

FLINTSHIRE COUNTY COUNCIL

REPORT TO: PLANNING & DEVELOPMENT CONTROL
COMMITTEE

DATE: WEDNESDAY, 23 MAY 2012

REPORT BY: HEAD OF PLANNING

SUBJECT: GENERAL MATTERS - PHASE 1: ERECTION OF
PRIMARY SCHOOL, CONSTRUCTION OF ACCESS
ROAD, CARPARK AND HARD AND SOFT PLAY
AREAS AT CUSTOM HOUSE SCHOOL, MOLD ROAD,
CONNAH'S QUAY

1.00 APPLICATION NUMBER

1.01 047415

2.00 APPLICANT

2.01 Flintshire County Council

3.00 SITE

3.01 Mold Road, Connah's Quay, Deeside.

4.00 APPLICATION VALID DATE

4.01 23/04/2010

5.00 PURPOSE OF REPORT

5.01 To inform Members of the preparation of a development brief for the redevelopment of the Custom House Lane Junior CP School site when it and the existing Dee Road Infants CP School are replaced by the new "All Through" school at Dee Road, Connah's Quay.

6.00 REPORT

6.01 Members will recall that planning permission was granted for the erection of a new school on land between Dee Road and Mold Road, Connah's Quay under Ref. 047415, following consideration by the Planning & Development Control Committee on 28th July 2010. This was to replace the existing schools at Dee Road and Custom House Lane respectively and the application site included both school buildings, indicating that they were to be demolished once the new school was available. Part of the land was to provide a new playing

field, hard play area, car parking etc whilst a portion of site was identified as being surplus and therefore an asset which would be disposed of for redevelopment.

- 6.02 The Custom House Lane school incorporates (on the Mold Road frontage) the former Northop Board School, built in 1881, and Members felt that its retention and its incorporation in any redevelopment proposals should be investigated. Consequently, the planning permission for the new school incorporated a condition (4) which requires (*inter alia*) "... details of a feasibility study to assess the scope for the retention of the historic part of the Custom House Lane CP School within any future redevelopment proposals". In addition the minutes of the meeting on 28th July 2010 advise that a development brief would be prepared and brought back to the committee for consideration, on the basis that this would be informed by the feasibility study.
- 6.03 The Feasibility Study submitted shows that on a financial basis it is not viable to retain the historic part of the former Custom House Lane School as the conversion of the building into flats and development of the remainder of the site for 9 No. dwellings would result in a negative land value of – £123, 395. (A copy of the feasibility study together with further explanatory memo is appended.)
- 6.04 The development brief (which is also appended to this report) shows a proposal for the total redevelopment of the site for residential purposes. The indicative site layout shows how the site can be developed in a sympathetic manner, with design linkages to its previous use and its important focal point onto Mold Road. Any proposal for redevelopment would however be the subject of a further planning application.
- 6.05 The planning condition is satisfied through the submission of the feasibility study and it will now be the intention to demolish the Custom House Lane CP School in its entirety (in accordance with the original proposal) to allow the marketing and eventual redevelopment of the land in accordance with the parameters set out in the development brief.
- 6.06 In conclusion Members are advised that in the light of the above, any decision as to the retention or otherwise of the historic part of the old school, lies outside the planning sphere.

7.00 RECOMMENDATIONS

- 7.01 That the submission, content and conclusions of the development brief/feasibility study regarding the demolition of the Custom House Lane CP School be noted.

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