

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **10TH JUNE 2020**

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

SUBJECT: **OUTLINE ALL MATTERS RESERVED – DEMOLITION OF TERRACE BLOCK OF 4 VICTORIAN HOUSES AND REDEVELOP FOR RESIDENTIAL PURPOSES.**

APPLICATION NUMBER: **060811**

APPLICANT: **MR ANTHONY PARRY**

SITE: **80 – 86 MOLD ROAD, BISTRE, BUCKLEY**

APPLICATION VALID DATE: **13TH JANUARY 2020**

LOCAL MEMBERS: **COUNCILLOR MRS C A ELLIS**

TOWN/COMMUNITY COUNCIL: **BUCKLEY TOWN COUNCIL**

REASON FOR COMMITTEE: **LOCAL MEMBER REQUEST DUE TO SCALE OF DEVELOPMENT, IMPACT ON PUBLIC HIGHWAY AND LOSS OF HISTORIC INTEREST.**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is an outline planning application with all matters reserved for subsequent approval. It proposes the demolition of an existing terrace of 4 dwellings to facilitate the redevelopment of the site for residential purposes.

Whilst all matters are reserved, the applicant has provided an indicative site layout, indicating a residential scheme of 12 no. 2 storey dwellings, with the dominant house type being a 2 bed semi-detached unit. Members are reminded that these details are purely indicative. The main issue for discussion in this case is the

acceptability of the principle of residential development in this location.

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

2.01 Conditions

1. Outline – Time limit
2. Outline – Details of reserved matters
3. In accordance with approved plans
4. Outline – Submission and approval of existing and proposed finished floor levels to include site sections
5. Siting, layout and design of the means of site access
6. Forming and construction of the means of site access
7. Visibility splays of 2.4m x 43m
8. Visibility splays shall be made available and kept free from obstruction
9. Facilities shall be provided and retained within site for the parking and turning of vehicles
10. Submission of detailed siting, layout and design, means of traffic calming, surface water drainage, street lighting and construction of internal estate roads prior to commencement
11. A 2.0m wide footway shall be provided along the site frontage
12. Positive means to prevent surface water run-off onto the highway
13. Construction Traffic Management Plan
14. Foul Drainage Scheme
15. Level 3 Building Survey

3.00 CONSULTATIONS

3.01 Local Member

Councillor Mrs C A Ellis

Raises concerns in respect of highway impact, scale of development and overdevelopment of the site and the loss of properties with historic interest. Accordingly a site visit and a request for the application to be heard at planning committee has been made.

Buckley Town Councillor

Councillor David Ellis

Raises objections to the proposed development upon the following grounds:

- Increase opportunity for overlooking and result in a loss of privacy to surrounding residents
- Not in keeping with the surrounding area
- The development will lead to an increase in noise and disturbance during the demolition and construction phase
- Residents will lose visual amenity from their properties as the development of the site will take away views and natural light

- Concerns in respect of highway safety and parking
- Loss of historic architecture

Buckley Town Council

The Town Council endorsed and supported the comments made by Councillor Ellis. The Town Council questions whether or not there is a need for this development and advises the County Council that on the plans provided, the property listed as a Chapel is now a residential property. The Town Council also questions the need to remove a historical set of buildings from the streetscape.

Highways Development Control

The Highway Authority confirms no objection to the principle of development, though understands the matter of access remains a matter reserved for later approval. That being said, it is anticipated that the re-development would be serviced by an access through a single centrally located vehicular access onto Mold Road; Bistre Close is considered to be unsuitable to serve additional traffic. Existing access should be permanently closed and the footway reinstated. The footway fronting the site should be widened to 2.0m and full visibility splays should be provided. A parking layout conforming to the guidance established by SPGN11 must be provided as part of any reserved matters scheme.

No objection subject to the imposition of conditions.

Community and Business Protection

No adverse comments to make.

Clwyd Powys Archaeological Trust

The buildings proposed for demolition are not recorded within the Historic Environment Record but include a terrace block of Victorian brick houses built between 1884 and 1899. The buildings appear to be in good condition with minor modern alterations. Whilst not listed or within a conservation area, the buildings do have some architectural interest. As the proposed demolition will result in the complete loss of the terrace, CPAT requests that a Level 3 Building Survey is carried out prior to demolition in order to retain a full record of the structures. No objection subject to the imposition of a condition as explained.

Welsh Water/Dwr Cymru

No objection subject to the imposition of a condition relating to the submission of a foul drainage scheme.

Natural Resources Wales

No objection.

Airbus

Confirms there is no aerodrome safeguarding objection to the proposal.

Coal Authority

Advises that standard advice applies. Accordingly, The Coal Authority raises no objection to the proposed development and no specific mitigation measures are required as part of this development proposal to address coal mining legacy issues.

4.00 PUBLICITY

4.01 Press Notice, Site, Notice, Neighbour Notification

22 no. of objection received upon the following grounds:

- Increase in the volume of traffic
- Congestion already a problem within the area
- Increase in on-street parking
- Insufficient parking
- Increase in noise levels during construction and by associated vehicles
- Loss of historical buildings and character and appearance of the area
- Overdevelopment of the site
- Previous renovations to the terrace properties would all be a waste
- New build development would lack character and identity
- Poor visibility available
- Speed is a problem
- Inadequate drainage
- Impact on residential amenity
- Loss of light
- Impact on community facilities extending to school capacities, healthcare and refuge collection

5.00 SITE HISTORY

5.01 No recent history.

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 AC13 - Access and Traffic Impact

Policy HSG3 - Housing on Unallocated Sites within Settlement Boundaries
EWP14 - Derelict and Contaminated Land

Planning Policy Wales Edition 10 (December 2018) (PPW10)

7.00 PLANNING APPRAISAL

7.01 Introduction

This is an outline planning application with all matters reserved for subsequent approval. It proposes the demolition of an existing terrace of 4 dwellings to facilitate the redevelopment of the site and wider limit for residential purposes.

7.02 Site Description

The application site extends for an area of 0.3ha and lies to the west of the town centre of Buckley. The site is bounded on the western side by the former chapel (No.96 Mold Road) and Bistre Close residential road. To the north the site is bound and backs onto residential rear gardens of Linderick Avenue and to the east by a residential property, Ash Lyn.

7.03 The application site is predominately flat, with a slight increase in gradient sloping towards the north. The site comprises a terrace block of 4 dwellings, together with large grassed areas with a block of garages to the rear, situated along the western boundary.

7.04 The site is accessed off Mold Road.

7.05 Proposed Development

This outline application proposes the demolition of the existing terrace block to facilitate the development of the site for residential purposes. All matters of detail are reserved for future consideration.

7.06 Indicative details submitted suggest that the site could be developed for up to 12 no. dwellings, together with the creation of a new central vehicular access off Mold Road. Members are reminded that the matters of amount, scale and access are reserved for future consideration, and therefore any indicative plans provided are to help visualise how the site could be developed. I therefore reiterate that this outline consent is all matters reserved and therefore only the principle of residential development on this site is for consideration.

7.07 Principle of Development

The application site is within the settlement of Buckley which is a main town, Category A Settlement within the Flintshire Unitary Development Plan. It is therefore a focus for growth and residential development. The site is brownfield land with an existing residential use. The site is within a predominantly residential area and is white land within the settlement boundary. It is considered that the

redevelopment of the site for the purposes of residential use would be compatible with the adjoining uses, and an efficient use of resources which includes land which is currently not maximising its potential to accommodate a greater density of housing, and otherwise supporting the delivery of the housing supply within settlement boundaries. The redevelopment of this previously developed windfall site, underpins sustainable development as recognised by Planning Policy Wales 10 (PPW10).

- 7.08 Policy HSG3 enables the consideration of 'windfall' housing proposals on unannotated sites provided that i) it does not result in tandem development or overdevelopment in relation to the character of the site and surrounding area ii) it does not conflict with the UDP housing provision for the County over the Plan period and ii) the proposal complies with policy GEN1. There is no objection in principle to this windfall development as such proposals will contribute to the overall housing land supply within the LDP Plan period.
- 7.09 Whilst objections have raised the loss of a historical asset and the harm this will cause on the character and appearance of the streetscene, I must remind members that the terrace block is not a designated listed building or situated within a conservation area. Therefore the protection of this terrace does not have the same restrictions bestowed upon those on the historic register. It is however, acknowledged that the terrace block possesses architectural features of interest and this view is shared by CPAT who request a Level 3 Building Survey to be undertaken prior to demolition, and a condition to address this is suggested accordingly.
- 7.10 Members should however, be mindful that this application seeks only the approval of the principle of residential development, and that detailed matters to include layout, appearance, scale, landscaping and access are reserved for subsequent approval. That said, in the context of the focus on place making in PPW10 it will be important for the prospective developer to reflect on this previous context and site setting, in designing a development that respects these factors, and that provides a design that is sympathetic with the surrounding area. Therefore there is an opportunity to proactively work with future developers of this site, to provide a development that reflects the existing vernacular, incorporates features of architectural merit and uses materials that allows the development to sympathetically harmonise within its immediate setting and reinforce local distinctiveness. This again is subject to the agreement of the detailed design as part of any future reserved matters application. The principle of residential development is therefore considered acceptable.
- 7.11 The proposed site is considered to comply with the key principles of PPW10 in terms of the presumption in favour of sustainable development, and the sequential approach taken to the re-use of

previously developed land in preference to greenfield sites. In accordance with paragraph 3.51 of PPW10, land within settlements should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints identified can be overcome.

7.12 Highways

The submitted indicative layout suggests the creation of a new central vehicular access point off Mold Road. The Highway Authority notes that the application is in outline only, with all matters including access reserved. The principle of creating a new access off Mold Road is not opposed. The Highway Authority therefore confirms that there is no objection subject to the imposition of conditions.

7.13 I note objections raise concerns regarding the noise and disruption that would be caused during the development of this site, in particular during construction. As such, a condition is recommended requiring submission and approval of the controls of a Construction Traffic Management Plan, which would seek to control and minimise disruption where possible.

7.14 A number of objections raise concerns that the development of this site would further exacerbate the on-street parking problems currently experienced. Members are reminded that this application is in outline with all matters reserved, therefore only the principle of development is for consideration at this stage. The reserved matters details will include the provision of access and parking arrangements which will be required to be in accordance with the relevant planning policies and Supplementary Planning Guidance Note no. 11 Parking Standards. The level of parking is however dependent on the exact number of dwellings and the site layout which are again reserved for subsequent approval.

7.15 Furthermore, I have considered the merits of the site location and conclude that the site is well positioned and supports the key planning principles set out in PPW10, in particular the theme 'Active and Social Places' chapter 4, which states that developments should be located where they encourage a "modal shift and be easily accessible by walking, cycling and public transport, by virtue of their location, design and provision of on and off site sustainable transport infrastructure." By doing so, sustainable forms of development such as this, help to reduce the reliance on travel by private car, and the adverse impacts of motorised transport on the environment and people's health.

7.16 Other Matters

Concerns have been raised in respect of the adequacy of the existing drainage infrastructure to accommodate further flows from new development. Dwr Cymru/Welsh Water have been consulted upon the drainage aspects of the proposal and advise that a condition is imposed requiring the submission of a foul water drainage scheme

for the site. No objection to the proposals has been raised by Dwr Cymru/Welsh Water in relation to system capacity concerns. Members should be advised that surface water requirements are now dealt with under SAB regulations with additional approval required by the Applicant prior to commencement on site. This will be reiterated on any future reserved matters submission.

- 7.17 Concerns have also been raised regarding the impact of the proposal on the residential amenity of neighbouring properties. As the proposal is in outline form it is not possible to consider issues relating to privacy and overlooking as if the application were approved these would be examined in accordance with SPGN no. 2 Space Around Dwellings in a later reserved matters application.

8.00 CONCLUSION

The application site is within the settlement of Buckley which is a main town, Category A Settlement within the Flintshire Unitary Development Plan. It is therefore a focus for growth and residential development. The site is within a predominantly residential area and white land within the settlement boundary. It is considered that the redevelopment of the site for the purposes of residential use would be compatible with the adjoining uses, and an efficient use of resources which includes land, which is currently not maximising its potential to accommodate a greater density of housing, and otherwise supporting the delivery of housing supply within settlement boundaries. The redevelopment of this previously developed windfall site, underpins sustainable development as recognised by Planning Policy Wales 10 (PPW10).

It is considered that the proposal complies with planning policy. Accordingly, I recommend that planning permission is granted subject to conditions as set out within paragraph 2.01 of this report.

8.01 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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