify the loss of the playing field which will be presented to Members as late observations at Planning Committee. I await the applicant's further justification for the loss of the playing field, however, when considering both policies there appears to be a reasonable case for the loss of recreational land and the redevelopment of the site for educational purposes and therefore the proposed development is considered acceptable in principle.

- 7.06 Design/Appearance/Landscaping
The proposed development would be provide accommodation to be provided over 3 floors including classes, art studios, staff facilities, external terraces, study areas, and café. The building would be of a distinctive contemporary design using coloured external cladding facing towards the entrance of the site onto Golftyn Lane.
- 7.07 In sustainability terms, the orientation of the proposal is such that solar panels are positioned on the roof of the southern elevation, whilst photovoltaic panels would generate electricity whilst an air source heat pump would provide heat from the ground during the winter months.
- 7.08 Visually the building would be seen against the existing Connah's Quay High School to the south and the rest of Coleg Cambria to the west and therefore in visual terms would not look out of character within the street scene as viewed from Golftyn Lane. The contemporary design is considered acceptable. The use of coloured external cladding to the building needs careful consideration in regards to quality and finish of the material proposed (including external hard landscaping to ground surface material) and to this end a condition should be attached to any grant of planning permission requiring submission of samples prior to them being applied.
- 7.09 Landscaping on the site involves new tree planting to the eastern boundary with Golftyn Lane and to the boundaries of the site. Existing planting is retained in part (primarily to the west where there are some mature trees and hedging to the front of the site). Whilst the proposed landscaping is acceptable in principle it lacks sufficient detail and therefore a condition should be attached to any planning permission requiring a detailed planting scheme. The mature trees need to be protected during construction works via a suitably worded planning condition.
- 7.10 In line with council Policy D6, public art should be required on a publicly accessible building and is considered the proposed development should require some form of public art with such details submitted for approval to the Council beforehand. Ordinarily the public art would be either mounted on the external fabric of the building or be some form of stand-alone structure within the grounds. The planning condition should include reference to the timing of such works and the method of delivery.
- 7.11 The proposed development is considered acceptable in design and appearance subject to the imposition of conditions referred to above.
- 7.12 Impact on Existing Residential Amenities
The nearest residential properties to the proposed development are located on the opposite side of Golftyn Lane at approximately 65

metres away (wall of existing properties to wall of the proposed building) and therefore it is not considered there would be any detriment to existing amenities by way of overlooking/privacy/proximity. Whilst the proposed development would lead to more students visiting the overall site it is not considered this would be unduly detrimental to adjacent residential amenities over and beyond that which already exists.

7.13 The proposed development would be adjacent to and overlook Connah's Quay High school at approx. 30 metres away (wall to wall at its closest point, however on average this distance is approx. 50 metres away). The separation distance is considered acceptable especially bearing in mind both sites serve educational needs.

7.14 Ecology

The applicant has submitted a biodiversity survey/report, ecology report, and badger survey/mitigation to support their application. Neither the Council ecologist nor Natural Resources Wales have raised any objections to the proposed development subject to mitigation works to safeguard any potential protected species that may enter the site i.e. badgers. These mitigation works would include relocation of the existing badgers to a new nearby sett within the college grounds – this can be achieved via a suitably worded planning condition. In general ecology terms the site offers little value as it is a mown grass field/hard standing area, however, the mature trees to the rear of the site offer reasonable potential for roosting bats and these should be safeguarded via condition. It is considered that an appropriately worded condition can provide for the required mitigation works.

7.15 Highways

The applicant has submitted a detailed transport statement in support of their proposal. The proposed development would be accessed by vehicular traffic via one point on to Golftyn Lane which would allow for access to staff and visitor car parking, coach/bus parking manoeuvring space and pedestrian access for the students. Pedestrian access would also be possible for the overall college site from the north/west and there would also be a footway link into Connah's Quay High. Historically public transport visiting the overall site park on the public highway on Kelsterton Road and Golftyn Lane which is detrimental to highway safety and ideally should be eliminated if possible. The proposed development would result in public transport being diverted away from the Kelsterton Road entrance to the new entrance via Golftyn Lane.

7.16 The Head of Assets and Transportation is awaiting amended highway details in relation to the submitted transport assessment which shall be reported to the Planning Committee as late observations.

7.17 Whilst objections to the proposed development have been raised on

highway grounds, nonetheless, it is not considered the proposed development would be unduly detrimental to highway safety subject to a satisfactory resolution of the points of detail requested by the Head of Assets and Transportation subject appropriately worded planning conditions.

7.18 Other Matters

In regards to drainage/flood issues, the proposed development has not been objected to by neither Welsh Water nor Natural Resources Wales and therefore subject to appropriately worded planning conditions the proposal is considered acceptable.

8.00 CONCLUSION

8.01 The proposal provides for a quality well designed modern educational facility which is acceptable in principle and detail subject to appropriately worded planning conditions.

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.

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