

**FLINTSHIRE COUNTY COUNCIL**

**REPORT TO:** **PLANNING COMMITTEE**

**DATE:** **7<sup>TH</sup> FEBRUARY 2018**

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

**SUBJECT:** **FULL APPLICATION - CONSTRUCTION OF A NEW  
LEARNING DISABILITY DAY SERVICES FACILITY  
AT JOHN SUMMERS HIGH SCHOOL, CHESTER  
ROAD WEST, QUEENSFERRY**

**APPLICATION  
NUMBER:** **057719**

**APPLICANT:** **FLINTSHIRE COUNTY COUNCIL**

**SITE:** **LAND ON THE SITE OF THE FORMER YSGOL  
UWCHRADD JOHN SUMMERS,  
CHESTER ROAD WEST,  
QUEENSFERRY  
CH5 1SE**

**APPLICATION  
VALID DATE:** **9<sup>TH</sup> NOVEMBER 2017**

**LOCAL  
MEMBERS:** **COUNCILLOR R. DAVIES**

**TOWN COUNCIL:** **SHOTTON TOWN COUNCIL**

**REASON FOR  
COMMITTEE:** **THE APPLICATION IS CONSIDERED TO BE IN THE  
WIDER PUBLIC INTEREST**

**SITE VISIT:** **NO**

**1.00 SUMMARY**

- 1.01 This full application presents proposals for the provision of a new Learning Disability day Services facility upon land at the former John Summers High School site, Queensferry. The proposals provide a facility to replace the existing facility located some 180m distant at Glanrafon, Chester Road West, Queensferry.

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

2.01 Conditions:

1. Time limit for commencement.
2. In accordance with approved plans.
3. Materials to be submitted and agreed.
4. Detailed planting schedule.
5. Implementation of landscaping scheme.
6. Detailed drainage scheme to be submitted, agreed and implemented.
7. Tree and hedgerow protections measures to be implemented as per Arboricultural Impact Assessment prior to commencement of development.
8. Land contamination assessment to be undertaken prior to the commencement of development.
9. Implementation of land contamination remediation scheme.
10. Boundary treatments to be submitted, agreed and thereafter implemented.

**3.00 CONSULTATIONS**

3.01 Local Member

Councillor R. Davies

No objection to a delegated determination and fully supports the application. Looks forward to its construction.

Shotton Town Council

No objection. Fully supports the application.

Highways DC Manager

No objection.

Pollution Control Officer

Following consideration of the desk top survey submitted in respect of land contamination, agrees with the conclusion that an intrusive site investigation report is required. Requests the imposition of a condition requiring the same.

Welsh Water/Dwr Cymru

No objections. Requests the imposition of condition relating to the need for the submission and agreement of a drainage scheme for the site.

FCC Flood Risk Management

Satisfied that the proposed surface water drainage information provided is sufficient to provide the comfort that this matter can be addressed via a suitably worded condition.

Airbus

No objection upon aerodrome safeguarding grounds.

The Coal Authority

No adverse comments. Requests that standing advice notes are imposed upon any subsequent permission granted.

**4.00 PUBLICITY**

4.01 The application has been publicised by way of the display of a site notice and neighbour notification letters. At the time of writing this report, no letters have been received in response to this publicity.

**5.00 SITE HISTORY**

5.01 Nothing relevant to this application. All previous history relates to the use of the site a secondary school.

**6.00 PLANNING POLICIES**

6.01 Flintshire Unitary Development Plan

Policy STR1	- New Development
Policy STR2	- Transport and Communications
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 D4	- Outdoor Lighting
Policy D5	- Crime prevention
Policy AC1	- Facilities for the disabled
Policy AC2	- Pedestrian Provision & Public Rights of Way
Policy AC13	- Access and Traffic Impact
Policy AC18	- Parking Provision and New Development
Policy CF2	- Development of new facilities.

**7.00 PLANNING APPRAISAL**

7.01 Site and Surroundings

This 0.66 hectare site occupies a prominent position on land formally comprising a part of both the buildings and playing fields associated with the now closed John Summers High School.

7.02 The site is bounded on all sides by the remainder of the former school site. Further to the south and west of the site are areas of existing residential development. Land to the north is formed by sports pitches in community use, with the main road, B5129 (Chester Road West) beyond. To the east of the site is located the Queensferry Primary School campus. Furthermore, the proposed site is located only some

180m to the south west of the existing learning disability day centre at Glanrafon. Access is derived via the existing access and roads within the site.

7.03 The Proposals

The proposals provide for a single storey building upon land forming the highest point of the wider former school site. A single main point of access to the building is proposed within the easternmost wind of the proposed building.

7.04 The building provides accommodation for the delivery of respite care and therapeutic support services to approximately 50 people each weekday and is served by 20 members of staff. The building provides;

- Activity rooms;
- Care support facilities;
- Café and dining space; and
- Ancillary office and meeting rooms.

7.05 The proposals provide 27 No. spaces (including 4 No. disabled spaces) for staff and client and visitor vehicle parking. Facilities for the dropping off and picking up of clients within the proposed car parking area are proposed. Site landscaping is proposed, with the majority located in the proposed 'sensory garden' located to the south of the proposed building.

7.06 Vehicular access to the site would be derived via the existing access serving the wider site, with a roadway created from the existing roadways within the site to serve the site directly. Principal pedestrian access to the building is derived via the same route.

7.07 The Main Issues

The main issues for consideration in respect of this proposal are;

- The principle of development;
- Design; and
- Drainage and flood risk.

7.08 The Principle of Development

Within the UDP, Queensferry is classified as a Category A settlement where most development is expected to occur. There is a general presumption in favour of the principle of development within defined settlement boundaries subject to other policy and material planning considerations. The proposals comply with the policy context in respect of the principle of development and with regard to the location of new community facilities, in the form of a learning disability day care facility, within settlement boundaries. The site is sustainably located with access to bus services and other local services and infrastructure.

7.09 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.

7.10 Design and Appearance

The proposed siting, design and layout of this scheme has been the subject of lengthy discussions prior to the submission of this application and has been through several design iterations en route. The proposals have sought to utilise the highest point of the site, not just because it takes the build form out of the area of known flood risk to the north of the site, but because it allows the building, and the use to which it is put, to occupy a commanding position overlooking the site and gives it a greater presence in the wider landscape surrounding the site.

7.11 The building takes the plan form of a 'V' and creates 2 wings, within which the accommodation and facilities are located. This arrangement of form enables the formation of a pseudo public square in the space between the blocks which serves as the sensory garden. The majority of the building is 3.8m tall. However, in order to break up the expanse of what might otherwise appear as an elongated area of built form, the design provides for the creation of a 'double height' space above the café/dining space, thereby raising the roof to 5.4m. The building provides a domestic scale in keeping with the residential context to the south and west.

7.12 The design concept behind this building has been to create a building which not only meets the operational needs of the service bodies proposed to occupy this space, but also creates a building which is sustainable and legible. The arrangement of the functions proposed to be housed within the building are within specific blocks which assists with the legibility of the building and its use by clients.

7.13 The external appearance of the building utilises high quality contemporary detailing and materials in its composition. The use of render, brick, curtain wall glazing and cladding panels all combine to soften the scale of the building and provide interest to the external elevations. I am satisfied that this proposal represents a bold, modern but sympathetic design response to both the operational needs of the building and its setting.

7.14 The proposed scheme would redevelop a key site within Queensferry in accordance with development plan policies. The proposed building would not be out of character with the site and its surroundings and would enhance the overall appearance of the area.

7.15 Drainage & Flood Risk

The proposals have been considered in terms of both drainage and flood risk. The site is located within Flood Zone A as defined upon the

Welsh Government Development Advice Maps. The proposals represent a highly vulnerable use in flood risk terms, as defined with TAN15 : Development and Flood Risk. However, highly vulnerable development is appropriate for location with a Flood Zone A.

- 7.16 In response to consultation, Dwr Cymru/Welsh Water have noted the presence of public sewers which cross the site. However, the submitted drainage strategy identifies these and outlines the measures which will be taken to accommodate the proposals. These include the diversion of both the surface water sewer and foul sewer which cross the site. Notwithstanding this however, it is identified that further technical detail is required to fully demonstrate that the proposal would not adversely affect the integrity of these sewers and therefore it is requested that a condition be imposed requiring the submission and agreement of a suitable scheme to address the drainage of the site. I propose to condition accordingly.

## **8.00 CONCLUSION**

- 8.01 I am satisfied that the proposed development takes account of the applicable planning policies and represents the correct balance between the various issue which relate to this site.

### Other Considerations

- 8.02 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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