

FLINTSHIRE COUNTY COUNCIL

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

DATE: **25TH FEBRUARY 2015**

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

SUBJECT: **FULL APPLICATION – PROPOSED CHANGE OF HOUSE TYPES ON PLOTS 5, 6, 33 AND 35 TO 37, RESITING OF PLOT 34 WITH ADDITIONAL PLOT 73 AT CAE EITHIN, VILLAGE ROAD, NORTHOP HALL.**

APPLICATION NUMBER: **052907**

APPLICANT: **MR T ANWYL & CO LTD**

SITE: **CAE EITHIN, VILLAGE ROAD, NORTHOP HALL**

APPLICATION VALID DATE: **10.12.14**

LOCAL MEMBERS: **CLLR L A SHARPS**

TOWN/COMMUNITY COUNCIL: **NORTHOP**

REASON FOR COMMITTEE: **S106 REQUIREMENT**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is an application for the change of house types on plots 5, 6, 33, 35 – 37 and the re-siting of plot 34 with an additional plot 73. This involves amendments to the previously consented Phase 1 of residential development at land at Cae Eithin, Village Road, Northop Hall, which is currently under construction.

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

- 2.01 Subject to entering into a supplementary S106 agreement or unilateral undertaking to link this development with the requirement for the affordable housing provision and the open space and education contributions as required by 048855.

1. Time commencement
2. In accordance with plans
3. Other conditions relevant on 048855

If the Obligation pursuant to Section 106 of the Town & Country Planning Act 1990 (as outlined above) is not completed within six months of the date of the committee resolution, the Head of Planning be given delegated authority to REFUSE the application.

3.00 CONSULTATIONS

3.01 Local Member

Councillor L A Sharps

Agrees to the determination of the application under delegated powers. Supports the application.

Northop Community Council

No comments received at time of writing.

Highways Development Control

No objections.

Environmental Protection Manager

No adverse comments to make.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

None received

5.00 SITE HISTORY

5.01 **052406**

Erection of 4 dwellings (i) substitution of house type on previously approved phase 1 plot 38; (ii) substitution of sub-station with additional dwelling; (iii) erection of 2 dwellings (re-plan) of plots 19 and 20 phase 2) Committee resolution to grant permission 17.12.14 subject to the signing of a S106 agreement.

052388

Erection of 20 dwellings. Committee resolution 08.10.14 to grant permission subject to the signing of a S106 agreement.

048855

Residential development consisting of 51no. dwellings, new road

and creation of mitigation land in relation to ecology. Appeal against non-determination. Allowed on appeal 31.01.13

048373

Residential development consisting of 72no. dwellings, new road and creation of mitigation land in relation to ecology. Withdrawn 28.07.11

043413

Outline residential development 15.10.07

036558

Outline residential development 30.01.04

035046

Residential development 01.05.03. Dismissed on appeal 22.09.03

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 - New Development

STR 4 - Housing

GEN1 - General Requirements for Development

GEN2 - Development Inside Settlement Boundaries

D1 - Design Quality, Location and Layout

D2 - Design

D3 - Landscaping

WB1 - Species Protection

AC13 - Access and Traffic Impact

AC18 - Parking Provision and New Development

HSG1 – New Housing Development Proposals

HSG8 - Density of Development

SR5 - Outdoor Playing Space and New Residential Development

EWP14 - Derelict and Contaminated Land

EWP17 - Flood Risk

The proposal is in accordance with the above development plan policies.

7.00 PLANNING APPRAISAL

7.01 Introduction

This is an application for the change of house types on plots 5, 6, 33, 35 – 37 and the re-siting of plot 34 with an additional plot 73. This involves amendments to the previously consented Phase 1 of residential development at land at Cae Eithin, Village Road, Northop Hall, which is currently under construction.

7.02 Site description

The plots involved are in the north of the development site. They are

bounded by existing residential properties of 1-3 Britannia Cottages to the north with Village Road beyond. The plots are bounded by the residential spine road to the south and other plots in the development to the west and east.

7.03 Proposal

This is an application for;

- a) the change of house type on plot 5 from a Betws to a Porthmadog
- b) the change of house type on plot 6 from a Betws to a Dolwen
- c) the change of house type on plot 33 from a Criccieth to a Criccieth with a double garage
- d) Change of affordable houses on plots 35 – 37 from three 3 bed units to three 2 bed units
- e) the re-siting of plot 34 the Abersoch due to the amendments to the adjacent plots
- f) an additional plot 73 with an Abersoch house type

7.04 Issues

The application site is allocated for residential development within the Adopted Unitary Development plan for 93 dwellings. Planning permission was granted for 51 dwellings as part of phase 1 of the development on appeal in January 2013. Progress is underway to discharge the relevant conditions and the ecological mitigation has commenced to facilitate a start on site. Phase 2 of the development provides 20 dwellings and a house type substitution was resolved to be approved by this Committee relating to four plots, which led to an additional dwelling. This proposal affects phase 1 only of the development and leads to 1 additional dwelling. The total number of dwellings would therefore be 73.

7.05 Impact on residential amenity

Plots 5, 6 and 73 are adjacent to the dwellings which bound the west of the site on St. Mary's Drive. The Porthmadog on plot 5 has a side elevation facing the properties on St. Mary's Drive and has no windows at first floor level. The separation distances from the gable of this dwelling and the dwelling on St. Mary's Drive are 12 metres which is in accordance with the Council's Space Around Dwellings and a similar distance from the consented plot 5.

7.06 The amendments to plot 6 removes a detached garage from the boundary of the dwellings on St. Mary's Drive as the Dolwen house type has an integral garage. This dwelling also has no habitable rooms at first floor on the elevation which faces St. Mary's Drive and the separation distances are 17 metres to the existing property.

7.07 The addition of plot 73 is internal to the site and it is considered does not give rise to any detrimental impact on residential amenity. The other changes to plot 33, 34 and 35 – 37 to do not give rise to any amenity issues.

7.08 Education and open space contributions and affordable housing provision

A supplementary S106 agreement or unilateral undertaking is required to link this development with the requirement for the affordable housing provision and the open space and education contributions.

7.09 The changes to the affordable housing from 3 beds to 2 beds were at the request of housing to provide a better mix overall of properties for North East Wales Homes.

8.00 CONCLUSION

8.01 It is considered that the proposed change in house types does not give rise to any adverse impacts on residential amenity. It is therefore considered that permission be granted subject to the applicant entering into a supplementary S106 agreement or unilateral undertaking to link this development with the requirement for the affordable housing provision and the open space and education contributions and relevant conditions as required by 048855.

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.

LIST OF BACKGROUND DOCUMENTS

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

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