

FLINTSHIRE COUNTY COUNCIL

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

DATE: **20 JANUARY 2016**

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

SUBJECT: **FULL APPLICATION – CONVERSION OF OUTBUILDINGS TO 1 NO. ANNEX TO MAIN DWELLING AND HAIRDRESSER AT LLWYN FARM, FFYNNONGROYW**

APPLICATION NUMBER: **054078**

APPLICANT: **MR G BANKS**

SITE: **LLWYN FARM, FFYNNONGROYW**

APPLICATION VALID DATE: **23 JULY 2015**

LOCAL MEMBERS: **COUNCILLOR G. BANKS**
(AS HE IS THE APPLICANT IN THIS INSTANCE HE HAS NOMINATED CLLR D RONEY AS PROXY CLLR)

COUNCILLOR D. RONEY
NO RESPONSE RECEIVED AT TIME OF WRITING

LLANASA COMMUNITY COUNCIL: **NO RESPONSE RECEIVED AT TIME OF WRITING**

REASON FOR COMMITTEE: **APPLICANT IS THE LOCAL MEMBER FOR THE AREA**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This full application seeks consent for the change of use and conversion of the existing former farm outbuildings to annex accommodation and a hairdressers unit (A1 use).

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

- 2.01
1. Time limit on commencement.
 2. In accordance with approved plans.
 3. No surface water to drain in to public sewerage system.
 4. Annex to remain ancillary to main dwelling.

Note to Applicant with regard to bats and breeding birds in compliance with Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981, as amended and the Countryside and Rights of Way Act 2000.

3.00 CONSULTATIONS

- 3.01 Local Member
Councillor D. Roney
No response received at time of writing.

Llanasa Community Council
No response received at time of writing.

Welsh Water/Dwr Cymru

If minded to grant consent request condition regarding no drainage of surface water in to public sewerage system, in order to ensure no detriment to the existing residents or the environment or to Dwr Cymru Welsh Water's assets.

Natural Resources Wales

Advise that bats and birds are protected under the Conservation of Habitats and Species Regulations and the Wildlife and Countryside Act 1981, as amended and recommend that the ecologist be consulted with regard to the potential impact of the proposed development on the favourable conservation status on the population of bats. Request Guidance Note for Developers be issued with any consent.

Rights of Way

Public Footpath 18 abuts the site but is unaffected by development. The path must be protected and free from interference from construction.

4.00 PUBLICITY

- 4.01 Site Notice Posted
No response received at time of writing as a result of this publicity.

5.00 SITE HISTORY

5.01 None relevant.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan
GEN1 - General Requirements for Development.
GEN 3 - Development in the Open Countryside.
HSG7 - Change of use to Residential Outside Settlement Boundaries.
HSG13 - Annex Accommodation.
EWP17 - Flood Risk.

7.00 PLANNING APPRAISAL

7.01 Proposal
This full application seeks consent for the conversion and change of use of an existing former agricultural outbuilding to provide one annex residential accommodation unit and one Class A1 hairdressers unit

7.02 Site
The application site is outside the settlement boundary of Ffyonngrowy, in open countryside as defined by the Flintshire Unitary Development Plan. Both national and local plan policy seeks to control new development in the open countryside to that restricted to essential workers, infill and conversion or reuse of existing buildings, as in this case, as such the proposal is considered to be compliant with the provisions of the relevant policies.

7.03 Policy HSG7 allows for change of use of non-residential buildings in the open countryside for residential conversion if it forms a subordinate part of a business re use, as in this case. In this instance the application seeks a change of use and conversion of the existing former agricultural building for part annex residential accommodation and part business use (hair dressers). Under this policy other criteria stipulate that the building is structurally sound, capable of conversion and the building has traditional architectural and historic features.

7.04 The application was originally submitted without a structural report, to enable assessment and compliance with policy HSG13, which led to a delay in the consideration and subsequent referral of the application to Committee. This Structural report has subsequently been submitted and confirms that in general terms the building is capable of taking the scheme of conversion and reuse as proposed.

- 7.05 A small area of the fabric of the building will require demolition and the whole of the building will require an insulated screed over the existing concrete slab, a damp proof course and to make good to existing window openings and roof. The amount of work envisaged is considered to retain the character and design of the building and allows a suitable reuse for annex accommodation under policy HSG13 and a business premises, compliant with policy HSG7.
- 7.06 The former agricultural outbuilding is set in a courtyard arrangement opposite to the former farm house. The site has a commercial yard to the rear of the proposed unit, separated by a wire fence. The site is close to the village of Ffynnongroyw and this development would form a sustainable development in terms of its proximity to the village and add to the facilities of the village.
- 7.07 The existing buildings are single storey of low linear form, constructed of brick and have a predominantly slate roof. The scheme proposes to utilise the main fabric of the existing building, but does involve a small amount of extension of the roof line above the existing very low former pig sty area. It also proposes to use the existing openings for the proposed doors and windows to serve both units and make good where appropriate, with matching materials.
- 7.08 The existing vehicular access is proposed to serve the existing property, the annex accommodation and the hair dressers. There are no highways objections to the scheme and the parking provision shown by the applicant is acceptable.
- 7.09 As the proposal involves the change of use and conversion of buildings which have the potential to host protected species such as bats and birds I have consulted with Natural Resources Wales and the County Ecologist to ensure that these species and their habitat are appropriately safeguarded. The ecologist has considered the application and has confirmed that due to the nature of the existing building being single storey, open (therefore drafty) it has low potential for bats, despite the adjacent woodland habitat, it is suggested that a note to applicant with regard protected species is attached to any consent granted.
- 7.10 Natural Resources Wales have also been consulted as the site lies within a flood risk area, but they have raised no issues. Dwr Cymru/ Welsh Water have responded that any surface water from any increase in the roof area of the building or impermeable surface within the curtilage shall not drain to the public sewerage system.
- 7.11 A Public Footpath 18 abuts the site, but is unaffected by the development. The path must be protected and kept free from interference from the construction.

8.00 CONCLUSION

- 8.01 It is considered that the proposed change of use and conversion of the existing former agricultural buildings to enable the formation of annex accommodation, to enable the applicant's daughter to reside in the buildings to be converted and creation of a hairdressers business is compliant with the relevant policies. The re-use of these buildings enables a sustainable development in close proximity to the settlement boundary of Ffynnonngroyw and adds to the facilities already offered in the immediate area adding to the viability and sustainability of the adjacent village.
- 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, and has had due regard to its public sector equality duty under the Equality Act 2010.

LIST OF BACKGROUND DOCUMENTS

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

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