

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **20<sup>TH</sup> MAY 2015**

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

**SUBJECT:** **OUTLINE APPLICATION WITH ALL MATTERS RESERVED FOR THE CONSTRUCTION OF OVER 55'S EXTRA CARE ACCOMMODATION AT CAR PARK, HALKYN ROAD, HOLYWELL**

**APPLICATION NUMBER:** **053048**

**APPLICANT:** **WALES & WEST HOUSING**

**SITE:** **CAR PARK,  
HALKYN ROAD, HOLYWELL**

**APPLICATION VALID DATE:** **15<sup>TH</sup> DECEMBER 2014**

**LOCAL MEMBERS:** **COUNCILLOR P. J. CURTIS  
COUNCILLOR H.G. ROBERTS (adjoining)**

**TOWN/COMMUNITY COUNCIL:** **HOLYWELL TOWN COUNCIL**

**REASON FOR COMMITTEE:** **LOCAL MEMBER REQUEST COMMITTEE DETERMINATION TO ENABLE GREATER CONSIDERATION OF THE PROPOSED LOCATION**

**SITE VISIT:** **YES, TO ENABLE THE MEMBERS OF THE COMMITTEE TO VIEW THE SITE**

**1.00 SUMMARY**

1.01 This application is submitted in outline with all matters of detail Reserved for future consideration and approval. The application is accompanied by an indicative layout and parameters of the scale of the proposed development are set out in the accompanying Design and Access Statement. However, these are purely indicative and members are reminded that this application concerns itself solely with the principle of the development of this site for residential purposes.

1.02 The application seeks to establish the principle of the development of this 0.73 hectare site for the purposes of an over 55's Extra Care facility, together with associated infrastructure.

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

2.01 Suggested Conditions:

1. Outline - Time limit
2. Outline - Details of reserved matters
3. In accord with approved plans
4. Outline - Submission and approval of site levels
5. No access formation until scheme agreed.
6. Submission of siting, layout and design of means of access
7. Submission of detailed siting, layout and design of the site accesses, public car parking and widening of un-adopted road prior to commencement.
8. Scheme for parking & turning facilities to be submitted & agreed.
9. Travel plan to be submitted prior to first occupation of any apartments.
10. Scheme for positive means to prevent surface water run off on to Highway to be submitted and agreed.
11. Public rights of way to be marked out and safeguarded during course of development.
12. No development until a construction traffic management plan is submitted and agreed.
13. Foul and surface water discharges drained separately
14. Surface water not allowed to connect, directly or indirectly to public sewerage system
15. Land drainage run-off shall not be permitted to discharge, directly or indirectly into public sewerage system
16. Contaminated land report submitted and approved identifying any land contaminants and if found any remediation/mitigation measures prior to commencement of development.
17. Scheme for comprehensive integrated drainage system to be submitted and agreed. Such scheme to include surface water regulation system.
18. No occupation of any units until public car parking has been provided in full and strict accordance with agreed scheme.

**3.00 CONSULTATIONS**

3.01 Local Member  
Councillor P.J.Curtis

Requests that the application is considered by the Members of the Committee following a site visit as he considers that the location of the site needs to be seen and discussed by the Committee.

Councillor H. G. Roberts (Consulted as adjoining ward member)

No formal response at time of writing.

Holywell Town Council

Supports the principle of the provision of an Extra care facility upon an appropriate site within Holywell.

Does not consider the application to be an appropriate site for the following reasons:

1. Proposals to off-set the loss of car parking arising from the development do not mitigate other anticipated highway impacts;
2. Increased impacts upon highway safety arising from indiscriminate parking as a consequence of the loss of designated parking areas;
3. Impacts upon residential amenity of the future occupiers of the Extra Care facility arising from the proposed public parking surrounding the site;
4. Detrimental impact upon nearby community facilities as a consequence of the loss of parking provision; and
5. Concern that there is no comparable replacement parking provision made to continue the long term parking provisions secured at this site as a consequence of the Tesco development in Holywell.

Highways DC

No objection to the proposals subject to conditions.

Pollution Control Officer

Requests that a condition requiring a land contamination survey, and associated remediation strategy if required, is attached to any grant of planning permission.

Welsh Water/Dwr Cymru

No response at time of writing.

Natural Resources Wales

No objections. Requests the imposition of conditions in relation to the need for a surface water regulation scheme to be agreed.

The Coal Authority

No adverse comments. Standard advice applies.

#### **4.00 PUBLICITY**

- 4.01 The application has been publicised by way of the publication of a press notice, display of a site notice and via neighbour notification letters.

4.02 At the time of writing, 11No. third party letters have been received in response to the publicity exercise. In addition, 2No. petitions bearing a total of 1113 signatures have also been received. The following issues are raised in objection to the proposals:

1. Concerns in relation to indiscriminate overspill parking in the surrounding streets as a result of the loss of parking spaces;
2. Concerns that the loss of parking will result in insufficient parking for nearby community uses;
3. Insufficient mitigation parking spaces provided to compensate for loss;
4. Replacement parking should be located more closely to the town centre;
5. Insufficient parking spaces for the proposed building;
6. Car park is used in conjunction with Holywell Town Football Club and the development will result in the loss of publically available parking at a time when the success of the club is generating larger attendances and therefore demand for parking;
7. Closure of Flint Community Hospital has resulted in increased visitor numbers to Holywell Hospital and consequent demand for parking; and
8. Potential for traffic conflicts with so many uncontrolled access points in close proximity to each other.

## **5.00 SITE HISTORY**

5.01 The wider site and its surroundings have extensive historical planning permission relating to the former Council depot, development of the Bodowen Surgery and the adjacent Holywell Community Hospital. The applications listed below reflect the site history in relation to residential development (and related) proposals at the application site.

### **038071**

Outline – Residential Development  
Withdrawn 18.05.2005

### **040220**

Outline – Residential Development  
Permitted 20.04.2007

### **040213**

Construction of car park and roundabout including lighting columns.  
Permitted 27.2.2006

### **045212**

Variation of condition 2 attached to 40220  
Permitted 12.12.2008

**047926**

Outline – Erection of 15 dwellings  
Permitted 19.9.2011

**054329**

Outline - Residential Development  
Permitted 10.10.2014

**6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

- Policy STR1 - New Development
- Policy STR4 - Housing
- Policy GEN1 - General requirements for development
- Policy GEN2 - Development inside settlement boundaries
- Policy HSG3 - Housing on unallocated sites within settlement boundaries.
- Policy AC18 - Parking provision and new development

The proposals would comply with the above policies.

**7.00 PLANNING APPRAISAL**

7.01 The Site and Surroundings

The site comprises approximately 0.73 hectares of a combination of vacant, overgrown land and the adjacent public car park to the rear of Bodowen Surgery. The site is accessed via a shared point of access from Halkyn Road and lies to the south-east of Holywell Town Centre. The site is set within the wider context of an established residential area to the north (beyond fields and woodlands), Holywell Community Hospital to the South, Holywell Town Football Club to the East and Bodowen Surgery to the West.

7.02 The Proposed Development

The proposal is an outline application with all matters reserved for subsequent approval for residential development. An illustrative layout has been submitted showing the construction of a 3 storey Extra Care building providing 20No. 1 bedroomed apartments and 46No. 2 bedroomed apartments.

7.03 The proposals also include the provision of 53No. car parking spaces to mitigate for the loss of the existing public car park. The access has been indicated to be off the internal access road serving the hospital, proposed mitigation car park and football club which in turn is off Halkyn Road.

7.04 The Main Issues

The main issues for consideration in the determination of this application are:

- the principle of the development in planning policy terms;
- the impact arising from the loss of public car parking spaces;
- the impact of the proposals upon highway safety;
- the implications of any historical contamination upon the site; &
- impacts upon residential amenity.

7.05 Principle of Development

As the site is located within the settlement limit for Holywell, a Category A settlement within the Flintshire Unitary Development Plan, the principle of residential development upon the site is considered acceptable.

7.06 In addition, Members should be aware that the planning permission granted under application reference 054329 remains extant for the eastern part of this site.

7.07 Loss of Public Car Parking

Approximately two thirds of the proposed development site is presently occupied by the long stay public car park which provides 100 spaces to serve the town centre. Concerns have been expressed from a variety of sources that the development of the site will give rise to a lack of long stay car parking for the town. In addition the car park serves, (although was never provided for the purpose of serving) the adjacent Holywell Community Hospital, Holywell Town Football Club, Nearby Schools and the Adjacent doctors surgery. In each instance, the use of the car park is ancillary to the parking provisions and arrangements for each of these premises. Concerns have been raised that the loss of such ancillary parking will give rise to indiscriminate parking upon the streets in the surrounding area, to the detriment of highway safety.

7.08 In recognition of these concerns, a survey of usage was undertaken by the Parking Services Manager. This survey established that, on average, 50% of the provided spaces were in use on a daily basis, although the exact nature of the use was not established. The results of this survey have been used to amend the proposals such that, in addition to proposed parking provision for the proposed residential use of the site, part of the site fringe will be used to form 2No. public car parking areas to mitigate against the impact of the loss of car parking.

7.09 These mitigation parking areas are proposed to be located:

1. in an area between the site and the existing surgery car park to the west and will provide 33No. parking spaces, and
2. in a frontage area between the site and the roadway serving the football club which will provide 20No. parking spaces.

7.10 These proposals have been the subject of re-consultation with, amongst others, Highways DC who advise me that, subject to the

condition set out in Section 2 of this report, there is no objection to the proposals arising from the reduction in available parking spaces.

7.11 Impacts upon Highway Safety

Concerns specific to parking on adjacent highway and the approach road to the site have also been raised as a consequence of the concerns in respect of the loss of parking spaces.

7.12 I am advised that the proposed mitigation parking is considered acceptable to off-set the loss of parking and therefore there is no basis upon which, given the results of the usage survey, to conclude that there will be increased on street parking in the locality. Accordingly it is not anticipated that there will be any adverse impacts upon highway safety as a consequence of the development.

7.13 In relation to the concern raised in respect of the level of parking provided for the proposed Extra Care building, I would firstly remind Members that all proposals are indicative and final details will not be secured until such time as a Reserved matters application is submitted. However, upon the application of the Council's car parking standards, as set out in Policy AC18, the indicative proposals would give rise to a need for 32 spaces and provision for ambulance access. The proposals provide for 35 spaces which is a provision above the required standard.

7.14 Land Contamination

The Pollution Control Officer has advised that due to historical lead mining activities within the area, a condition should be placed upon any grant of planning permission requiring a site investigation being undertaken to identify any potential contaminants from this use and indeed all previous uses and if found identify how these can be remediated against. I propose to condition accordingly.

7.15 Impacts upon Residential Amenity

The nearest residential properties lie approximately 70m to the north of the site. Given this distance, it is considered that both the existing and proposed occupiers of the development will not be significantly detrimentally affected by the proposals.

**8.00 CONCLUSION**

8.01 I consider that the proposal is acceptable in principle and the development proposed would be acceptable at this location meeting the Council's requirements. I therefore recommend accordingly.

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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