

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **14<sup>TH</sup> OCTOBER 2015**

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

**SUBJECT:** **FULL APPLICATION – CHANGE OF USE FROM SHOP TO 2 NO. RESIDENTIAL UNITS AT DEESPEED MOTOR FACTORS, 100 – 102 CHESTER ROAD EAST, SHOTTON**

**APPLICATION NUMBER:** **052329**

**APPLICANT:** **ARROW ELECTRICAL**

**SITE:** **DEESPEED MOTOR FACTORS, 100 – 102 CHESTER ROAD EAST, SHOTTON**

**APPLICATION VALID DATE:** **07.07.14**

**LOCAL MEMBERS:** **COUNCILLOR DAVID EVANS**

**TOWN/COMMUNITY COUNCIL:** **SHOTTON**

**REASON FOR COMMITTEE:** **S106 AGREEMENT/EARLY PAYMENT OF OPEN SPACE MONEY**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

1.01 This is an application to convert an existing retail unit into 2 flats. It is considered that the loss of the retail use is acceptable in this location and the principle of residential use is acceptable.

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

2.01 The proposal is recommended for approval subject to the following:-  
Subject to entering into a S106 agreement/unilateral undertaking or earlier payment for the following contributions;

- £733 per unit for enhancements to 'toddler play provision' at North Street Plan Area, Shotton in lieu of on-site provision

Conditions

1. Time Commencement
2. Plans
3. A scheme of enhanced double glazing for living/bed rooms overlooking the High Street

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

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor D Evans

No response received.

Shotton Town Council

No objections

Highways Development Control Manager

No objection

Public Protection Manager

No objections in principle to this application. However the proposed development overlooks the junction of Chester Road East and Shotton Lane. Brief noise readings taken in this area indicate that the site is within Noise Exposure Category (NEC) B during the daytime under Technical Advice Note 11. This means that specific measures are necessary to protect the amenity for future residents. Recommend a condition requiring a suitable scheme of enhanced double glazing for living/bed rooms overlooking the High Street.

Natural Resources Wales

Standard Advice.

Play Unit

£733 per unit in lieu of on-site open space provision towards off site recreation facilities for enhancements to 'toddler play provision' at North Street Plan Area, Shotton.

## **4.00 PUBLICITY**

### 4.01 Site Notice and Neighbour Notification

1 letter of objection on the grounds of;

- When they converted the first floor flats they damaged our wall internally which caused a crack. Concerned that this might happen on ground floor
- Lack of parking space for five flats on a busy main road near crossroads
- Noise pollution with a large number of flats in a small location
- Thickness of internal walls and sound proofing

## **5.00 SITE HISTORY**

5.01 Subdivision of existing shop into 2 no shop units and conversion of first floor into two self-contained flats. Approved 09.06.08

## **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

AC13 Access and Traffic Impact

AC18 Parking Provision and New Development

HSG3 Housing on Unallocated Sites within Settlement Boundaries

S11 Retention of Local Facilities

The proposal **would** comply with the above policies.

## **7.00 PLANNING APPRAISAL**

### 7.01 Introduction

This is an application to convert an existing retail unit into 2 flats. The application is brought to Committee in order for the applicant to be able to make early payment of the off-site open contribution.

### 7.02 Site Description

The application site is situated on the corner of Shotton Lane and Chester Road East. The building is part of a terrace which runs along Chester Road. There is rear access to the property. To the south is St. Ethelwold's Church on Shotton Lane and to the north east of the site on Chester Road East are a number of commercial and residential properties in terraced and semi-detached buildings. The site is a vacant shop and the first floor is already converted to 2

apartments.

7.03 Proposed development

It is proposed to convert the existing retail unit into 2 flats with storage areas. The internal layout would be altered to convert the shop, office and storage into 2 one bedroom flats. Externally the existing shop front on Chester Road would be altered to provide a residential frontage with a central front door and windows either side, an additional window would be added to the side elevation and the roller shutters on the rear would be replaced with a window. It is proposed to render the bottom half of the building.

7.04 Principle

The application site is within the Shotton settlement boundary within the Flintshire UDP which is a Category A settlement where residential development is focused. The site is not located within any core retail area. Although this is a prominent retail unit at a junction there is no policy reason to resist it and there are other facilities elsewhere within the settlement. The principle of residential development is therefore acceptable as it is a sustainable location.

7.05 Parking

The site has one parking space to the rear. The first floor is converted to 2 flats so in total with this permission the building would accommodate 5 1 bedroom flats. While insufficient parking is provided within the site, it is located within the town centre and is on a main transport corridor. There are a number of bus stops in the vicinity of the application site and the site is on a main bus route. The site is also within approximately 350 metres of Shotton train station. There are a number of services and facilities within walking distance. The site is close to the retail park which houses a supermarket, pet shop, DIY store, discount store and restaurants. It is therefore considered that the site is in a sustainable location therefore reduced parking requirements can be justified in line with Policy AC18. Also the previous use of the building as a retail unit would have generated the need for a similar level of parking spaces than the proposed use.

7.06 Other matters

An objector has raised concerns regarding the proposed conversion work and impact to his property. This is not a planning matter and is covered by the Part Wall Etc Act 1996. Other matters to do with noise would be dealt with by building regulations and insulation requirements.

7.07 A contribution of £733 per apartment would be required to enhance open space in local area in lieu of on-site provision. This would be for enhancements to 'toddler play provision' at North Street Play Area, Shotton. By bringing this application to committee it gives the applicants the choice to pay the money upfront given the small nature of the scheme and negate legal costs.

## **8.00 CONCLUSION**

- 8.01 It is considered that the loss of the retail use is acceptable in this location and the principle of residential use is acceptable.

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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