

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **WEDNESDAY, 16 NOVEMBER 2016**

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

**SUBJECT:** **GENERAL MATTERS - CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION (RETROSPECTIVE) AT 24 THE BRACKENS, BUCKLEY.**

**1.00 APPLICATION NUMBER**

1.01 055579

**2.00 APPLICANT**

2.01 Limelight

**3.00 SITE**

3.01 24 The Brackens, Buckley, Flintshire

**4.00 APPLICATION VALID DATE**

4.01 8 July 2016

**5.00 PURPOSE OF REPORT**

5.01 At the Planning and Development Control Committee meeting on the 12<sup>th</sup> October 2016, members resolved to refuse the above application for four reasons, namely that it is Out of keeping; will create traffic problems; will create access issues for the existing nearby supported living accommodation and; the impact on residential amenity

**6.00 REPORT**

6.01 In coming to their decision to resolve to refuse the above application Members expressed concerns over issues of amenity and impact upon neighbouring residential amenity, traffic and highways safety issues and concerns over the

6.02 Accordingly the proposed reasons for refusal are as follows:

- In the opinion of the Local Planning Authority the proposed use represents an incongruous form of development within this locality, where the predominant character is defined by dwellinghouses occupied by families. The proposed development would be out of keeping with the character of the locality and as such is contrary to policy GEN1 of the Flintshire Unitary Development Plan.
- In the opinion of the Local Planning Authority the proposal, by virtue of the increased traffic generation and vehicle movements to and from the premises, is likely to give rise to an increased risk to highways safety for local residents. As such the proposal is contrary to policy GEN1 and AC13 of the Flintshire Unitary Development plan.
- The likely increase in vehicular traffic and on road parking at the site, in close proximity to existing supported living accommodation, would lead to access issues arising for emergency service vehicles compromising the safe use of the existing facility. As such the proposal is contrary to policies GEN1 and AC13 of the Flintshire Unitary Development Plan.
- In the opinion of the Local Planning Authority the increased intensity of the proposed use would give rise to excessive noise and disturbance from increased comings and goings which would adversely affect the living conditions of neighbouring occupiers. As such the proposal is contrary to policy GEN1 and D1 of the Flintshire Unitary Development Plan.

## **7.00 RECOMMENDATIONS**

- 7.01 That the suggested reasons for refusal as set out in paragraph 6.02 above form the basis of the decision of the Council to refuse application Ref: 055579.

### **LIST OF BACKGROUND DOCUMENTS**

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

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