

FLINTSHIRE COUNTY COUNCIL

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

DATE: **16TH NOVEMBER 2016**

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

SUBJECT: **FULL APPLICATION – DEMOLITION OF SCHOOL, ERECTION OF 16 NO. DWELLINGS ARRANGED AS 5NO. TERRACED UNITS AND ALL ASSOCIATED DEVELOPMENT WORKS AT YSGOL DELYN, ALEXANDRA ROAD, MOLD.**

APPLICATION NUMBER: **055835**

APPLICANT: **WATES LIVING SPACE**

SITE: **YSGOL DELYN, ALEXANDRA ROAD, MOLD.**

APPLICATION VALID DATE: **8.8.2016**

LOCAL MEMBERS: **COUNCILLOR R. C. BITHELL**

TOWN/COMMUNITY COUNCIL: **MOLD TOWN COUNCIL**

REASON FOR COMMITTEE: **THE PROPOSALS ARE OF A SCALE WHICH REQUIRES COMMITTEE DETERMINATION.**

SITE VISIT: **NO**

1.00 SUMMARY

- 1.01 This is a full application for the redevelopment of the Ysgol Delyn site for the purposes of residential development. The proposals include the demolition of the former school building and provide for the erection of 16No. affordable dwellings and the creation of a new point of vehicular access. The dwellings are proposed to be affordable via social rental methods.
- 1.02 Members are advised that this site forms one of those within the Council's Strategic Housing and Regeneration Programme (SHARP).

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

2.01 That conditional planning permission be granted subject to the following:-

Conditions:

1. Time limit on commencement
2. In accordance with approved plans
3. All external materials to be submitted and approved
4. Implementation of landscaping (inc. boundary treatments).
5. Drainage scheme to be submitted and agreed.
6. Construction Management Plan to be submitted and agreed.
7. Siting, layout and design of access to be submitted and agreed.
No other works until access formed as per agreed details.
8. Access to be constructed to base course and kerbed before any other site works.
9. Visibility splay of 2.4m x 43m in both directions with no obstruction to visibility in excess of 0.6m in height. Visibility splays to be made available and unobstructed the duration of site works.
10. Layout, design, means of traffic calming and signing, surface water drainage (inc. positive means of preventing surface water run onto the highway), street lighting and construction of the internal estate roads shall be submitted to and approved before any site works.
11. The gradient of the access for a minimum distance of 10m shall be 1 in 24 and a maximum of 1 in 15 thereafter.
12. A 1.8m wide footway shall be provided along the site frontage.
13. Facilities for parking and turning to be submitted and agreed prior to commencement and provided prior to first occupation.
14. A Residential Travel Plan to be submitted prior to the first occupation of any dwelling.
15. No development shall commence unless and until a scheme has been submitted and agreed that satisfies the policy and planning guidance requirements relating to the retention of affordable housing.
16. No development shall commence unless and until a scheme has been submitted and agreed to satisfy the policy and planning guidance requirements relating to public open space and recreation.
17. No development shall commence unless and until a scheme has been submitted and agreed to satisfy the policy and planning guidance requirements relating to educational infrastructure.
18. Removal of Permitted Development rights for alterations to the roof and extensions.

3.00 CONSULTATIONS

3.01 Local Member
Councillor R. C. Bithell
No response at time of writing.

Mold Town Council
Objects upon the following grounds:

- Considers the proposals for an additional 7 driveways onto Alexandra Road will give rise to increased conflict with already high levels of traffic;
- Increased traffic will increased the pressure on the junction with Wrexham Street;
- The scheme has no flood alleviation measures; and
- The scheme is lacking in landscaping and energy saving measures.

Highways DC
No objection. Requests the imposition of conditions.

Pollution Control
No response at time of writing.

Education - Capital Projects and Planning Unit (CPPU)
Advises that the local Primary School affected by the proposal would be Ysgol Bryn Coch, which is already over capacity. Accordingly a contribution towards addressing the impact of the proposals upon school capacity is sought. (See Section 7.31 – 7.40 for more details on this issue.)

Advises that sufficient capacity exists in the local Secondary School, Mold Alun High School and therefore no contribution is sought in this respect.

Public Open Spaces Manager
No response at time of writing.

Housing Strategy Manager
Advises that there is an identified need for social rented housing in the Mold area, and a particular demand 2bed and 3bed houses and therefore supports the application. Evidence of need is:

- The Local Housing Market Assessment (LHMA) for Flintshire identifies an annual shortfall of 246 affordable units;
- The LHMA identifies a need for primarily 1 bed (14%), 2 bed (31.6%), and 3 bed (28.5%), split relatively evenly between Social rented (56.2%) and intermediate (43.8%) tenures;
- The SARTH currently has 932 applications - 353 have

identified Mold as one of the areas where they are seeking either a social rented house, bungalow or flat;

- The SARTH register, as of 01/07/16, identifies that, of those who chose Mold as an area for a social rented house, 87 were looking for either a 2bed or 3bed house.

Dwr Cymru/Welsh Water

No objection subject to the imposition of conditions.

Natural Resources Wales

Advises the site is within flood Zone A and therefore there is no risk arising from flooding. Suggests that a condition requiring the agreement of the proposed means of surface water is imposed.

Advises the proposals are not considered to give rise to any impacts upon species.

4.00 PUBLICITY

- 4.01 The application has been publicised by way of a press notice, site notice and neighbour notification letters.
- 4.02 At the time of writing, 1No. representation has been received which raises concerns in relation to the impacts of increased traffic upon existing highway safety.

5.00 SITE HISTORY

5.01 80/00038

Erection of a building
Permitted 18.3.1980

82/00665

Siting of a school mobile
Permitted 15.2.1983

84/00497

Siting of a school mobile
Permitted 30.10.1984

90/00657

Erection of an extension
Permitted 28.8.1990

94/00182

Erection of an extension
Permitted 20.4.1994

99/00663

Erection of an extension
Permitted 21.7.1999

99/00738

Erection of flagpoles
Permitted 24.8.1999

01/00595

Siting of a school mobile
Permitted 1.8.2001

04/00428

Renewal of school mobile
Permitted 11.7.2006

045019

Renewal of school mobile
Permitted 30.5.2008

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 D1	- Design Quality, Location and Layout
Policy D2	- Design
Policy D3	- Landscaping
Policy D5	- Crime prevention
Policy AC13	- Access and Traffic Impact
Policy AC18	- Parking Provision and New Development
Policy HSG3	- Housing on unallocated sites inside settlements
Policy HSG8	- Density of Development
Policy HSG10	- Affordable Housing within Settlement Boundaries
Policy SR5	- Outdoor playing space & new residential dev't.

Planning Policy Wales
TAN12 - Design

Local Planning Guidance Notes
LPGN9 - Affordable Housing
LPGN11 - Parking standards

7.00 PLANNING APPRAISAL

7.01 The Site and Surroundings

The site comprises a 0.3 hectare area of previously developed land within the settlement boundary of Mold. The buildings upon site were lastly in use as Ysgol Delyn to provide a special educational needs school.

7.02 The site is flat and is situated within an area which is predominantly residential in character although the eastern and northern boundaries of the site abut the playing fields and gymnasium of the adjacent Ysgol Bryn Coch. The site is bounded to the south by existing residential development across Alexandra Road. The western boundaries of the site abut residential apartments and funeral directors. The site is bounded to the east by school style fencing and to the north, south and west by a mixture of brick walls and vegetation.

7.03 The Proposed Development

The proposals provide for the redevelopment of this vacant site via the demolition of the former school buildings and the erection of 16No. 2 storey dwellings. These proposals provide:

- 10No. 2 bed units; and
- 6No. 3 bed units.

The dwellings are provided as 5No. blocks of terraced housing. A new point of vehicular and pedestrian access onto Alexandra Road is proposed.

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,
- design considerations;
- the impact upon adjacent residential amenity;
- highway impact;
- affordable housing; and
- education and recreation provision.

7.05 Principle of Development

Within the UDP, Mold is classified as a Category A settlement where most housing growth is expected to occur. The site is sustainably located with access to bus services, the nearby town centre, together with other local services and infrastructure. Accordingly, the principle of the development of this site is established via the policy presumption in favour of development of this type in this location.

7.06 Design

The proposals seek to create a street presence along the site frontage with Alexandra Road and create a scheme which relates well in visual terms to the forms of dwelling opposite the site. Notwithstanding that the site provides for a central access way into the site, the scheme provides a clearly discernible street frontage. The proposals to mark the edge of the public and private realm with a dwarf brick wall topped with wrought iron railings sits well within the street scene and provides a visual relationship to the existing dwellings opposite.

7.07 The application is accompanied by a design statement and detailed discussions have taken place with the applicant to arrive at the current design. Whilst the scheme is high in terms of density, at 53 dwellings per hectare, this is reflective of both national and local planning guidance which seeks to make the best and most sustainable use of land.

7.08 A palette of materials has been suggested for the external finishes of the scheme to enhance the visual impact of the buildings and to complement the character of the area. These include details such as the use of an 'off white' render in combination with a main red coloured facing brick and slim profile roofing tiles. The scheme also provides full details of the materials to be used in the formulation of the landscape within which the dwellings sit. I propose to condition the submission and agreement of samples of the same prior to their use.

7.09 The proposed scheme would redevelop a vacant and derelict site

within the centre of Mold in accordance with development plan policies. The proposals would not be out of character with the site and its surroundings and is of a design, utilising quality materials which would enhance the overall appearance of the area.

7.10 Impacts upon Residential Amenity

The scheme provides for dwellings with adequate separation distances not only to those dwellings facing the site frontage across Alexandra Road but also within the site itself. Whilst the proposed dwellings do not all achieve 11 metres of garden depth, all provide an area of private amenity space in accordance with LPGN 2 – Space around Dwellings. I am therefore satisfied that future occupiers of these units will have an adequate degree of amenity space. In order to ensure that this is not compromised in the future, I also propose to remove rights to alter roofs and make extensions to the dwellings, thereby placing such alterations within the control of the Local Planning Authority in the interests of the safeguarding of future amenity.

7.11 Highway Impacts

The proposals provide for a new point of access to the site to be created. This provides access to an adoptable turning head, with pedestrian access upon the eastern edge of the new road. A lesser width service margin is proposed to the western side. Access to the rearmost 3 dwellings within the scheme is proposed via a private drive arrangement off the turning head.

7.12 Whilst car parking spaces are provided at a level below that indicated within Policy AC18, it is accepted that the site is situated close to the town centre; in close proximity to education, employment and retail facilities; and has easy access to public transport facilities.

7.13 The proposals have been the subject of consideration by the Highway Authority who do not raise any objection to the proposals, subject to the conditions outlined in Paragraph 2.01 of this report.

7.14 Affordable Housing Provision

In respect of affordable housing policies, although the site is owned by the Council and is proposed to be developed on behalf of the Council as an affordable housing scheme, it must still operate in a manner consistent with the aims of the Council's planning policies in terms of the provision of affordable housing. Accordingly, safeguards should still properly be sought to ensure the retention of the same in the future.

7.15 Therefore I propose to condition that no development is permitted to commence until a scheme detailing the methods via which the affordability of these units will be secured in perpetuity is submitted to and agreed in writing with the Local Planning Authority.

- 7.16 Infrastructure Implications - Education and Recreation
Consultation has highlighted a lack of capacity within the existing educational infrastructure to accommodate the pupils arising from the proposed development of a further 16 dwellings.
- 7.17 Members will be aware that applications of this type are the subject of consultation with the Capital Projects and Planning Unit within the Local Education Authority. This consultation has established, having regard to SPG23 : Developer Contributions to Education, the development would not give rise to any contribution requirement at Secondary School level as there is sufficient capacity within the school (Mold Alun High School) both currently and following this development (if approved).
- 7.18 However, such capacity is not available at the nearest primary school (Ysgol Bryn Coch). The current capacity of the school stands at 599. However, there are presently 601 pupils attending the school. Accordingly the school has no surplus of spaces for additional pupils. The proposals would likely give rise to an additional 4 pupils. This further adversely impact the capacity of the school. Accordingly, upon the application of the guidance, a sum of £49,028 would normally be sought for educational purposes as a consequence of this development.
- 7.19 The fact that the site is owned by the Council prevents the Council from utilising the mechanism of a S.106 agreement to address this issue, as the Council cannot enter into an agreement with itself. However, the proposals will still be required to address the Council's policy and guidance requirements in relation to the need for the scheme to provide for contributions towards educational infrastructure where the proposals give rise to a potential impact.
- 7.20 Accordingly I propose a condition in respect of the above issue such that no development is permitted to commence until a scheme to address the education infrastructure issue is submitted and agreed.
No public open space is proposed as part of the development. Due to the type and size of the proposed development the Authority would not be seeking on site recreation provision. However, the scheme will still be required to address the Council's policy and guidance requirements in relation to the need for the scheme to provide for the public open and recreation need of future occupiers.
- 7.21 Again, given that the Council own the application site, I propose a condition in respect of the above issue such that no development is permitted to commence until a scheme to address the public open space and recreation issue is submitted and agreed.
- 7.22 Other Matters
Concern was raised in response to consultation that the proposals make no provision for the alleviation of flood risk. It should be noted

that the site is not located within area at risk of flooding and NRW advise to this effect in response to consultation. Drainage is a matter which both DCWW and NRW advise, in this instance, is best addressed via the imposition of a condition requiring the submissions and agreement of the drainage proposals before the commencement of development. I concur and propose accordingly.

8.00 CONCLUSION

- 8.01 I consider that the proposal is acceptable in both principle and detail and the development proposed would be acceptable at this location meeting the Council's requirements. I therefore recommend accordingly.
- 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.
- 8.03 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.
- 8.04 The Council has had due regard to its public sector equality duty under the Equality Act 2010.
- 8.05 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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