

FLINTSHIRE COUNTY COUNCIL

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

DATE: **WEDNESDAY, 22 APRIL 2015**

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

SUBJECT: **GENERAL MATTERS - CONVERSION OF REAR OF FORMER CHURCH TO TWO BED APARTMENT AT ENGLISH CONGREGATIONAL CHURCH, HIGH STREET, BAGILLT**

1.00 APPLICATION NUMBER

1.01 051084

2.00 APPLICANT

2.01 MR. B. WILDE

3.00 SITE

3.01 ENGLISH CONGREGATIONAL CHURCH,
HIGH STREET, BAGILLT

4.00 APPLICATION VALID DATE

4.01 7 AUGUST 2013

5.00 PURPOSE OF REPORT

5.01 The purpose of this report is to obtain the authority to refuse this application which is awaiting the completion of a Section 106 Obligation and currently remains undetermined.

6.00 REPORT

6.01 Members may recall that consideration of this application was undertaken at the Planning and Development Control Committee held on the 12 March 2014. It was resolved by Members that conditional permission be granted subject to the applicant entering in to a Section 106 Obligation to ensure that the development provides for affordable rentable accommodation for the Bagillt area. A copy of the report to the Planning and Development Control Committee held on the 12 March 2014 is attached as Appendix A.

- 6.02 Despite the applicant's agent being contacted on a number of occasions and a draft copy of the Section 106 Obligation being provided, no response has been received. As there has been no progress made by the applicant's agent to sign the Section 106 Agreement, it is recommended that the application be refused. (This application predates the provision which is included in current reports allowing a refusal to be issued under delegated powers if an obligation is not signed within 6 months of the resolution)
- 6.03 The original report to committee (12th. March, 2014) is appended and the proposed development conflicts with Policy HSG3 of the adopted Flintshire Unitary Development Plan if the resultant dwellings are not affordable under the terms of the policy. The purpose of this report is therefore to obtain the resolution from Members which allows the application to be refused.

7.00 RECOMMENDATIONS

- 7.01 That planning permission be refused for the following reason.

The proposed development does not make provision for affordable homes (rental value of 80% market value for the Bagillt area) and it is therefore considered that it conflicts with Policy HGS3 of the adopted Flintshire Unitary Development Plan.

LIST OF BACKGROUND DOCUMENTS

Planning application and supporting documents

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