

**FLINTSHIRE COUNTY COUNCIL**

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

**DATE:** **18<sup>TH</sup> JULY 2018**

**REPORT BY:** **CHIEF OFFICER OF PLANNING,  
ENVIRONMENT & ECONOMY**

**SUBJECT:** **FULL APPLICATION – RESIDENTIAL  
DEVELOPMENT FOR 41 NO. DWELLINGS AND  
ASSOCIATED GARDENS AND CAR PARKING AT  
NANT Y GRO, GRONANT.**

**APPLICATION  
NUMBER:** **058304**

**APPLICANT:** **WATES RESIDENTIAL**

**SITE:** **NANT Y GRO, GRONANT**

**APPLICATION  
VALID DATE:** **30<sup>th</sup> APRIL 2018**

**LOCAL MEMBERS:** **MS S. BRAUN**

**TOWN/COMMUNITY  
COUNCIL:** **LLANASA COMMUNITY COUNCIL**

**REASON FOR  
COMMITTEE:** **SCALE OF DEVELOPMENT RELATIVE TO  
DELEGATION SCHEME**

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

**1.00 SUMMARY**

- 1.01 This forms a full planning application for the proposed erection of 41 affordable dwellings consisting of 33 dwellings and 8 flats together with associated gardens and car parking on land at Nant Y Gro, Gronant.
- 1.02 The site the subject of this application is allocated for residential development in the Flintshire Development Plan by virtue of PolicyHSG1 (26).being shown as land East of Gronant Hill.
- 1.03 For Members information the site in question is within the Council's Strategic Housing & Regeneration Programme (SHARP).

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

- 2.01
1. Time limit on commencement.
  2. In accordance with approved plans/details.
  3. Samples of materials to be submitted and approved.
  4. No development to commence until site levels and finished floor levels of buildings have been submitted and approved. Development to be undertaken with approved details.
  5. Scheme for realignment of the access road to be submitted and agreed. Works shall be the subject of a Section 278 Agreement
  6. No works to commence on improvement to the access until alternative parking made available.
  7. Prior to commencement details of layout of traffic calming, signage, surface water drainage, street lighting and construction details have been submitted and approved.
  8. Facilities for parking to be provided and retained.
  9. Positive means to prevent surface water runoff.
  10. Construction Management Plan to be submitted and agreed.
  11. Recommendations of traffic Management Plan to be implemented
  12. Hard/Soft Landscaping Scheme to be submitted and approved including boundaries and finished site levels. Shall provide details of levels relative to trees to be retained and maintenance and management proposal for the landscaping and POS.
  13. Implementation and retention of landscaping scheme.
  14. No surface water/and or land drainage to connect with public sewerage network.
  15. Reasonable avoidance measures for works to trees.
  16. Prior to commencement of development biosecurity risk assessment to be submitted.
  17. Works not to be undertaken during bird breeding season.
  18. Biosecurity Risk Assessment
  19. Drainage scheme to be submitted and agreed.
  20. No development shall commence unless and until a scheme has been submitted and agreed to satisfy policy and planning guidance requirements relating to public open space and recreation.
  21. No development shall commence unless and until a scheme has been submitted and agreed that secures retention of affordable housing.
  22. Tree protection measures to be undertaken prior to works beginning on site
  23. Travel plan to be submitted and agreed

### **3.00 CONSULTATIONS**

#### 3.01 Local Member

Councillor Ms S. Braun

No response received at time of preparing report.

#### Llanasa Community Council

Objections to the proposed development based on the following grounds:-

- 1 Existing infrastructure in the village is insufficient to meet the needs of an additional 40 plus families.
- 2 Roads can't cope with the amount of traffic passing through the village at present and there are no footpaths for pedestrians. Existing traffic calming measures on Llanasa Road create as many problems as they solve. Additional 80 plus children will be increased risk of accident.
- 3 No account taken of public consultation of health facilities available to additional residents, which will need to be accessed. Have Doctors been consulted if can take additional families.
- 4 Only one public house available at present no other facilities presently available.

#### Highways Development Control Manager

Raises no objections to the principle of development, and recommend that any permission includes conditions in respect of the siting, design, of site access, construction details of estate road, parking provision surface water and the submission of a Construction Traffic Management Plan, and Travel Plan implementation.

#### Head of Public Protection

No adverse comments to make regarding the proposal.

#### Housing Strategy Manager

The application is for a 100% affordable scheme in Gronant.

In terms of evidence of the need for affordable housing, advises:-

The Local Housing Market Assessment (LHMA) for Flintshire identifies an annual shortfall of 246 affordable units.

- The LHMA identifies a need for primarily 1 bed (14%), 2 bed (31.6%) and 3 bed (28.5%) split relatively evenly between social rented (56.2%) and intermediate (43.8%) tenures.
- There is a demand for both affordable/social rent in the area with

- 26 applicants registered for social rent and 2 for affordable rent for 1 bed properties.
- 59 applicants registered for social rent and 5 for affordable rent for 2 bed properties.
- 15 applicants registered for social rent and 3 for affordable rent for 5 bed properties.

In view of the above, advises that the proposed affordable housing provision within the application would be acceptable and is supported.

#### Public Open Spaces Manager

Request the payment of £733 per dwelling in lieu of on-site recreational provision. The monies would be used to enhance the range of Skate park provision/wheeled play at Gronant Recreation Ground.

#### Capital Projects & Planning Manager

Advises that as there is sufficient capacity at the nearest primary school (Gronant C.P School) and Secondary School (Ysgol Trefynnnon, Holywell). Given the trigger points have not been reached, do not request commuted sum payments in respect of this development.

#### Welsh Water/Dwr Cymru

No objections if requested conditions imposed and advisory notes be included in any consent granted.

#### Natural Resources Wales

Conditions imposed in respect of Biosecurity and surface water disposal scheme be agreed.

#### Technical Services (Drainage)

Satisfied that the proposed surface water drainage information provided demonstrates that the proposed approach is feasible. Subject to the imposition of a condition for sustainable drainage scheme.

## **4.00 PUBLICITY**

### **4.01 Press Notice, Site Notice, Neighbour Notification**

57 No. letters of objection received plus 2 MPs letters, the main points of which can be summarised as follows:-

- Limited infrastructure/facilities to support the proposed development. The new site will need to join to the existing infrastructure in the village putting more pressure on the already inadequate systems.
- Inadequate access/roads safety issues/speeding cars/no footpaths available. Only time before serious accident or

fatality on Gronant Hill. Should consider new access road from the A548 into the village. Cars parked on roadside at present if yellow lines introduced this facility would be lost. Extra vehicles during the construction stage of the development. Many vehicles including buses heavy goods vehicles and cars use Nant-Y-Gro as a means of avoiding speed humps along Llanasa Road. New access to site is between sheltered hosing merging onto Nant-Y-Gro on a bend in the road and on a gradient result in a hazard to road users

- Result in problems with utilities in area drains cannot cope with rain fall resulting in pooling on main road.
- No health care facilities in Gronant difficulty in obtaining an appointment to see Doctors, majority of primary health care located in Prestatyn.
- Limited facilities within village only has two public houses and a primary school and a shop.
- Council just adhering to targets set by Government no thoughts to problems it will bring.
- Loss of existing car parking space for residents and an unsuitable alternative given medical conditions of residents.
- Not possible to identify specifically local need therefore an unnecessary burden on the village, Gronant is a small community with virtually no infrastructure not place for an additional 41 dwellings.
- Loss of view.
- Ecology Issues
- Density not in keeping with area.
- Loss of amenity, overbearing on existing development.
- Loss of privacy.
- Only one school in Gronant already oversubscribed
- Past mining in area

## **5.00 SITE HISTORY**

5.01 None relevant.

## **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 GEN3 – Development in the Open Countryside.

Policy D1 – Design Quality, Location & Layout.

Policy D2 – Design.

Policy D3 – Landscaping.

Policy TWH1 – Development Affecting Trees & Woodlands.

Policy TWH2 – Protection of Hedgerows

Policy WB1 – Species Protection.

Policy AC13 – Access & Traffic Impact.

Policy AC18 – Parking Provision & New Development.

Policy HSG1 (26) – New Housing Development Proposals.

Policy HSG4 – New Dwellings Outside Settlement Boundaries.

Policy HSG8 – Density of Development.

Policy HSG9 – Housing Mix & Type.

Policy HSG10 – Affordable Housing Within Settlement Boundaries.

Policy HSG11 – Affordable Housing in Rural Areas

Policy AC2 – Pedestrian Provision and Rights of Way

Policy AC13 – Access and Traffic Impacts

Policy AC18 – Parking Provision and New Development

Policy SR5 – Outdoor Play Space and New Residential Development.

Policy EWP17 – Flood Risk.

Policy IMP1 – Planning Conditions & Planning Obligations

#### Additional Guidance

Planning Policy Wales (PPW)

Technical Advice Note 5 – Nature Conservation & Planning.

Technical Advice Note 12 – Design.

Technical Advice Note 15 – Development & Flood Risk.

Technical Advice Note 18 – Transport.

Supplementary Planning Guidance Note 2 – Space About Dwellings.

Supplementary Planning Guidance Note 3 – Landscaping.

Supplementary Planning Guidance Note 4 – Tees & Development.

Supplementary Planning Guidance Note 8 – Nature Conservation & Development.

Supplementary Planning Guidance Note 9 – Affordable Housing.

Supplementary Planning Guidance Note 11 – Parking Standards

Supplementary Planning Guidance Note 12 – Access for All.

Local Planning Guidance Note 13 – Open Space Contributions.

## **7.00 PLANNING APPRAISAL**

### **7.01 Site Description**

The site comprises 1.16 hectares of existing agricultural grass land which is located to the north of existing properties which front onto Nant Y Gro. The land has been allocated for new housing development by virtue of Policy HSG1(26) in the adopted Unitary Development Plan.

7.02 The site slopes upwards from the south towards the north of the site although the field forming the site runs down from east to west. There are no distinguishable boundaries

### **7.03 Proposed Development**

This forms a full planning application for the proposed erection of 41 affordable dwellings consisting of 33 dwelling and 8 flats together with associated gardens and car parking on land at Nant Y Gro, Gronant, The dwellings proposed are for social rent and comprise;

- 4 No 1 bedroom flats
- 4 No 2 bedroom flats
- 12 No 3 bedroom houses and
- 21 No 4 bedroom houses.

7.04 Vehicular access to serve the development is proposed from an existing road known as Nant Y Gro. It is proposed that the dwellings are constructed having concrete roof tiles with old weathered split faced block finish and red brick soldier course and cill detailing

7.05 It is considered that the main planning issues can be summarised as follows:-

- Principle of development having regard to the planning policy;
- Highway impact;
- Affordable Housing;
- Living conditions of existing and proposed residents;
- Impact on Ecology and Trees
- Educational Requirements
- Design Consideration
- Adequacy of foul/surface water drainage.
- Public Open Space Requirements

### **7.06 Principle of Development**

The site is located within the settlement boundary of Gronant in the Flintshire Unitary Development Plan. It is allocated for residential development by virtue of Policy HSG1(26) being shown as land East of Gronant Hill. The site extends slightly beyond the boundary of the UDP allocation on its northern boundary by approximately 3 metres at its widest.

- 7.07 Policy HSG11 permits development for affordable housing outside settlement boundaries provided certain category are met. In regard to this development, there is genuine need for the types of social rented housing proposed. Furthermore there are no alternative sites in this location, the narrow strip of land is a logical extension to the allocated site, the scale and design of housing proposed is sympathetic and will remain affordable in perpetuity. The principle of the proposed development is therefore acceptable.
- 7.08 Adequacy of Access  
Whilst the objections to the development on highway grounds are noted, consultation has been undertaken with the Highway Development Control Manager in order to assess the adequacy of the existing highway network in proximity to the site and acceptability of the proposed site layout.
- 7.09 Wider Highway Network  
There has been significant objection from local residents regarding the existing poor road and pedestrian infrastructure. The proposal included a traffic assessment which has been considered by the Highway Development Control Manager who has no objections based on the level of development proposed. Concerns have been raised from local residents about a lack of footpaths. Within the development footpaths are proposed and Nant y Gro has a pavement adjacent to the vehicular highway. Although it is recognised there may not be pavements along other roads, such as Gronant Hill, it is not reasonable to require the development to improve this existing situation.
- 7.10 Vehicular Access to the site  
The access to the site is proposed from a realignment of the cul de sac that leads off Nant Y Gro adjacent to No 24 Nant y Gro. Concerns have been raised by nearby residents regarding the perceived loss of parking and how access to their properties will be affected by the proposed vehicular access way to the new development. As a result of these concerns the plans have been amended to provide for alternative parking spaces. These new spaces are to replace the on road parking presently available with a parking bay to allow for four parking spaces to serve the properties in question. The parking provision proposed within the site is satisfactory and there are no objections from Highways Development Control subject to conditions being imposed.
- 7.11 Affordable Housing  
Whilst the site is owned by the Council, it is required to meet the necessary policies in terms of provision of affordable housing. The significant majority of the site is within the settlement boundary of Gronant and the proposal is therefore in excess of the requirement of Policy HSG10 where it would be expected for a

development of this scale to provide 30% of the proposed dwelling to meet local need in term of affordability.

- 7.12 The small area of the site which lies outside the settlement boundary and site allocation will also in conjunction with the allocated site provide 100% affordable housing for social rent which meet local need. This small element of the site is therefore compliant with Policy HSG11.
- 7.13 Accordingly safeguards should still be employed to ensure the retention of the affordable housing in the future.
- 7.14 It is therefore proposed to impose a condition that no development is permitted to commence until a scheme detailing the precise means and methods via which the affordability of these units will be secured in perpetuity is submitted to and agreed in writing with the Local Planning Authority. The proposal would therefore be capable of complying with Policy HSG10, HSG11 and SPG9.
- 7.15 In policy terms Planning Policy Wales states that 'A community's need for affordable housing is a material planning consideration which must be taken into account' It is considered that new housing development incorporates a reasonable mix of house types and sizes, including affordable housing allocation policy identifies local need as people with a connection to Flintshire who have priority.
- 7.16 This proposal is 100% affordable scheme with a mix of house types which has been informed in terms of local demand for social and affordable housing in the area, and the application is supported.
- 7.17 Impact on Living Conditions of existing and future residents  
In accordance with Policy STR1, STR4, GEN 1 and SPGN 2 Space Around Dwellings it is considered that the proposal both protected the living conditions of existing and proposed new residents.
- 7.18 The interface distances from all facing windows and windows facing blank gable ends meet or exceed the guidance set out in SPGN2. All proposed garden areas meet the standard length and area set out in SPG2. This includes the area of outdoor space surrounding the proposed block of flats. The impact of the development on the living conditions of the existing and future residents are therefore acceptable. The right of view across an area of land is not a material consideration which can be afforded weight in the planning balance.
- 7.19 Impact on Ecology/Trees.  
The development site does not have any statutory or non – statutory designation landscape or ecological designation. The site forms part of a much larger field of grassland of limited ecological value with a small copse located to the south

western corner of the site, populated with sycamore, elm and ivy. As part of the application submission a habitat survey has been undertaken to assess the site for any associated protected species.

- 7.20 As a result of the survey it has been identified that trees on the site have the potential for bats to be present. Given this a condition has been recommended in respect of a scheme of reasonable avoidance measures be undertaken.  
The woodland adjoining and the hedgerows offer potential nesting sites and a condition has been added to avoid works to these habitats during the bird nesting season.
- 7.21 Scale/House Types/Site Layout  
As part of the site is an allocated housing site and in accordance with Policy HSG8 of the Flintshire Unitary Development Plan, it would be expected to achieve a minimum density of 30 dwellings per hectare.
- 7.22 The proposed site area amounts to approximately 1.16 hectares in total giving a density of 35 dwellings per hectare and therefore the erection of 41 dwellings would represent a scale of development in line with policy HSG8.
- 7.23 In addition the introduction of 2 storey dwellings would be reflective of this existing character, the layout representing the form of development in proximity to the site and subject to control over the use of materials, it is my view that development would be acceptable and can be supported.
- 7.24 Adequacy of foul/surface water drainage.  
The adequacy of the drainage to serve the proposed development has been the subject of consultation with Natural Resources Wales (NRW) Dwr Cymru/Welsh Water and the Council's Technical Services Department (Drainage).
- 7.25 Dwr Cymru/ Welsh Water have been consulted on the proposal and note that a foul gravity public sewer crosses the site and require an easement of 3 metres either side of the sewers centreline. Note if the development is within the protective zones then there would be a requirement to divert the sewer. Regarding sewerage, note foul flows are via the public sewerage system while surface water is into an existing culvert. While no objections are raised regarding foul and surface water disposal conditions and advisory notes are requested to restrict foul water only to be discharged to the public sewerage system and no surface water to be allowed to connect with the foul system.

- 7.26 Natural Resources Wales having been consulted raise no objections on drainage issues, consultation on the application. The NRW have raised no objections subject to conditions being imposed relating to a reasonable avoidance measures to trees be submitted. The other two conditions requested relate to the submission of a biosecurity risk assessment and submission of a surface water disposal scheme be submitted. The conditions noted are included in paragraph 2.01 above.
- 7.27 The Councils Technical Services Department have been in discussions with the developer. Following the provision of additional information he has no objections to the proposal.
- 7.28 Public Open Space and Recreation  
Members will be aware that applications of this type are the subject of consultation with the Public Open Spaces Manager (Leisure Services) and the Capital Projects and Planning Unit with the Local Education Authority.
- 7.29 The consultation has established that:-
- a) As there would be no on-site recreational provision the development would require the payment of a commuted sum of £733 per dwelling the monies used to enhance existing public
  - b) open space in the community, specifically teenage provision at Gronant Play Area.
- 7.30 Education Contributions  
The development would not give rise to any contribution requirement for Secondary School provision as there is sufficient capacity within the school (Ysgol Trefynnon, Holywell Secondary School) both currently and allowing for this development. At present the school has a capacity of 600 with the actual number of pupils at present being 449. The actual number of pupils generated by the development is 7 hence the trigger point is not reached for a contribution to be made in respect of Secondary School provision
- 7.31 In terms of Primary School Pupils capacity this is also available at the nearest primary school (Gronant C.P. primary School) which has a capacity of 144 pupils. The actual number of pupils is presently 53, and with the proposed site resulting in 10 additional places required there is sufficient capacity within the school to meet the additional need.
- 7.35 Other Matters  
Objections have been received with regard to insufficient local facilities to serve the development. There has been no evidence submitted to demonstrate that there is a lack of community facilities or services and therefore this matter can be given very little weight in

the overall planning balance.

## **8.00 CONCLUSION**

8.01 In conclusion, it is my view that the scale and form of the development proposed would be sympathetic to the character of the site and surroundings. There is no objection from the Highway Development Control Manger, Natural Resources Wales, Dwr Cymru/Welsh Water or the Council's Technical Drainage Department.

8.02 Accordingly, it recommend that planning permission be granted subject to the imposition of conditions as outlined in paragraph 2.01 of this report.

### **8.03 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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