

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **5TH DECEMBER 2018**

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

SUBJECT: **FULL APPLICATION – CONVERSION OF
DISUSED CHAPEL TO 2 NO. DWELLINGS AND
ERECTION OF 1 NO. DETACHED DWELLING AT
ROMAN CATHOLIC PRESBYTERY, BRUNSWICK
ROAD, BUCKLEY.**

**APPLICATION
NUMBER:** **058516**

APPLICANT: **MR S METCALFE**

SITE: **ROMAN CATHOLIC PRESBYTERY,
BRUNSWICK ROAD, BUCKLEY.**

**APPLICATION
VALID DATE:** **14TH JUNE 2018**

LOCAL MEMBERS: **COUNCILLOR M J PEERS
COUNCILLOR D HUTCHINSON**

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

**REASON FOR
COMMITTEE:** **MEMBER REQUEST GIVEN CONCERNS ABOUT
ADEQUACY OF ACCESS TO SERVE PROPOSED
DEVELOPMENT**

SITE VISIT: **YES**

1.00 SUMMARY

1.01 This full application proposes the conversion of the disused former Roman Catholic Chapel which fronts onto Brunswick Road, Buckley into 2 No dwellings, together with the erection of a new dwelling in place of the disused former Sunday School building to the east of the Presbytery, which is proposed to be demolished to facilitate redevelopment.

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

- 2.01 That conditional planning permission be granted subject to the applicant entering into a Section 106 Obligation/Unilateral Undertaking or advance payment of £1,100 per dwelling in lieu of on-site recreational provision with the commuted sum payment being used to enhance toddlers play provision at the Forest Walk Play Area.

Conditions

1. Time Limit on Commencement.
 2. In accordance with approved plans.
 3. Materials to be submitted and approved.
 4. No surface/land drainage to connect into main public sewage system.
 5. Construction Traffic Management Plan to be submitted and approved.
 6. Appropriate bat/bird mitigation to be undertaken where necessary.
- 2.02 If the Obligation pursuant to Section 106 of the Town & Country Planning Act (as outlined above) is not completed within six months of the committee resolution, the Chief Officer (Planning & environment) be given delegated authority to **REFUSE** the application.

3.00 CONSULTATIONS

- 3.01 Local Members
Councillor M J Peers
No response at time of preparing report.

Councillor D Hutchinson
Request site visit and planning committee determination in order to assess adequacy of access to serve the proposed development.

Buckley Town Council
The following comments are made in relation to the planning application:

- a) Request consultation with the highway department on access /parking arrangements
- b) Request confirmation that the developer is the sole owner of the site in question

Highways Development Control
No objection to the application on highway grounds.

Community and Business Protection

No adverse comments

Welsh Water/ Dwr Cymru

No objection. Recommend the imposition of a condition to ensure that no surface water/land drainage connects to the public sewerage network.

Natural Resources Wales

Request the submission of a bat survey to the satisfaction of the Local Planning Authority.

Council Ecologist

Following the submission of a bat survey consider that there is no evidence of bats and limited potential for their presence. Should evidence be found however, bird and bat boxes have been proposed as enhancements which are welcomed, and should be considered as part of any permission.

Public Open Spaces Manager

Request the payment of a commuted sum of £1,100 per dwelling in lieu of on-site recreational provision, the monies being used to enhance toddler play provision at the Forest Walk Play Area.

4.00 PUBLICITY

4.01 Site Notice, Neighbour Notification

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

- Inadequacy of access to the site which is obtained from an unadopted road.
- Conflict with existing vehicular movements.

Letter received from Mark Tami MP which raises concerns regarding the adequacy of highway / parking arrangements for the properties.

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 D1 – Design Quality, Location and Layout

Policy D2 – Design

Policy D3 – Landscaping
Policy WB1 – Species Protection
Policy AC13 – Access and Traffic Impact
Policy AC18 – Parking Provision and New Development
Policy HSG3 – Housing on Unallocated Sites Within Settlement Boundaries

Additional Guidance

Planning Policy Wales (PPW)

Supplementary Planning Guidance Note 2 – Space About Dwellings

7.00 PLANNING APPRAISAL

7.01 Introduction

The former Roman Catholic Chapel, the subject of this application, is located on the northern side of Brunswick Road, Buckley approximately 5 m to the west of its junction with Coppa View and Daisy Hill Road.

7.02 The site is located within the settlement boundary of Buckley as defined in the Flintshire Unitary Development Plan where the principle of residential development is normally considered to be acceptable subject to the safeguarding of relevant amenity considerations.

7.03 Proposed Development

This full application proposes:-

- a. the conversion of the disused former Roman Catholic Chapel which fronts onto Brunswick Road, Buckley and is now vacant into 2 No dwellings, and
- b. the erection of a new dwelling measuring approximately 6 m x 18 m x 7.5 m high in place of the disused former Sunday School building at this location, which is proposed to be demolished to facilitate redevelopment. It is proposed that the new dwelling be constructed having facing brick external walls to match that used on the Chapel.

7.04 Whilst the former Chapel has a frontage directly onto Brunswick Road and occupies a key focal point with the street scene, there is restricted parking along the site frontage, with car parking provision to the rear of the site which is accessible from Daisy Hill Road.

7.05 Main Planning Issues

It is considered that the main planning issues in relation to this application are as follows:-

- a. Principle of development having regard to planning policy.
- b. Proposed scale of development and impact on character of site/surroundings.
- c. Adequacy of access to serve the development; and impact on

privacy/amenity of occupiers of existing and proposed dwellings.

- d. Impact on privacy/living conditions.
- e. Ecological implications associated with demolition/conversion.

7.06 Principle of development

The site is located within the settlement boundary of Buckley as defined in the Flintshire Unitary Development Plan which is classified as a Category A settlement. The principle of development for general housing market demand, is considered to be acceptable at this location subject to the safeguarding of relevant amenity considerations.

7.07 Scale of Development/Impact on Character of Site/Surroundings.

The character of existing development in proximity to the site is defined by a mix of detached and semi-detached properties set within a range of different depths of residential curtilages. It is considered that the scale/form/design of the development proposed which would ensure retention of the former chapel and replacement of the former timber Sunday School Building, would be reflective of and sympathetic to this existing character and would not represent overdevelopment at this location.

7.08 Adequacy of Access

The concerns/objections relating to the potential level of vehicular usage from Daisy Hill Road which is in private ownership and not adopted, having a detrimental impact on the privacy/amenity of occupiers of existing properties are noted. It would appear that the Chapel has historically had a legal right at access to parking at the rear of the site from Daisy Hill Road. Consultation on the application has been undertaken with the Highway Development Control Manager who advises that:-

“The access to the rear of the site is not adopted and therefore the interest from a highway perspective focusses specifically to the vehicular movement through the access prior to where it meets with the adopted highway (Brunswick Road). Given the number of properties that the access currently serves and existing permitted use on the site (D1 – Non-residential institutions) which could be continued without requiring planning permission, it is considered that the scale of development as proposed would not result in a net highway gain and no significant increase in use of the access point on to the highway network”.

7.09 It is however recognised that the configuration of the access which is obtained past existing properties, is such, that in order to minimise the impact of development during construction works on the privacy/living conditions of occupiers of existing properties, that any permission is subject to the imposition of a condition requiring the submission/approval of a Construction Traffic Management Plan.

This will enable the hours of work and timing of deliveries and main construction traffic arrivals to be controlled in order to seek to address the concerns highlighted”.

7.10 Impact on Privacy/Living Conditions

Of particular importance in consideration of this application is ensuring that the privacy/living conditions of the occupiers of the proposed dwellings and those adjacent to the site are safeguarded as part of the development. Having regard to the development proposed no direct overlooking of existing properties is proposed and the privacy/living conditions of existing/proposed occupiers would be safeguarded having regard to Supplementary Planning Guidance Note 2 – Space About Dwellings. There is also sufficient outlook for each habitable room and adequate garden spaces to serve the scale of development.

7.11 Ecology

Progression of the application has been protracted pending the submission of a bat survey which has been undertaken in respect of both buildings to assess the impact of development on any species which may be present. The survey confirms that there is a lack of evidence of bats and limited potential for their presence a view supported by the Council Ecologist. In the event of evidence being found bird/bat boxes have been proposed which are welcomed as part of the development and can be controlled by the imposition of a planning condition.

8.00 **CONCLUSION**

In conclusion, it is my view that the proposed scale/form of development would be sympathetic to the character of the site and surroundings and help to safeguard the retention of the former Roman Catholic Chapel. Consultation on the application has been undertaken with the Highway Development Control Manager who raises no technical objection to the proposed development on highway grounds. It is however considered that due to the configuration of the private road to existing properties from which their individual access is derived, that controls over vehicular movements to serve the development during construction works and hours of operation are required from a safety and amenity perspective. I therefore recommend accordingly.

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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