

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **5<sup>th</sup> SEPTEMBER 2012**

**REPORT BY:** **HEAD OF PLANNING**

**SUBJECT:** **FULL APPLICATION - SUBSTITUTION OF 9 HOUSE TYPES AT LAND AT FIELD FARM LANE, BUCKLEY**

**APPLICATION NUMBER:** **049712**

**APPLICANT:** **PERSIMMON HOMES NW LTD**

**SITE:** **LAND AT FIELD FARM LANE, BUCKLEY**

**APPLICATION VALID DATE:** **30<sup>TH</sup> APRIL 2012**

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

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

**REASON FOR COMMITTEE:** **MEMBER REQUEST TO ASSESS IMPACT ON PRIVACY/AMENITY OF OCCUPIERS OF EXISTING DWELLINGS AND TO ENSURE PREVIOUSLY EXPERIENCED DRAINAGE PROBLEMS AT THIS LOCATION HAVE BEEN ADDRESSED AND RESOLVED**

**SITE VISIT:** **YES**

**1.00 SUMMARY**

1.01 This full application proposes the substitution of house types on 9 No. plots within a recently permitted residential development for a total of 89 No. dwellings on land at Field Farm Lane, Buckley. Amended plans have been received in progression of the application and a further round of consultation undertaken.

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

- 2.01
1. Time limit on commencement
  2. In accordance with approved plans
  3. Details of external materials to be submitted and approved

4. Code for sustainable homes pre-commencement and post construction.
5. Development to remain subject to conditions attached to planning permission ref: 046845.
6. Forming and construction of site access to be submitted and approved.
7. Access to be kerbed and completed to carriageway base course layer.
8. Design, traffic calming surface water drainage, street lighting and construction of internal estate roads to be submitted and approved.

### **3.00 CONSULTATIONS**

#### **3.01 Local Member**

##### Councillor Ms C A Ellis

Requests site visit and planning committee determination. Preliminary concerns relate to ensuring that the privacy/amenity of occupiers of existing dwellings is safeguarded and previously experienced drainage problems have been addressed and resolved.

##### Buckley Town Council

It is noted that the substitution of the 9 house types indicate a move to larger 4 bedrooed properties. Concern is raised that the plans, if approved, will move away from the provision of affordable housing to those types of property that are outside the possibility of purchase by first time buyers.

##### Head of Assets and Transportation

Recommend that any permission includes conditions in respect of the formation of the means of access, traffic calming, surface water drainage, street lighting and means of construction of internal roads.

### **4.00 PUBLICITY**

#### **4.01 Site Notice and Neighbour Notification**

3 letters of objection received the main points of which can be summarised as follows:-

- Amended site layout would result in an increased number of the proposed dwellings backing onto existing dwellings which would lead to increased overlooking and have a detrimental impact on privacy/amenity.
- Revised site layout would change the character of development when viewed from existing properties.
- Increased disturbance during construction phase.
- Impact on easement to safeguard adequate drainage system.

## **5.00 SITE HISTORY**

### **5.01 036776**

Outline – Residential Development. Approved 12<sup>th</sup> May 2004

### **042356**

Reserved Matters – Erection of 139 dwellings, roads, public open space and all associated works. Refused 31<sup>st</sup> May 2007

### **043841**

Reserved Matters – Residential Development of 79 No. dwellings and 24 No. apartments. Withdrawn 8<sup>th</sup> October 2007

### **044085**

Variation of Condition No. 2 attached to planning approval reference 036776 to extend the time for the submission of reserved matters and commencement of development. Approved 6<sup>th</sup> December 2007

### **046845**

Reserved Matters – Residential Development consisting of 89 No. two storey dwellings, open space, roads and associated works. Permitted 5<sup>th</sup> August 2010

## **6.00 PLANNING POLICIES**

### **6.01 Flintshire Unitary Development Plan**

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 HSG3 – Housing on Unallocated Sites Within Settlement Boundaries

Policy HSG8 – Density of Development

Policy HSG9 – Housing Type and Mix

Policy AC13 – Access and Traffic Impact

Policy AC18 – Parking Provision and New Development

Policy SR5 – Play Areas and New Housing Development

Policy TWH1 – Development Affecting Trees and Woodlands

Policy TWH2 – Protection of Hedgerows

Policy WB1 – Species Protection

Policy EWP17 – Flood Risk

The proposal generally complies with the above policies.

## **7.00 PLANNING APPRAISAL**

### **7.01 Introduction**

The site, the subject of this application amounts to approximately 0.26

hectares within the wider Persimmon Field Farm site of approximately 4.5 hectares in total, which has the benefit of planning permission for residential development. This site is bounded by Alltami Road to the north and existing residential development to the south off Aberllanarch Drive, Sunningdale and Wentworth Close.

7.02 Background

By way of the background of planning history at this location, the overall site comprising 4.5 hectares in area has the benefit of planning permission for the erection of a total of 89 No. dwellings, this being permitted under Code No. 046845 on 5<sup>th</sup> August 2010. Development has commenced in accordance with this previous permission.

7.03 Proposed Development

The plans submitted as part of this application propose the substitution of house types and modifications to the site layout in respect of 9 No. plots within the development (57-62 and 71-73) although the type and mix of development proposed remains as previously approved under Code No. 046845 i.e. 5 No. detached dwellings and 2 No. pairs of semi-detached properties.

7.04 The applicants have advised that the proposed revisions are in response to market demand for specific house types. The application does not propose larger 4 No. bed properties, but a range of house types from small 3 No. bed starter homes to small/medium sized 4 No. bed family homes.

7.05 Principle of Development

The principle of residential development at this location has been established following the grant of outline planning permission under Code 036776 on 12<sup>th</sup> May 2004. In addition a subsequent reserved matters application for the erection of 89 No. two-storey dwellings was permitted under Code No. 046845 on 5<sup>th</sup> August 2010. The principle of residential development on this site is therefore well-established subject to ensuring that the development would result in a satisfactory well balanced layout and the safeguarding of residential amenity.

7.06 Design/Appearance

The plans submitted propose the substitution of house types with associated modifications to the defined curtilage areas of the proposed dwellings, the pattern and orientation/relationship of dwellings to each other being acceptable to provide for a well-balanced site layout.

7.07 The house types/designs are considered to be reflective of the character of development already permitted and would be sympathetic to the character of the site/surroundings providing for a consistency in terms of design and use of materials.

7.08 Impact on Privacy/Amenity

Of particular importance in consideration of this application, given the extent of the changes to the initially approved layout, is ensuring that the privacy/amenity of the occupiers of existing dwellings in proximity to the application site most notably The Chimneys, Dovecote and Field Farm are safeguarded.

- 7.09 The concerns/objections received in this respect are duly noted and for Members information the site layout which has been amended since initial submission would allow for back to back distances of 22 m between existing and proposed dwellings to be provided. This is in accord with the Council's Local Planning Guidance Note 2 – Space Around Dwellings. Whilst the revised layout changes the orientation of a number of previously consented dwelling units, so that they now back onto existing development at The Chimneys, Dovecote and Field Farm, the distances referred to above are fundamental to the principle of development being supported. Whilst there are concerns that this changes the character of development adjacent to the boundaries with existing properties, this is an established form of development which in my view is acceptable at this location.

7.10 Adequacy of Drainage

The concerns relating to the adequacy and acceptability of the drainage system to serve development at this location are duly noted, as it is recognised that there have been recorded flooding problems earlier this year at properties adjacent to the site to Wentworth Close and Sunningdale.

- 7.11 Particular concern was raised at this time that the amount of surface water being discharged into the main drainage system from the Field Farm site was such that it was contributing to the flooding problems at existing properties. As a result of the problems experienced, I have been advised that the Dwr Cymru Welsh Water are satisfied that improvements to the pumping station have been recently completed and they have subsequently addressed the matter by undertaking remedial work to limit surface water entering into the main drainage system. As a result there has been no evidence of surcharging or potential during recent heavy rainfall periods. It is therefore considered that the previously experienced drainage/flooding concerns have been addressed and the easements retained ensuring that there is an adequate system in place to safeguard against the concerns highlighted.

7.12 Adequacy of Highways

Consultation on the application has been undertaken with the Head of Assets & Transportation who has requested modifications to the site layout in conjunction with changes required to safeguard the privacy/amenity of the occupiers of existing properties at this location. The amendments subsequently undertaken are considered satisfactory subject to the imposition of conditions in respect of the formation of the access arrangements, traffic calming, surface water

drainage, street lighting and construction details.

**8.00 CONCLUSION**

8.01 It is considered that the proposed modifications to the site layout and substitution of house types is acceptable at this location having regard to the character of the site and surroundings. The house types proposed provide for a high quality scheme providing a well balanced layout which safeguards the privacy/amenity of the occupiers of existing dwellings and which it is considered can be supported. In addition drainage problems previously experienced have been resolved to the satisfaction of Dwr Cymru Welsh Water and there is no objection from the Heads of Assets & Transportation subject to the imposition of conditions. The application can therefore be supported.

8.02 In considering this planning application 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.

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