

FLINTSHIRE COUNTY COUNCIL

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

DATE: **25TH MARCH 2015**

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

SUBJECT: **FULL APPLICATION – 72 NO SELF CONTAINED 1 & 2 BED APARTMENTS WITH SUPPORTING COMMUNAL FACILITIES AT COLESHILL STREET, FLINT.**

APPLICATION NUMBER: **053076**

APPLICANT: **CLWYD ALYN HOUSING ASSOCIATION**

SITE: **COLESHILL STREET, FLINT,**

APPLICATION VALID DATE: **7TH JANUARY 2015**

LOCAL MEMBERS: **COUNCILLORS A. ALDRIDGE**
COUNCILLOR D. COX

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

REASON FOR COMMITTEE: **PROPOSED NUMBERS OF DWELLINGS EXCEED LIMIT FOR WHICH DELEGATED POWERS TO DETERMINE ARE CONFERRED TO THE HEAD OF PLANNING**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for the erection of an extra care and elderly support scheme comprising 72 apartments and associated parking at the site of the former maisonettes at Coleshill Street, Flint.
- 1.02 The issues for consideration are the principle of development, design considerations, impact on residential amenities, highways considerations, impact upon archaeology and drainage.

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

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

1. Time limit on commencement
2. In accordance with approved plans
3. All external materials to be submitted and approved
4. Boundary details to be submitted and approved
5. Landscaping scheme to be submitted and approved
6. Implementation of landscaping scheme.
7. Drainage scheme to be submitted and agreed.
8. Scheme for closure of existing accesses off Coleshill Road to be submitted and approved.
9. No other site works until accesses closed off.
10. No development until details of forming & construction of access submitted & agreed.
11. Scheme for parking and turning of vehicles to be submitted and approved.
12. Scheme for layout, design, means of signage, highway drainage, lighting and footways to be submitted and agreed.
13. Scheme for surface water interception between site and highway to be submitted and agreed.
14. No development until Construction Traffic Management Plan submitted and agreed.
15. Travel Plan to be submitted and agreed.
16. Window details to be submitted and agreed.
17. No development within 3 metres of centre line of water main.
18. No development until archaeological investigation scheme submitted and agreed. Development to accord strictly with agreed scheme thereafter.
19. No development shall commence unless and until a scheme has been submitted and agreed that satisfies the policy and planning guidance requirements relating to the retention of affordable housing.
20. No development shall commence unless and until a scheme has been submitted and agreed to satisfy the policy and planning guidance requirements relating to public open space and recreation.

3.00 CONSULTATIONS

3.01 Local Member

Councillor. A. Aldridge

No objection to a delegated determination.

Councillor D. Cox

No objection to a delegated determination.

Flint Town Council

No response at time of writing.

Highways (DC)

No objection subject to the imposition of conditions.

Pollution Control Officer

No response at time of writing.

Dwr Cymru/Welsh Water

No objections subject to conditions and notes in respect of the proposed drainage and the presence of a water main upon the site.

Natural Resources Wales

Notes the area is within a Flood Zone A and is therefore unlikely to be affected by flooding. The scheme should ensure that flood risk is not increased elsewhere. Accordingly a condition requiring the submission and agreement of surface water drainage proposals is suggested.

NRW advises that the distance between the application site and protected sites in the area is such that the development is unlikely to impact upon these sites.

CPAT

Has assessed the submitted archaeological investigation report and confirms it satisfies the curatorial advice and design brief and is therefore acceptable. Requests the imposition of a condition to address additional archaeological works.

SP Power Systems

No adverse comments.

Wales & West Utilities

No adverse comments.

4.00 PUBLICITY

- 4.01 The application has been publicised by way of a press notice, site notice and neighbour notification letters. At the time of writing, no letters have been received in response to the above consultation.

5.00 SITE HISTORY

5.01 **049972**

Prior Approval – Demolition of flats

Prior approval not required 27.7.2012

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Policy STR1	-	New Development
Policy STR4	-	Housing
Policy STR8	-	Built Environment
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 D4	-	Outdoor Lighting
Policy HSG3	-	Housing on Unallocated Sites within Settlement Boundaries
Policy HSG8	-	Density of Development
Policy HSG9	-	Housing Mix and Type
Policy HSG10	-	Affordable Housing within Settlement Boundaries
Policy AC13	-	Access and Traffic Impacts
Policy AC18	-	Parking Provision and New Development
Policy HE8	-	Recording of Historic Features

Planning Policy Wales

TAN12	-	Design
TAN15	-	Flood Risk
TAN18	-	Transport
TAN23	-	Economic Development

Local Planning Guidance Notes:

9	-	Affordable Housing
11	-	Parking standards
12	-	Access for All

Flint Strategy and Master Plan 2021

Flint Town Centre Development Brief

The proposal is considered to be in accordance with the above national and local planning policies and guidance.

7.00 PLANNING APPRAISAL

7.01 Site and Surroundings

This 0.437 hectare site occupies a prominent corner position on the junction of Coleshill Road and Earl Street within Flint town centre. It is presently largely vacant land, having been latterly occupied by maisonettes and associated circulation and parking space. Certain of the maisonettes are still present upon site although these are intended to be demolished as part of this proposal.

7.02 The site is bounded to the northwest by other existing arrangements

of maisonettes, with Bollingbroke Heights beyond. The western edges of the site are served via Feather Lea. Flint Library and the rear of premises on Church Street abut the site to the south. The northern and eastern edges of the site are marked by Coleshill Road and Earl Street, with residential terraced housing and the Catholic Church further to the east and Flint Leisure Centre further to the north.

7.03 The Proposals

The proposed development comprises an apartment block of 72No. 1 and 2 bedroom apartments. The height of the building is staggered from 4 storeys adjoining Coleshill Road and Earl Street with the rear part of the building at 3 storeys in height. The units are intended to provide extra care accommodation for older residents (aged 55+) and are available via an affordable rental scheme. The premises also includes provision of communal facilities to support the assisted living arrangements. These include a café, restaurant, multi-purpose rooms, a hairdressers, residents lounge and laundry.

7.04 Vehicular access to the site would be off Feather Lea with 24No. car parking spaces to the rear of the building, with principal pedestrian access to the building being derived from the car park. There are a number of pedestrian gated entrances to the site from Coleshill Road and Earls Street. A pedestrian link between Feather Lea and Earl Street is provided as a continuation of the pedestrian linkages between Church Street and the retails units and leisure centre to the north east.

7.05 The Principle of Development

Within the UDP, Flint is classified as a Category A settlement where most housing growth is expected to occur. The site is sustainably located with access to bus services and other local services and infrastructure.

7.06 In addition, the site is identified within both the Flint Strategy and Master Plan 2021 and Flint Town Centre Development Brief. These documents provide an overview for the re-development of parts of the town centre as a consequence of the removal of older and unsuitable forms of accommodation within the town. The application site forms part of the Spatial Framework of the Masterplan and is identified amongst the listed Short Term Projects within the plan as a residential opportunity site.

7.07 Accordingly, the principle of the development of this site is established not only through a policy presumption in favour of development of this type in this location, but also via the Masterplan and development brief specific to the town centre overall and the site in particular.

7.08 Design

The proposals have drawn upon the guidance set out in the Flint Town Centre Design Brief insofar as it relates to this site. The building

has created a new frontage to both Coleshill Road and Earl Street in order to create a built 'edge' reflective the original fortified boundary of the town. The design of the building reflects the aims of the brief to introduce residential form which creates street frontages and makes a clear distinction between the public and private realm.

- 7.09 The 4 storey form of the building at the junction of Coleshill Road and Earl Street, together with the contemporary design, serves to create a distinctive focal point on the approached from Aber Road towards the town itself which serves as a focal way finder on this approach. The proposals to serve the site in vehicular terms from the rear ensures that the design enables the street presence of the building to be softened by incorporating tree planting as part of the overall street scene creation.
- 7.10 The application was accompanied by a design statement and detailed discussions have taken place with the applicant to arrive at the current design. Whilst the building is four storeys in height, this must be viewed in the context of the maisonette development it is intended to replace and the tower blocks located further to the north west. In addition, the height serves to recreate the historical sense of enclosure along the street.
- 7.11 A palette of materials has been suggested for the external finishes of the building to enhance the visual impact of the building and to complement the character of the area. These include details such as a brick, render panels, faced block and a metal cladding system. Windows are proposed to be powder coated aluminium. The exact specification and finish colours are as yet determined and therefore I propose to condition the submission and agreement of the same prior to their use.
- 7.12 I am mindful of discussions which have occurred between the applicant and my Conservation Officers in relation to the finish standards of the materials to be used. Accordingly, the submissions to satisfy this condition shall include details that provide for a metal cladding system of copper or tained zinc, with a standing seam joint. In addition, a scheme to detail the finished brick features within those elements of the elevations proposed to be formed in brick will be conditioned.
- 7.13 The proposed scheme would redevelop a key site within Flint town centre in accordance with development plan policies. The proposed apartment building would not be out of character with the site and its surroundings and is of a modern design using quality materials which would enhance the overall appearance of the area.
- 7.14 Archaeology
The site occupies a position which corresponds to the position of the original medieval town boundary at the junction of Coleshill Road and

Earl Street. Given the fact that proposals involve a large scale clearance of built form in this location, it was considered that there would be a need for the site to be the subject of both a desk based and an intrusive archaeological investigation.

- 7.15 These investigations have been undertaken by Archaeology Wales and a report (dated Feb 2015) into the same produced. This report identifies that remains of the original medieval bank and ditch which formed the ramparts to the original town still exist within the site. In addition, there are other archaeological remains relating to both the development of Flint before its foundation as a planned town, and other remains relating to domestic activity in the medieval period.
- 7.16 The report concludes that the scope of investigation was limited by those areas of the site which were available and accessible for investigation. It advises that, in conjunction with the clearance of the site prior to the commencement of development, there is a great scope for further archaeological investigation.
- 7.17 The findings of the report have been considered by CPAT, in consultation with CADW. CADW have decided that the remains in respect of the rampart are not such that would wish to designate them as a Schedule Ancient Monument. However, the report considers that great potential exists for further surviving remains to exist for a distance of 15 metres further to the north of the site.
- 7.18 Accordingly, CPAT have advised that this potential should be investigated further during the course of the preparation of the site for development to allow for a full recording of the remains before the proposed development proceeds. Accordingly it is suggested that a condition be imposed upon any grant of permission which requires a further programme of archaeological work to be submitted and agreed before any other works are undertaken. Thereafter the development should be undertaken in strict accordance with this scheme.
- 7.19 Highway impact
The proposals, being a form of sheltered housing, fall within Use Class C3. Local Planning Guidance Note 11 – Parking, requires that proposals of this ilk make provision for 1 car parking space per 3 units in addition to emergency vehicle access. This equates to 24 car parking spaces. The proposals make this provision and therefore are in accord with the policy requirements in this regard.
- 7.20 It should however be noted that the site is located within a town centre and is within 50 metres of existing public car parks. The proposed site is also in walking distance of local bus and rail links, leisure and education facilities and the town retail centres. Accordingly the site is considered to be sustainably located in highway terms.
- 7.21 The proposals have been to subject of consultation with Highways

(DC) who have assessed the proposals in terms of impact upon highway safety and have advised that there is no objection to the proposals, subject to the imposition of conditions. In coming to this view, regard has been had to the traffic generation associated with the site when the maisonettes were occupied.

7.22 Other matters

No public open space is proposed as part of the development. Due to the type and size of the proposed development the Authority would not be seeking on site recreation provision. However, the scheme will still be required to address the Council's Policy and guidance requirements in relation to the need for the scheme to provide for the public open and recreation need of future occupiers.

7.23 As the Council own the application site, I propose a condition in respect of the above issue such that no development is permitted to commence until a scheme to address the public open space and recreation issue is submitted and agreed.

7.24 In respect of affordable housing policies, although the applicant is a Registered Social Landlord and should operate in a manner consistent with the aims of the Council's planning policies in terms of the provision of affordable housing and, in this case, are proposing a scheme of 100% affordable housing, safeguards should still properly be sought to ensure the retention of the same in the future.

7.25 Therefore I propose to condition that no development is permitted to commence until a scheme detailing the methods via which the affordability of these units will be secured in perpetuity is submitted to and agreed in writing with the Local Planning Authority.

7.26 The proposals have been considered in terms of both drainage and flood impact. Neither is a concern subject to an appropriate condition to agree the proposed drainage and surface water regulation proposals. Dwr Cymru have noted the presence of a water main upon the site, along the frontage of Coleshill Road, within 3 metres of which there should be no development. I have assessed the proposals against the advised position of the pipe and am satisfied that the building occupies apposition greater than 3 metres from this water main.

8.00 **CONCLUSION**

8.01 The proposed development is therefore considered acceptable in principle and detail subject to conditions of the form outlined in paragraphs 2.01 above.

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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