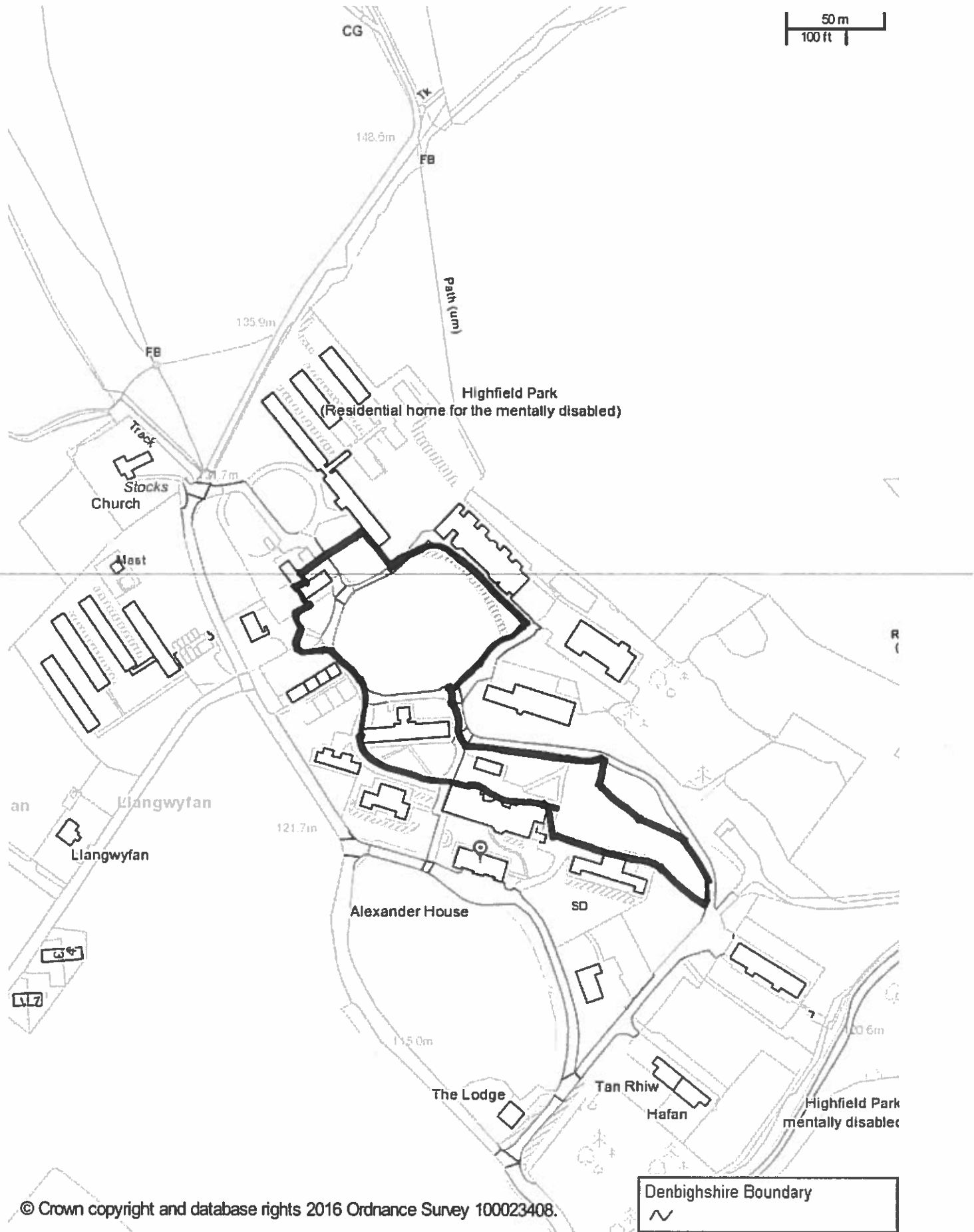


LOCATION PLAN



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Scale: 1:2500

Printed on: 28/1/2016 at 14:22 PM

Denbighshire
Council

© Denbighshire County Council

SITE LAYOUT + ACCESS POINTS

10/2016/1146/PC

NOTE

- 1. The site is located within the Highfield Park Conservation Area.
- 2. The site is bounded to the north by the Highfield Park (Residential) home for the mentally disabled.
- 3. The site is bounded to the east by the Highfield Park (Residential) home for the mentally disabled.
- 4. The site is bounded to the south by the Highfield Park (Residential) home for the mentally disabled.
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- 16. The site is bounded to the west by the Highfield Park (Residential) home for the mentally disabled.
- 17. The site is bounded to the north by the Highfield Park (Residential) home for the mentally disabled.
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MATERIALS STOCKPILE

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Site 11 Area
Site 117 Area

Legend

- Proposed Access
- Proposed Egress
- Proposed Path
- Proposed Footpath
- Proposed Cycleway
- Proposed Drainage
- Proposed Fencing
- Proposed Planting
- Proposed Lighting
- Proposed Signage
- Proposed Security
- Proposed Other

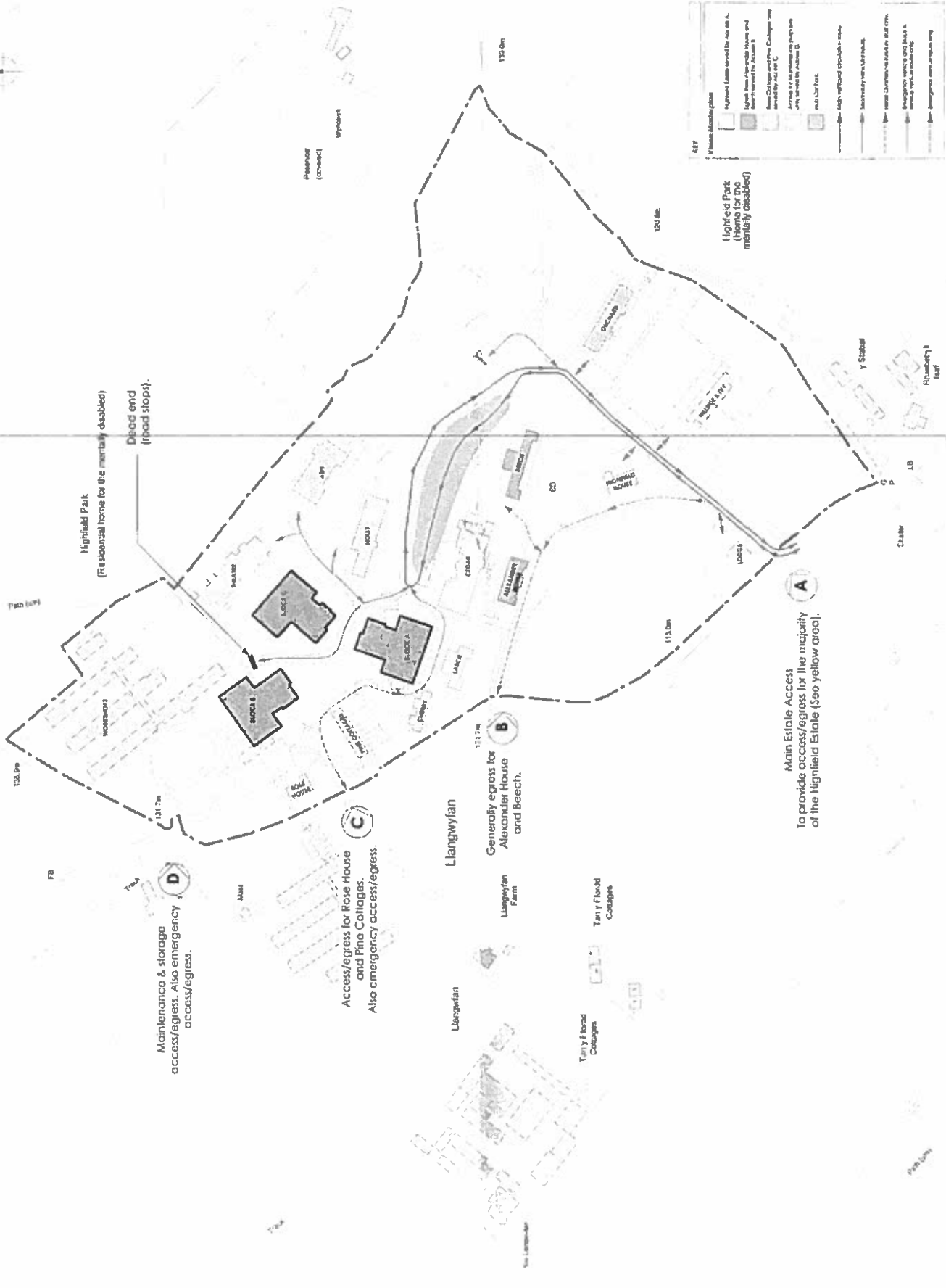
13-130-16

E:0151 207 4371 • P:0151 207 7987

KEY

Vehicle Manoeuvring

- Agree to be used for site A.
- Agree to be used for site B.
- Agree to be used for site C.
- Agree to be used for site D.
- Agree to be used for site E.
- Agree to be used for site F.
- Agree to be used for site G.
- Agree to be used for site H.
- Agree to be used for site I.
- Agree to be used for site J.
- Agree to be used for site K.
- Agree to be used for site L.
- Agree to be used for site M.
- Agree to be used for site N.
- Agree to be used for site O.
- Agree to be used for site P.
- Agree to be used for site Q.
- Agree to be used for site R.
- Agree to be used for site S.
- Agree to be used for site T.
- Agree to be used for site U.
- Agree to be used for site V.
- Agree to be used for site W.
- Agree to be used for site X.
- Agree to be used for site Y.
- Agree to be used for site Z.



Highfield Park
(Residential home for the mentally disabled)

Maintenance & storage
access/egress. Also emergency
access/egress.

Access/egress for Rose House
and Pine Cottage.
Also emergency access/egress.

Generally egress for
Alexander House
and Beech.

Main Estate Access
to provide access/egress for the majority
of the Highfield Estate (See yellow area).

Highfield Park
(Home for the
mentally disabled)

Sewage Works

ACCESS C - VISIBILITY IMPROVEMENT

Notes

- All dimensions are in millimeters unless noted otherwise.
- Proposed modifications are to be used in conjunction with the existing drainage and sight triangle.
- The contractor shall inform the engineer of the exact position of the underground services to be avoided.
- All drains are to be made above ground where necessary to maintain access to all services.
- The contractor shall provide temporary fencing and earth retaining where necessary to ensure the safety of the work.
- Proposed modifications are to be checked on site by the engineer.

CDM

Responsibilities are outlined in Appendix B of the CDM Regulations which apply to the type of work.

These notes are based on the use of experienced and competent workers carrying out the work using an appropriate set of tools and equipment.

Client:	11846153	Date:	2023/07/14
Project:	11846153	Drawn By:	JD/AC
Drawn For:		Checked By:	
Scale:		Project No.:	

gravitate & consulting
Civil and Structural Engineers

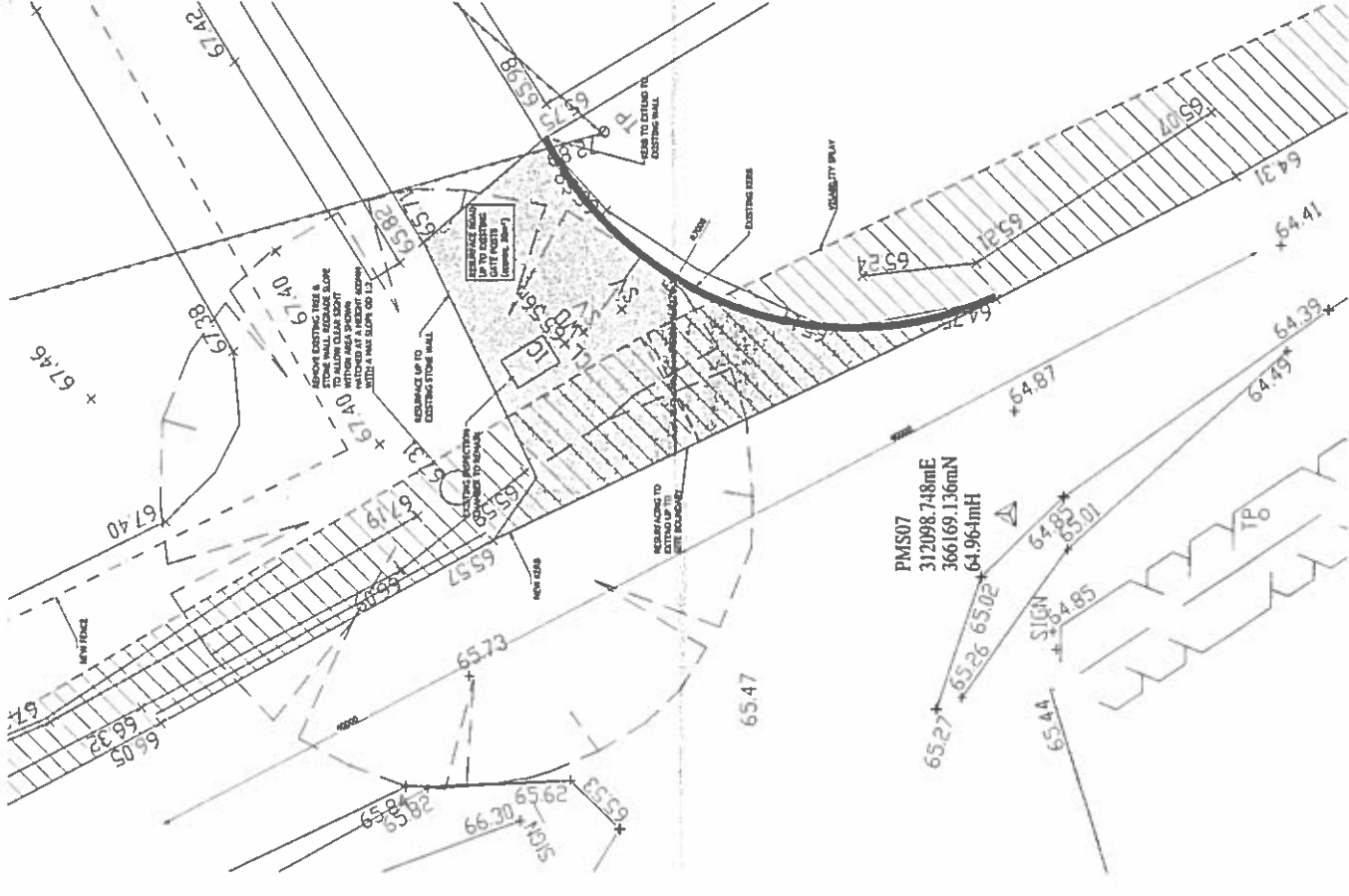
The Heath Business & Technical Park, Sutton, Cheshire W14 4GE
Tel: 01298 521817
Email: enquire@gravitate.co.uk

MHC

LLANGWYFAN

SYCAMORE PROJECT
MODIFICATIONS TO SECONDARY ENTRANCE

Status:	As Built	Client:	MHC	Date:	JUNE 2016
Scale of A1:	1:500 (INDO)	Drawing Number:	S3-15		
Drawn By:	JT	Drawing Number:	CX29		
Checked By:	BS	Revision:	03		



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0	1.5	1.8	2.0	2.5	3.0	3.5	4.0	4.5	5.0	
0 1:25										

WARD : Llandyrnog

WARD MEMBER(S): Cllr Mervyn Parry

APPLICATION NO: 18/2015/1146/ PS

PROPOSAL: Variation of condition no. 12 of planning permission code no. 18/2012/1595 to allow 2 no. access points to remain open

LOCATION: Highfield Park Llangwyfan Denbigh

APPLICANT: MHC Highfield Park Ltd.

CONSTRAINTS: AONB

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to approve – 4 or more objections received
- Recommendation to approve – Community Council objection

CONSULTATION RESPONSES:

LLANDYRNOG COMMUNITY COUNCIL

"Llandyrnog Community Council were asked to comment on the above application which is basically a repeat application of the application submitted July.

They are unable to support the application:

Access C and D were allowed to be used for construction purposes and even during this short space of time caused considerable grief to local residents such was the volume and speed of traffic.

The thought of them becoming permanent is indeed worrying for the residents of Llangwyfan - the road is unsuitable for additional traffic

The lane is too narrow to cope with additional traffic - irrespective of Highways views - there are at least three shift changes during the day and one must witness the volume and particular speed to believe it.

Whilst a site traffic management plan has been offered by the applicant - house cars and staff cars use the three access at the moment with scant regard to what advice they have been given regarding the said site traffic management plan and even less regard for the residents who use the road daily - at their peril.

The applicant has only recently started using the barrier across access B to restrict the traffic to the main access

The applicant states that he is unable to access the top end of the site without these access - this is of their own making by erecting fencing across the possible routes to access a and b. It would be perfectly possible to work the whole site using the main access - access A."

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure
Highways Officer
No objection

RESPONSE TO PUBLICITY:

In objection

Representations received from:

R., G., J & H Ashcroft, Fron Yw Manor, Llangwyfan
T. & J. Hughes, Plas Llangwyfan, Llangwyfan Farm, Llangwyfan
H. Clwyd Hughes, Llangwyfan Farm, Llangwyfan
Richard and Helen Ashcroft Cal Venning, 4 Tan y Ffordd Cottages

Summary of planning based representations in objection:

- i) Highways safety - accesses unsuitable for level of traffic, insufficient visibility
- ii) Impact of visual amenity Loss of tree and stone walling detrimental to character of the area

EXPIRY DATE OF APPLICATION: 17/01/2016

REASONS FOR DELAY IN DECISION:

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks to vary condition 12 of planning permission 18/2012/1595 to allow 2 access points to remain open. The proposal is to allow access C and D to remain open, with proposed visibility improvements to access C. (Please see plans at front of report).
- 1.1.2 The application is a resubmission following refusal at Planning Committee in September 2015.
- 1.1.3 The application is accompanied by an updated Design and Access Statement and Highways Statement. These documents refer to 4 access points at Highfield Park, referenced as A,B, C and D.

The following information has been submitted by the applicants in support of the application:-

Access A: Main Estate Access, to provide access/egress for the majority of the Highfield Park Estate.

Access B: Generally egress only for Alexander House and Beech.

Access C: Access/Egress for Rose House and Pine Cottages, also emergency access/egress.

The submitted Highway Statement states that there are a total of 8 units at Rose House and Pine Cottages, these units are separate living units and due to their independent nature they require their own access. The units do not generally have cars but there are a number of dedicated MPV's, care vehicles to support them and take them out for trips. A typical residential unit would have 5.5 trips per day or 44 per day for the 8 units as a worst case, this equates to 2 per hour. In reality the trips would be much lower and most likely 2 per unit based on carers sharing trips, giving 16 per day or 1 per 1.5hours.

The proposal includes alterations to access C in order to improve visibility with a passing place provided.

Access D: Maintenance and storage access/egress, also emergency access/egress.

It is stated that there are low flows across the day of around 6 per day.
It is proposed to form a passing place between Access C and D.

The applicants have stated that they are happy to accept the imposition of a planning condition stating that Access D shall only be used by maintenance vehicles and that no direct link from this access shall be provided to the main site.

1.2 Description of site and surroundings

1.2.1 Highfield Park is a well established complex of buildings situated within a parkland setting on the westerly edge of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, approx. 1km north west of Llandyrnog.

1.2.2 The complex is a healthcare facility.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located outside of any development boundary.

1.4 Relevant planning history

1.4.1 Various applications relating to the existing use of the site.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 Officers duly note the previous decision of the Planning Committee in relation to these proposals. The application is presented back to Planning Committee on the basis that Officers original recommendation was based on compliance with relevant highways standards and it would therefore not be appropriate for Officers recommendation to change in this instance.

2. DETAILS OF PLANNING HISTORY:

18/2012/1595/PF - Demolition of existing 'Sycamore' building, gardeners store and maintenance building and erection of 3no. 8 bedroomed residential health care facilities and construction of associated car park.

GRANTED at Planning Committee on 19th June 2013. A number of conditions were imposed, Condition 12 was imposed as follows:

Vehicular access/egress to the adjoining highway shall be limited to the existing main entrance and access adjacent to Alexandra House, as shown on the approved plan. The existing 2 access points to the north of the site shall be permanently closed in accordance with details to be submitted to an approved in writing by the Local Planning Authority before the development is brought into use. The development shall proceed strictly in accordance with such approved details.

Reason: In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety.

18/2014/1164/PS - Variation of condition no 12 of pp code 18/2012/1595/PF to allow 2 no. access points to remain open. REFUSED by Planning Committee on 16th September 2015 for the following reasons: -

1. It is the opinion of the Local Planning Authority that the continuation of the use of Access C and Access D would have an adverse impact on the safe and free flow of traffic on nearby County roads. This is considered to be directly linked to the increased intensity of use of the accesses associated with the development allowed by planning permission 18/2012/1595.

2. It is the opinion of the Local Planning Authority that the works proposed in association with the continuation of the use of the accesses, including increased visibility splays and the loss of a mature Yew Tree, would lead to an urbanisation of the locality and in turn have an adverse impact on the character and appearance of

the locality. The proposals are therefore contrary to advice contained within chapter 3 of Planning Policy Wales Edition 7.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy PSE 5 Rural Economy
Policy VOE 2 Area of Outstanding Natural Beauty and Area of Outstanding Beauty
Policy ASA 3 Parking Standards

3.1 Government Policy / Guidance

Planning Policy Wales Edition 8, January 2016.
Technical Advice Note 18 - Transport

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 8 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Highways (including access and parking)
- 4.1.2 Visual Amenity

4.2 In relation to the main planning considerations:

- 4.2.1 Highways (including access and parking)
Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The same concerns have been raised by the Community Council and local residents in relation to the proposed accesses remaining open, these concerns relate to the unsuitability of the highway network to accommodate the level of traffic generated by allowing the 2 accesses to remain open.

The Highways Officer has assessed the application and all the information contained within the updated Highways Statement submitted by the applicant and has raised no objection to the proposal to allow access C and D to remain open, subject to a condition requiring that the visibility splays remain free of obstruction.

The concerns of the Community Council and local residents are duly noted however Officers remain of the view that the proposed accesses are acceptable having regard to the highway improvements proposed and the nature and scale of use. It is considered that the proposal complies with relevant policies and guidance in relation

to adequate visibility being provided. Therefore the impact on the local highways network can therefore not be considered unacceptable.

4.2.2 Visual Amenity

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

Local residents have raised concerns relating to the loss of a tree which is proposed in order to facilitate improvements to access C.

Whilst the loss of the tree is unfortunate, in this instance the removal of the tree is necessary to improve visibility thus improving highway safety. It is not considered that the loss of the tree would result in a significant adverse impact on the visual amenity of the area.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The proposal does not result in an adverse impact on highway safety or visual amenity, complying with relevant policies and guidance and therefore it is recommended that the variation of condition is approved.

RECOMMENDATION: APPROVE- subject to the following conditions:-

1. Access D shall be used only by maintenance vehicles and no direct link from this access shall be provided into the main site .

The reason(s) for the condition(s) is(are):-

1. In the interest of the free flow of traffic.

NOTES TO APPLICANT:

None