

FLINTSHIRE COUNTY COUNCIL

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

DATE: **22ND JUNE 2016**

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

SUBJECT: **FULL APPLICATION – APPLICATION FOR AMENDMENTS TO PREVIOUSLY APPROVED HOUSE TYPES INCLUDING AMENDED SITE LAYOUT TO ALLOW FOR 61 DWELLINGS (INCREASE BY 11 DWELLINGS) AT CROES ATTI, CHESTER ROAD, OAKENHOLT.**

APPLICATION NUMBER: **055209**

APPLICANT: **PERSIMMON HOMES(NORTH WEST)LTD**

SITE: **CROES ATTI,
CHESTER ROAD, OAKENHOLT**

APPLICATION VALID DATE: **29TH MARCH 2016**

LOCAL MEMBERS: **COUNCILLOR MS R JOHNSON**

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

REASON FOR COMMITTEE: **SCALE OF DEVELOPMENT AND REQUEST OF LOCAL MEMBER**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 The site forms part of an overall site of 27 hectares which was granted outline planning permission for a mixed use development scheme comprising residential development, public open space, infrastructure works, landscaping and education and community facilities. The previously granted outline scheme and reserved matters applications were subject to extensive negotiations between the applicant and the Council. The design concept for the site is that of providing modern

residential neighbourhoods which have a strong local identity and encourage a sense of community.

1.02 The area of land now the subject of this full application relates to only 1.34 hectares which as noted above forms part of the much larger development known as Croes Atti Development. The site is already the subject of an outline consent granted under reference 035575, which was approved in 2006. The reserved matters application for the phase three development, of which this site forms part, was granted for 312 dwellings under reference 050300.

1.03 The application under consideration relates to the erection of 61 dwellings being 11 additional dwellings to that shown on the original approval for this part of the site. The dwellings proposed consist of mainly detached, semi-detached and terraced 2 storey dwellings and some 2.5 storey properties

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

- 2.01
1. Time commencement
 2. As per plans
 3. Archaeological watching brief be kept.
 4. Landscaping to be submitted and agreed
 5. Landscaping to be undertaken.
 6. Materials to be agreed.
 7. Drainage scheme to be submitted and approved prior to works starting on this section of the development.
 8. Site crossed by public sewer no development within 3 metres.
 9. Access shall be in accordance with standard details.
 10. Position of garages.
 11. Design details to be submitted and agreed.
 12. Positive means to prevent run-off surface water.
 13. Details of road improvements to Coed Onn Road
 14. No works to start till road/junction improvements undertaken

3.00 CONSULTATIONS

3.01 Local Member

Councillor Rita Johnson

Objects to the proposal, site was sold as an exemplary development by the original developer but is becoming a mishmash of house types. Are would be buyers told by the sales team that they reserve the right to cram as much more as we can in. 11 extra here is 11 to many.

Flint Town Council

No response at time of writing.

The Highway Development Control Manager

Raises no objections subject to the imposition of conditions relating to access details, garage positions detailed layout, design, means of traffic calming including signage surface water details.

Head of Public Protection

No adverse comments to make

Welsh Water/Dwr Cymru

If minded to grant planning permission for the development that conditions and advisory notes provided are included within any consent to ensure there is no detriment to existing residents or the environment. Welsh Water have requested a condition relating to the submission of a drainage scheme for the site be submitted and approved. In addition a sewer crosses the site and no development shall take place within 3 metres

Natural Resources Wales

Initial comments that they had significant concerns with the proposed development as submitted. Following additional details the NRW does not object to the proposal.

CPAT

Site falls between two known areas of Roman period occupation and settlement request an archaeological watching brief be conditioned.

4.00 PUBLICITY

4.01 Press Notice, Site Notice, Neighbour Notification

As the result of consultations undertaken one letter of objection has been received objecting on the following grounds:-

- Flooding issues
- Loss tree
- Taking natural habitat off wildlife
- No need for further houses
- Road congestion already

5.00 SITE HISTORY

5.01 **98/17/1308**

Outline residential development and associated recreational, community and retail was originally reported to committee on 14.12.99 which resolved to approve subject to a Section 106 Agreement – No decision was ever issued due to changed circumstances of the applicants.

035575

Outline application for a mixed use development including residential, open space, infrastructure, landscaping, education and community

facilities was reported to committee on 19.7.2004 which resolved to approve subject to a Section 106 Agreement - the agreement was signed and the permission issued on 11.7.06.

044035

Highway improvements, street lighting and all associated works, on land at Croes Atti, Chester Road, Oakenholt, in connection with the outline planning permission (ref. 035575) - Granted permission on 23rd April 2008.

044033

Reserved matters application - residential development consisting of 189 no. dwellings, public open space, new roundabout and all associated works at Croes Atti, Oakenholt - Granted 11th July 2008.

046562

Substitution of house types on plots 119, 124, 128-129, 131-132, 136, 138, 139, 142-144, 146-150, 160-163, 165-166, 170-177 and 183 on land at Croes Atti, Oakenholt, granted 11th July 2008.

046595

Reserved matters application for residential development consisting 132 no. dwellings, new roads, open space and all associated works on land at Croes Atti, Chester Road, Oakenholt, granted on 19th January 2012.

049312

Application for a Lawful Development Certificate for construction of vehicular access from Prince of Wales Avenue, Flint to serve residential development at Croes Atti, Oakenholt, permitted by outline planning permission code number 035575 dated 11th July 2006 – granted 5th April 2012.

049154

Application for variation of condition no.3 attached to outline planning permission ref: 035575 to allow 7 years for the submission of reserved matters from the date of the outline planning permission being granted rather than the 5 years previously permitted granted on appeal on 10th October 2012.

049425

Variation of condition No.15 attached to planning permission ref: 046595 at Croes Atti, Chester Road, Oakenholt – granted on appeal on 15th March 2013.

049426

Application for variation of condition no.3 attached to outline planning permission ref: 035575 to allow 7 years for the submission of reserved matters from the date of the outline planning permission being granted rather than the 5 years previously permitted – withdrawn.

050300

Reserved matters application for erection of 312 residential dwellings and associated works at Croes Atti – granted on 3/4/2013.

050258

Proposed house type substitutions and amendments to plots 62-99, 105-107, 110-118 and associated works - granted on 27/8/14.

050385

Erection of 2 no. pole mounted housing advertisements 20/2/2013.

050967

Application for approval of reserved matters following outline approval. (035575) granted 21/10/13.

050975

Plot substitution of house types on 4 plots-granted 25/9/13.

051002

Application for approval of reserved matters following outline approval. (035575) - granted 4/12/13

051136

Erection of 2 no. V-Boards for housing advertisement-consent granted 28.8.13.

051716

Approval of details reserved by condition no.11 (landscape management plan) attached to planning permission ref: 35575 – approved 15/10/14.

052062

Approval of details reserved by condition Nos 3 (materials), 4 (programme of archaeological work), 5 (landscaping details), 7 (existing and proposed ground levels and finished floor levels), 10 (detailed layout, design, means of traffic calming and signing, surface water drainage, street lighting and construction of internal estate roads), 11 (prevention of run-off of surface water) and 12 (wheel wash facilities) attached to planning permission ref: 50967 - partly discharged 6/6/14.

052757

Application for the approval of details reserved by conditions 3, 4, 9 and 12 attached to planning permission ref: 050300 partially discharged 12/12/14.

053058

Variation of condition Nos. 5 and 15 of planning permission ref: 050300 to allow the construction of plots 175 to 198 before complying with conditions 5 & 15 - approved 2/3/15.

053126

Application for the approval of details reserved by condition 13 (Scheme for reasonable avoidance measures and methodology) attached to planning permission ref: 050300 12/2/15.

053438

Change of position of house types on plots A35, A36 & A38, change of house type on plot A37 and amended car parking arrangement to plots A39 & A40-granted 13.5.15.

053624

Change of house types on plots 30 & 31 and change of house type position on plot 32 - granted 4/6/15.

053662

Proposed residential development to consist of 20 No. semi-detached houses, 2 No. semi-detached bungalows and 1 No. special needs bungalow together with access road and parking.--approved

053758

Retention of existing signage and display of 2 No. totem signs consent granted 8/7/15.

053783

Change of house types and the provision of two additional plots - approved

053820

Compliance with condition number 3 of permission reference 053438 – agreed.

054267

File Closed

054449

Non material amendment to application reference 044033 - approved.

054535

Substitution of house type on plot 36 – approved.

054637

Amendment to previously approved house types and layout - approved.

054718

Compliance with condition 6 of planning reference 050258 - approved

055180

Compliance with conditions 3, 4, 5, 6, 7, 8, 9 and 10 - approved

055216

Withdrawn

055458

Change of house types on plots 155 and 159 –under consideration.

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

Flintshire Unitary Development Plan (FUDP) The FUDP shows the land as a housing commitment and outline planning permission has now been issued in addition to reserved matters approvals. In the context of the development as a whole a large number of the policies of the plan are relevant but the most significant policy is Policy HSG2 - Housing at Croes Atti, Flint. Other relevant policies include D1-D4 which refer to design/location/layout/landscaping and Policy GEN1 (General Requirements for Development). The proposal is considered to accord with the aims of the relevant development plan policies.

7.00 PLANNING APPRAISAL

7.01 Proposed Development/Principle of Development

The previously reserved matters application which also encompasses the current site area had been submitted as required in connection with the granting of outline planning permission under ref. 035575 which is detailed at paragraph 5 above. The principle of residential development on this site has therefore been established and the current application seeks to substitute various house types and change the layout which is acceptable in principle subject to design/appearance and impact on existing/proposed residential amenity.

7.02 The site as previously noted forms part of an overall site of 27 hectares which was granted outline planning permission for a mixed use development scheme comprising residential development, public open space, infrastructure works, landscaping and education and community facilities. The previously granted outline scheme and reserved matters applications have established the principle of residential development on the site. The design concept for the site is that of providing modern residential neighbourhoods which have a strong local identity and encourage a sense of community.

- 7.03 In design terms the current application site forms part of the third phase of development which already has reserved matters approval for 312 no. dwellings. The previously granted outline scheme/reserved matters applications have been subject to extensive negotiations between the applicant and the Council. The current application amends house types on part of the site previously permitted. The proposed house types are two storey which vary in design from terraces to semi-detached, detached and 2.5 storey properties which are similar in design to those already granted and built or in the course of construction.
- 7.04 Design and Appearance
The proposed scheme is designed to link into the proposed new distributor road which is to serve the overall site. The density and character of proposed properties within the site vary in design from two storey terraces, semi-detached and detached dwellings including some 2.5 storey dwellings to add variety of design and roof heights.
- 7.05 The road serving the site has been designed where the building blocks are relatively close to the distributor road which assists in creating a sense of enclosure and active frontage.
- 7.06 The proposed dwellings as amended are considered sympathetic to existing development which has been undertaken recently on the adjoining plots. The proposed designs include simple pitched roofs, detailed brick band courses, variations to head/cill treatments, contrasting ridge tiles, and a unifying palette of materials including brick and render.
- 7.07 Effect on Adjacent/Future Residential Amenities
The proposed development is generally currently bordered on all sides by either existing open countryside or previously permitted parcels of land which will have either housing or open space.
- 7.08 As regards future residential amenities, the proposed dwellings are considered to provide adequate private amenity space in addition to space about dwellings, whilst at the same time benefiting from formal and informal public open spaces.
- 7.09 Provision of Public Open Space
The site would benefit from the previously approved formally laid out "village green" which would include a mini soccer pitch, a junior play area, a toddlers/picnic area, a Multi-Use Games Area (MUGA) which forms part of the wider open space allocation for the overall site. The proposed public open space across the site is generally well overlooked as regards passive surveillance from nearby dwellings, and also benefits from active frontages which assist in providing safer environments.

7.10 Affordable Housing

The original outline planning permission for the overall site required that if justified, up to 10% of dwellings on the site should be social/affordable and was secured via a Section 106 legal agreement. The exact location of affordable units within the overall development has yet to be determined, however, the final figure will have to be in accordance with the terms of the Section 106 legal agreement.

7.11 Flooding/Drainage Issues

The Flood Risk management Section have been consulted and have no adverse comments to make on the application. The NRW have also been consulted and raise no objection to the proposal.

7.12 Highways

The proposed development will have its principal access point into the previously permitted distributor road for the site which in turn will ultimately feed into other points of access at the A548 Chester Road, Prince of Wales Avenue and Coed Onn Road.

7.13 Over the course of the overall development, the access component of the Croes Atti development has been the subject of extensive negotiations as part of the original permissions in place. The Highway Development Control Manager has been consulted on the amended scheme and raises no objections subject to the imposition of conditions relating to access details, garage positions detailed layout, design, means of traffic calming including signage surface water details.

7.14 Footpath

Public footpath 56 crosses the site in question as such the Rights of Way section have been consulted and raise no objections to the proposal. They note the applicant must contact the Rights of Way Section before proceeding with any works on site. In addition any legally defined public right of way must be marked out in strict accordance with the definitive public right of way. While a note will be added to any permission, works are already started in the area of the site given the previous consent and the footpath in question has been marked out already.

8.00 CONCLUSION

8.01 The proposed development in broad terms would allow for the replacement of existing permitted dwellings including additional plots and layout to that already approved with amended house styles and is therefore acceptable in principle and design.

8.02 **Other Considerations**

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no significant or unacceptable increase in crime and disorder as a result of the recommended decision.

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.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

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

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