



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Denbighshire County Council
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Denbigh
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

Ref No 28/2012/0207
Land at Former Henllan Centre
Henllan Denbigh



Application Site

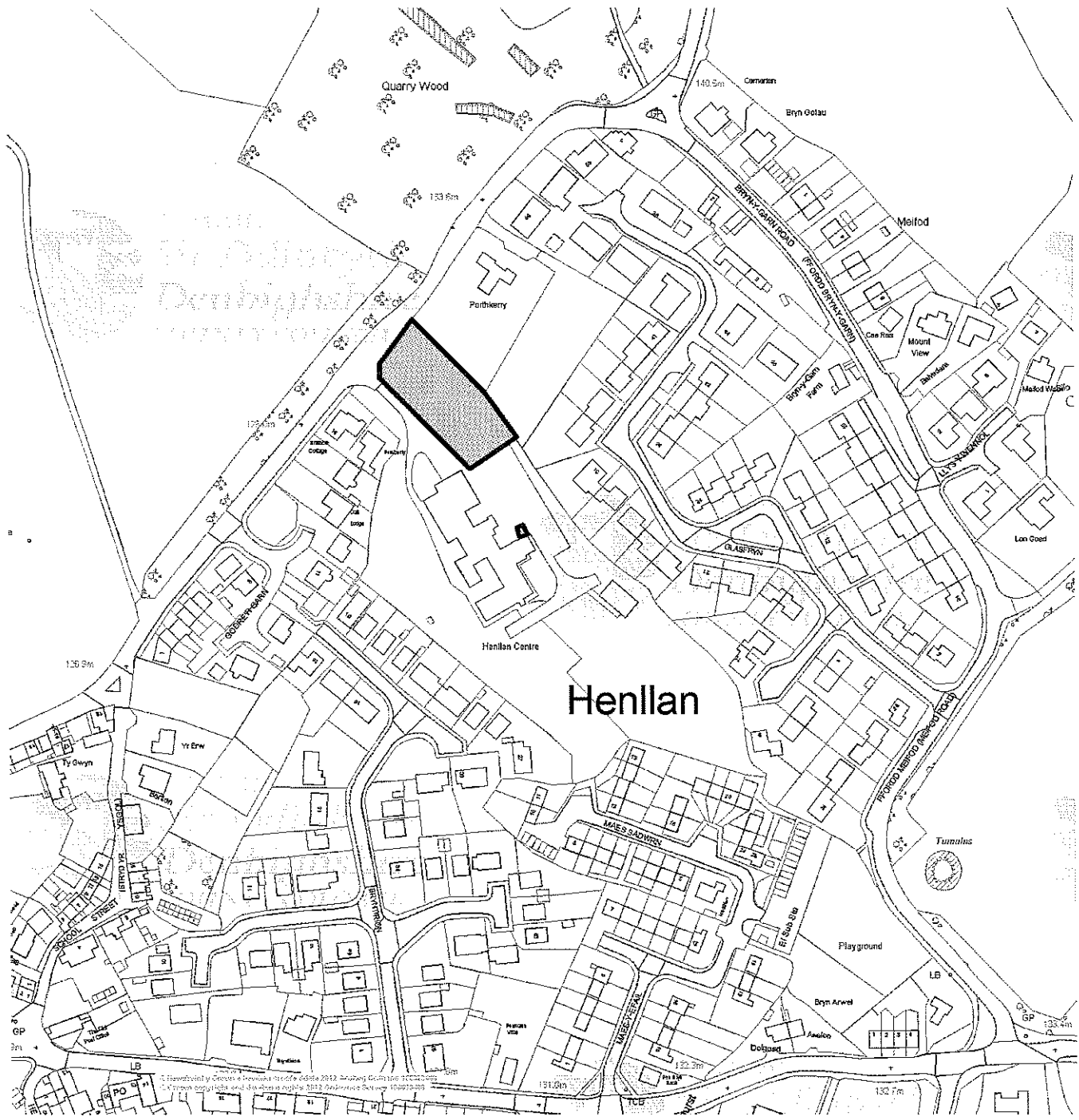


Date 4/4/2012

Scale 1/2500

Centre = 302577 E 368332 N

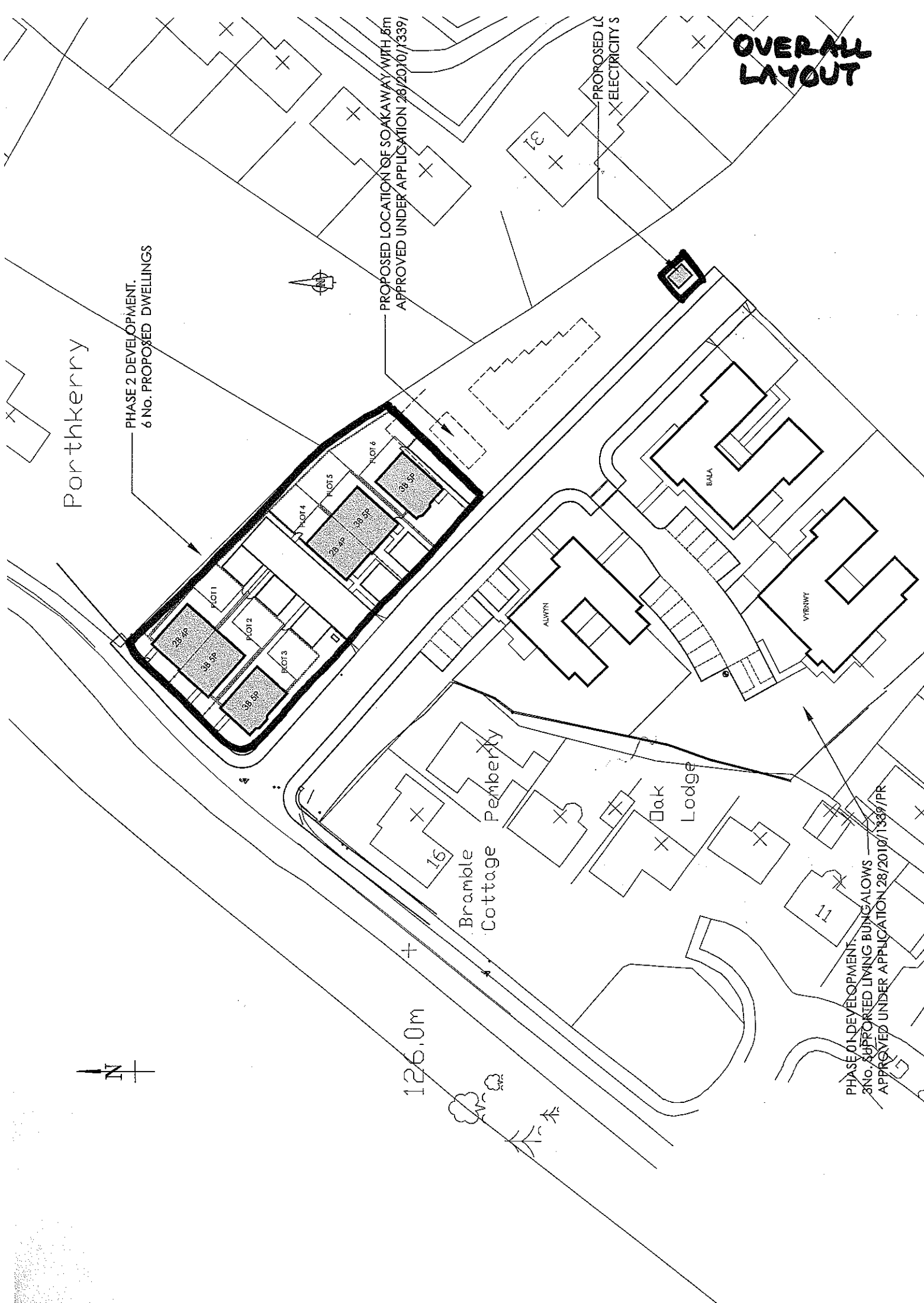
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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OVERALL LAYOUT



PHASE 2 DEVELOPMENT.
6 No. PROPOSED DWELLINGS

PROPOSED LOCATION OF SOAKAWAY WITH 6m
APPROVED UNDER APPLICATION 28/2010/1339/

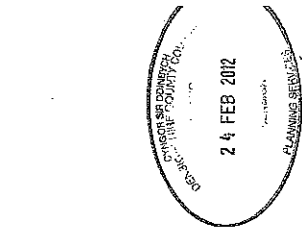
PROPOSED LC
ELECTRICITY S

Porthkerry

126.0m

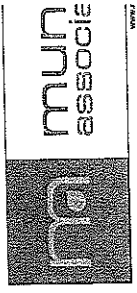
PHASE 01 DEVELOPMENT.
3 No. SUPPORTED LIVING BUNGALOWS
APPROVED UNDER APPLICATION 28/2010/1339/PR

NOTES:
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REV	DATE	DESCRIPTION
E	19.02.12	Layout issued
D	06.02.12	Revised for planning submission
C	26.01.12	Design development
B	25.11.11	DEVELOPMENT REDUCED TO 4 DWELLING
A	25.11.11	AMENDMENTS IN ACCORDANCE WITH COMMENTS

PLANNING



STATIONVILLE BAY VICES PASSAGE
CROFTON ROAD, STATIONVILLE VIC 30154
P. 039334348 F. 039334341
E. enquiries@mun-assoc.com.au

Client: Wciles & West Housing Assoc
Project: Phase 2
Proposed Residential Develop
site of Henllan Centre,
Henllan

Scale: 1:200 @ A2
Date: Oct 2011
Drawn: NTJ

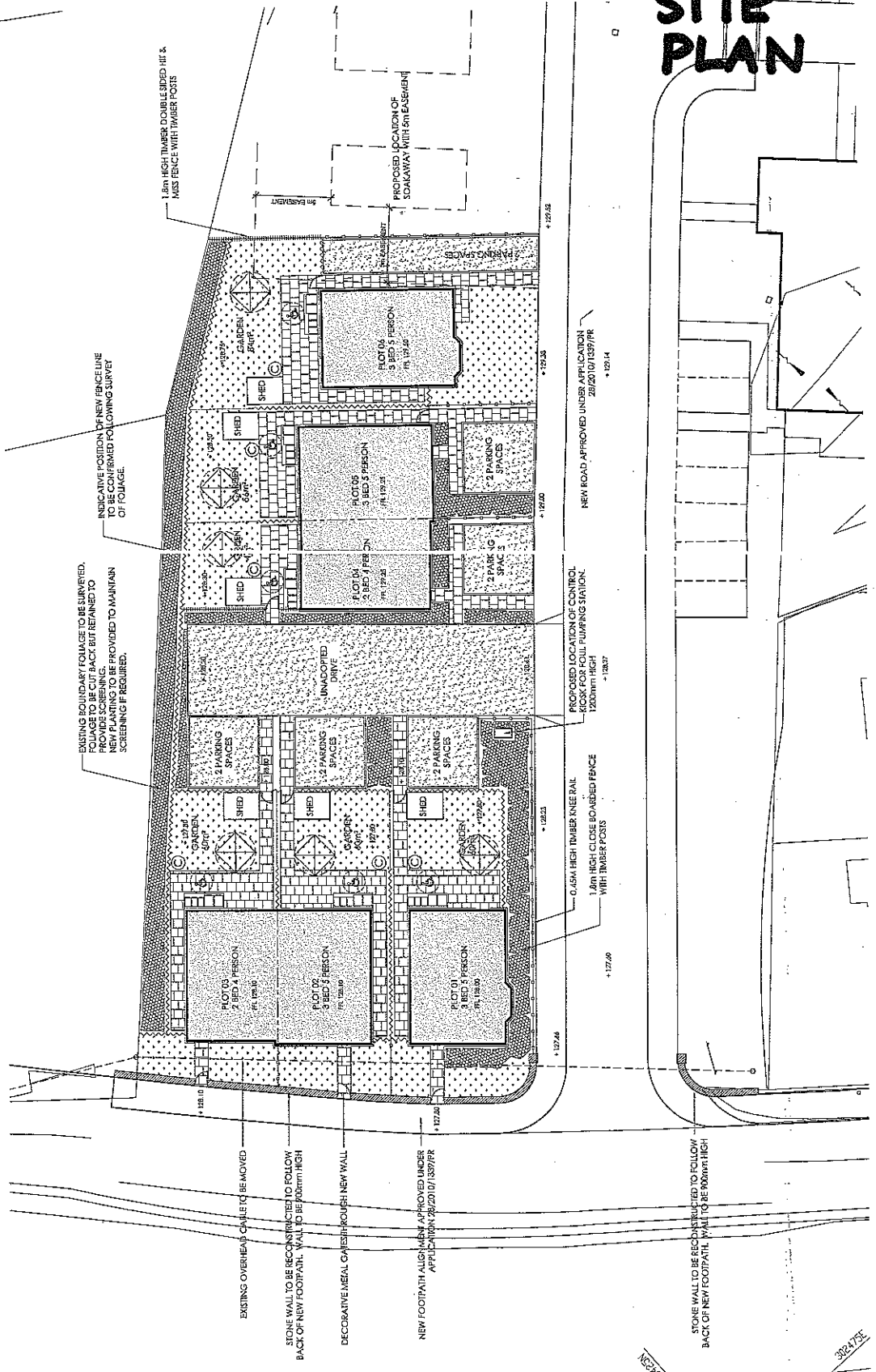
Drawing Title: **SITE PLAN AS PROPOSED**
Project No.: **214**
Drawing No.: **2.01**

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- 0.65M HIGH TIMBER KNEE RAIL
- 1.8m HIGH TIMBER DOUBLE SIDED HIT & MISS FENCE WITH TIMBER POSTS
- 1.8m HIGH CLOSE BOARDED FENCE WITH TIMBER POSTS
- 1.2m HIGH CLOSE BOARDED FENCE
- 0.9m HIGH STONE WALL TO BE RECONSTRUCTED TO FOLLOW BACK OF NEW FOOTPATH
- COMPOST BIN (FOR CSH REQUIREMENTS)
- ALL FENCES, GATES AND SHEDS TO MEET SECURE BY DESIGN STANDARDS
- ALL NEW PAVING TO BE A MIN 100mm WIDE AND USE 450 x 450mm PAVING SLABS

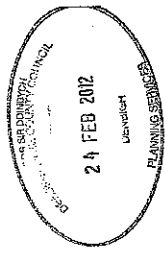
- ROTPATH LINES (SEE SPEC FOR CSH REQUIREMENTS)
- 3 BED HOUSE = 2.4 x 1.8m SHED (SEE SPEC FOR CSH REQUIREMENTS)
- BIN STORAGE AREA, 1.0 x 2.65m (SEE SPEC FOR CSH REQUIREMENTS) ALLOW FOR 1500G ACCESS TO BINS.
- TARMAK ROAD AND DRIVEWAYS.
- PAVING SPACES TO BE EDGED WITH 150 x 40 EDGING KERB
- PAVING SLABS
- TURRED AREAS
- AREA OF SOFT LANDSCAPING



SITE PLAN

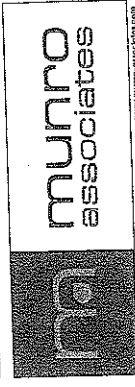
30/12/11

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REV	DATE	DESCRIPTION	BY
D	22.02.12	Finalise levels of dwellings (in line with site plan)	PO
C	06.02.12	Revised for planning submission	PO
B	02.12.11	Revised to propose and dwellings to phase 2	PO
A	22.11.11	AMENDMENTS IN ACCORDANCE WITH CLIENTS COMMENTS	AL

Drawing sheets
PLANNING



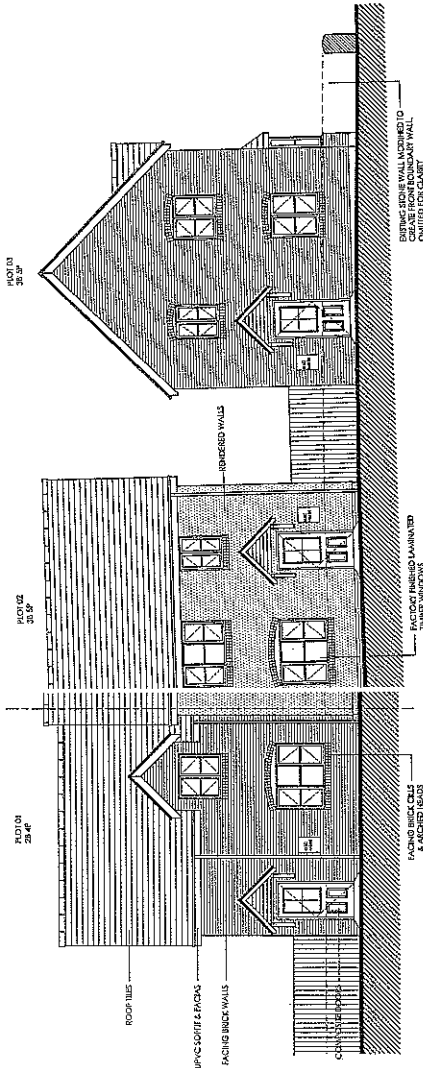
CLARENCE HOUSE, BRANWICK PASSAGE
CROFTING ROAD, SHERWOOD, NOTTINGHAM
Notts, Notts, Notts
Tel: 01776 47524 Fax: 01776 47524
E: design@muniro-associates.com
www.muniro-associates.com

Client: Wales & West Housing Association
Project: Phase 02
Proposed Residential Development
Site of Former Henllan Centre
Henllan
Scale: 1:100 @ A2
Date: October 2011
Drawn: MRC

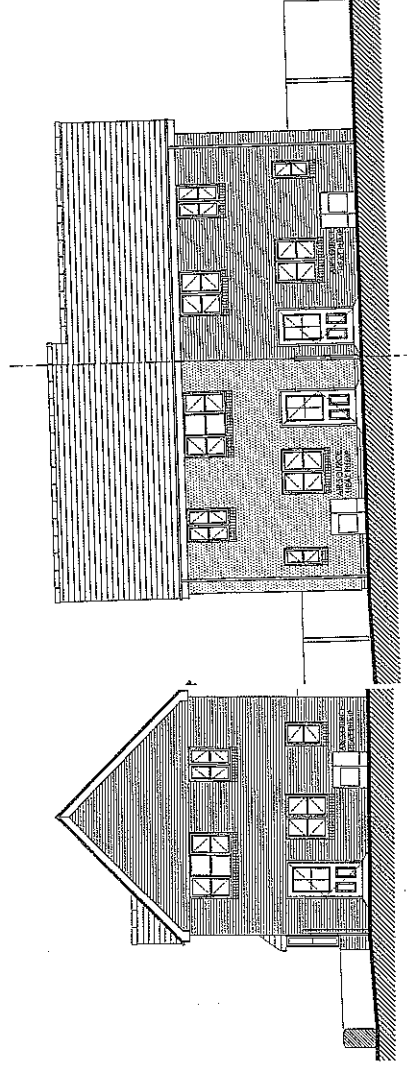
Drawing title:
PROPOSED ELEVATIONS
PLOT 01 TO 03
Project No: 214
Drawing No: 3.02
Revision: D

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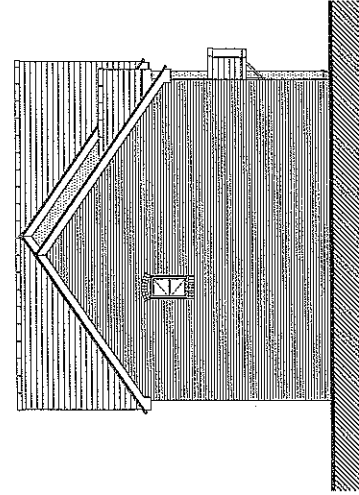
PROPOSED ELEVATIONS - PLOT:01 - 03



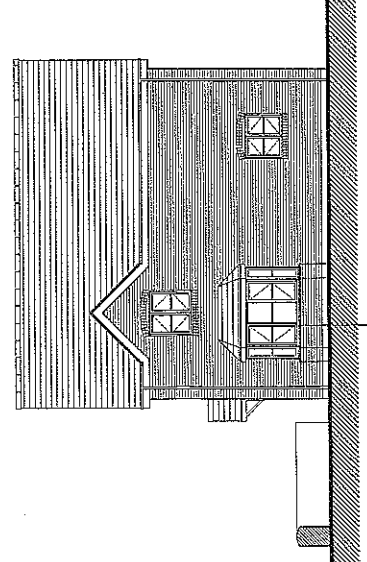
FRONT ELEVATION ↓ FACING B5428



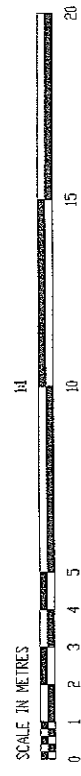
REAR ELEVATION ↓



END ELEVATION

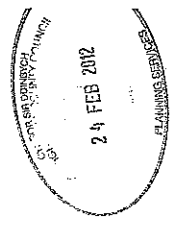


END ELEVATION FACING INTO THE SITE



2012/02/01 01:11:22

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C	12.02.12	Relative levels of elevations reviewed in line with
B	16.02.12	Revised for planning submission
A	12.11.11	AMENDMENTS IN ACCORDANCE WITH CLIENT COMMENTS
REV	DATE	DESCRIPTION

Drawing Status
PLANNING

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 CHARLTON HOUSE, DAYTONS PASSAGE, CHAMPAGNE & COGNAC, STONELICH, STRENBURF, 3111 HF
 T: 01743 341400 F: 01743 341441 E: design@muninr-associat.com

Client: Wales & West Housing Association
 Project: Phase 02
 Proposed Residential Developme
 Site of Former Henllan Centre
 Henllan

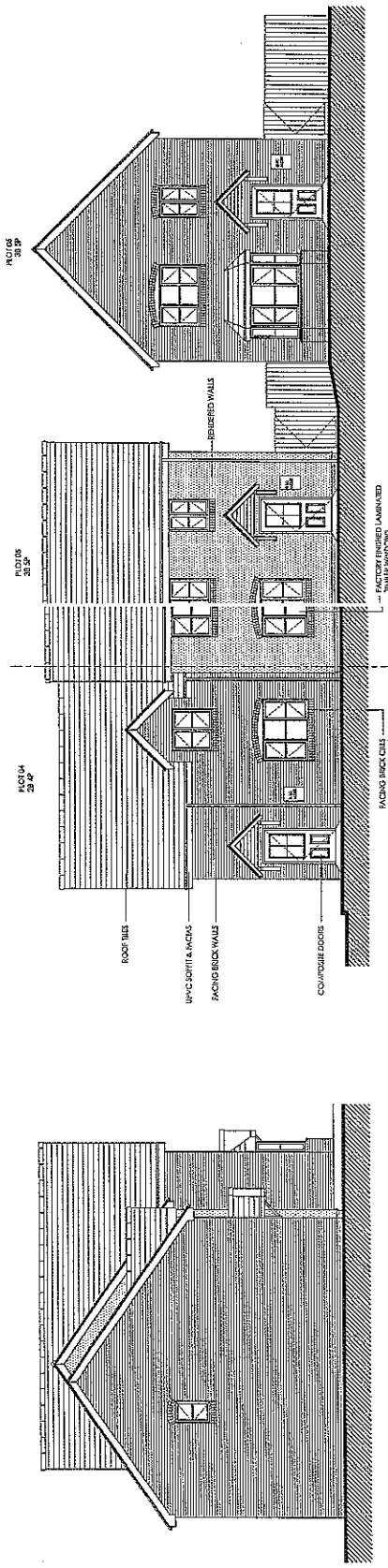
Scale: 1:100 @ A2
 Date: October 2012
 Drawn: MRC

Drawing Title
**PROPOSED ELEVATIC
 PLOT 04 TO 06**

Project No. 214
 Drawing No. 3.04
 Revision C

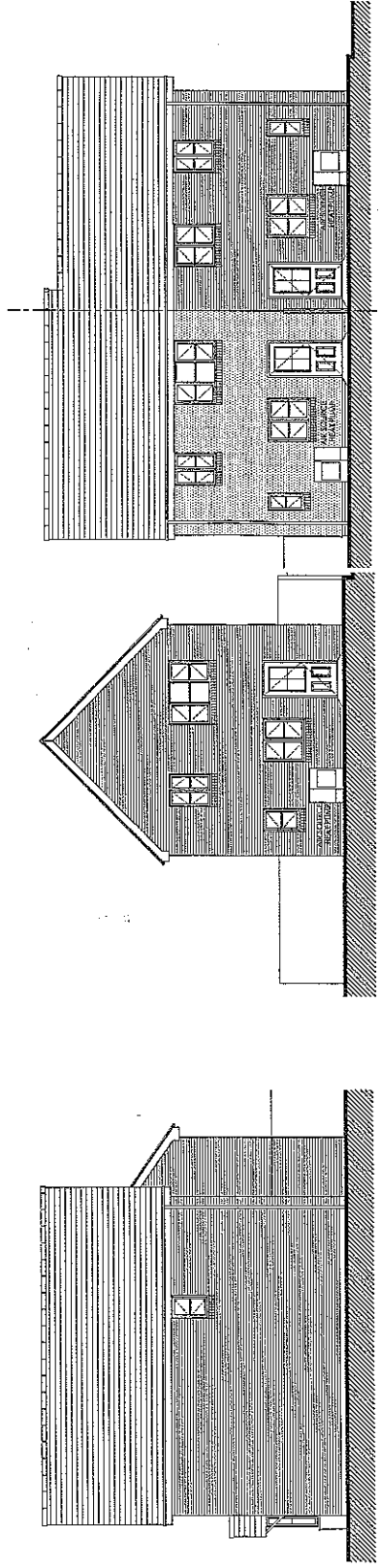
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PROPOSED ELEVATIONS - PLOTS 04 - 06



FRONT ELEVATION FACING INTO THE SITE

END ELEVATION



REAR ELEVATION

END ELEVATION



ITEM NO: 4
WARD NO: Denbigh Upper / Henllan
APPLICATION NO: 28/2012/0207/ PR
PROPOSAL: Reserved matters submission for Phase 2 of development, including construction of six dwellings and an electrical substation
LOCATION: Henllan Centre Henllan Denbigh
APPLICANT: Wales And West Housing Association
CONSTRAINTS:
PUBLICITY UNDERTAKEN: Site Notice - Yes
 Press Notice - No
 Neighbour letters - Yes

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

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

HENLLAN COMMUNITY COUNCIL

"The Members of the Henllan Community Council have no objections to the planning application and plans contained within".

ENVIRONMENT AGENCY WALES

Have already agreed surface water drainage details for the site, so provided development is in accordance with these, have no objection.

DWR CYMRU/WELSH WATER

Standard response requiring separate foul and surface water drainage systems.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Head of Transport and Infrastructure

No objection subject to inclusion of a condition to require provision of parking arrangements before commencement of use.

RESPONSE TO PUBLICITY:

Representation received from:

J. Bolton, Bramble Cottage, Godre'r Garn, Henllan

P. Roberts, Porthkerry, Garn Lane, Henllan

R. London, 9, Glas Fryn, Henllan

Summary of planning based representations:

Residential amenity impact

Layout and orientation of units would affect privacy of occupiers and those on adjacent site with outline permission/potential overlooking of Godre'r Garn property from plot 3 bedroom 2 window/ongoing noise and dust problems from construction works on existing site.

Highways issues

Ongoing concerns over safety and condition of Garn Road.

EXPIRY DATE OF APPLICATION: 19/04/2012

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application contains details of 6 dwellings submitted as a 'Phase 2' reserved matters scheme on a site with outline permission for 30 dwellings.
- 1.1.2 The submission includes plans of 4 semi-detached and 2 detached houses which would be located close to the main access into the former Henllan Centre site off Garn Road. It also includes details of a 3m x 2.5m electricity substation, required in connection with the development.
- 1.1.3 There is also a detailed 'Design and Access Progress Statement' incorporating a Sustainability Code Pre-assessment with the application. The Statement confirms the proposals are for 6 affordable family houses for rent and that the applicant is a Registered Social Landlord (Wales and West Housing Association).
- 1.1.4 The proposals also involve the reconstruction of the stone frontage wall along the back of the realigned footway at the site entrance along Garn Road.
- 1.1.5 Each of the dwellings would have space within their respective plots for the off road parking of 2 cars. Units 1-3 along Garn Road would be served by a short cul-de-sac with parking at the rear, and plots 4-6 would have parking/driveways directly off the main estate road.
- 1.1.6 The proposed external materials for the dwellings are brick and render walls and tiled roofs.
- 1.1.7 The plans illustrating the substation show a standard flat roof GRP box structure within a compound, with a gravelled surround at the rear and paving slabs between the doors and the back of the footway. The substation would be located some 50 metres from the plot 6 dwelling, opposite one of the 3 ISL units under construction.

1.2 Description of site and surroundings

- 1.2.1 The Phase 2 development is proposed close to the entrance to the site off Garn Road, immediately to the south west of the property Porthkerry.
- 1.2.2 The site is relatively level along Garn Road but slopes up gradually towards the south east.
- 1.2.3 Construction works are nearing completion on 3 units approved at Committee in March 2011, which are further into the site. Immediately to the south east of the plot 6 dwelling proposed here is the location of the main surface water soakaways for the site, also under construction at the time of preparing this report.
- 1.2.4 There are a mix of development styles and designs in the vicinity, within the housing developments at Godre'r Garn, Glasfryn, Bryntirion, Maes Sadwrn and Porthkerry itself. These include 2 storey and single storey dwellings,

detached, semi-detached and terraced units, and external walls materials featuring stone, render and brick, with slates and concrete tiles on the roofs.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is wholly within the village development boundary for Henllan, which is a Main Village in the Unitary Development Plan. It is not allocated or protected for any specific use or development in the Plan.

1.4 Relevant planning history

- 1.4.1 The Henllan Centre site was the subject of an old outline permission for residential development in November 1963, but was subsequently the subject of applications to establish the mental health training centre between 1964-1967.
- 1.4.2 More recently, outline planning permission was granted for the development of the 1.6 hectare site for residential purposes at Planning Committee in February 2010. The permission was subject to a number of conditions requiring the further approval of the Authority, including details of drainage, affordable housing and open space provision. One of the conditions restricted the number of habitable dwellings connecting to the public sewage system to 30.
- 1.4.3 The phase 1 development involving 3 ISIL units was approved in March 2011.
- 1.4.4 There have historically been outline permissions for the development of the adjoining land to the north east, at Porthkerry, but the sections' records indicate these have expired at the time of drafting this report (April 2012).

1.5 Developments/changes since the original submission

- 1.5.1 None.

1.6 Other relevant background information

- 1.6.1 None.

2. DETAILS OF PLANNING HISTORY:

2.1 28/2009/0705/PO

Demolition of existing buildings and development of 1.6 hectares of land for residential purposes and alterations to existing vehicular access (Outline application including access, with all other matters reserved) – GRANTED 17/02/2010 at Planning Committee

28/2010/1339/PR

Reserved matters submission for Phase 1 development, including construction of new access road and details of 3 no. bungalows to provide supported housing for adults with learning disabilities – APPROVED – 16/03/2011 at Planning Committee (delete as appropriate)

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

- 3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)
Policy STRAT 1 - General
Policy STRAT 13 – New Development
Policy GEN 6 – Development Control requirements

Policy TRA 9 – Parking and servicing provision

3.2 Supplementary Planning Guidance
SPG 21 – Parking standards

3.3 GOVERNMENT GUIDANCE

TAN 12 - Design
TAN 18 - Transport

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle of development
- 4.1.2 Highways/access arrangements
- 4.1.3 Visual amenity (design, appearance, layout, scale, landscaping)
- 4.1.4 Residential amenity
- 4.1.5 Design & Access/Sustainability

4.2 In relation to the main planning considerations:

4.2.1 Principle of development

Members will appreciate there is an outline planning permission in place, and the matters for consideration in relation to the application before the Committee are solely the acceptability or otherwise of the particular details of the dwellings (design/appearance/layout/scale) and the internal access arrangements.

Other conditions on the outline consent require separate submission and approval of details of matters such as drainage, affordable housing and open space prior to commencement of development, and have been dealt with independently of the current application.

4.2.2 Highways/access arrangements

The principle of access to the site for a residential development has been established at outline application stage. The main Unitary Plan policy relevant to highways issues on a 'reserved matters' application is TRA 9, which obliges the provision of appropriate parking, servicing and manoeuvring facilities in association with a development.

The proposals involve construction of a short service drive to serve the units fronting Garn Road, and individual accesses onto the main estate road to serve the 3 units fronting that road. Individual representations repeat previous concerns over the impact of development on Garn Road. The Highways Officer has no objections to the detailing.

Whilst respecting residents' reservations over the generation of traffic from the site onto Garn Road, this matter has been considered at outline stage and can not now be revisited when assessing a reserved matters application. The details of the access and parking for the 6 units are considered acceptable by the Highways Officer.

4.2.3 Visual Amenity (Design, appearance, layout, scale, landscaping)

The need to take account of visual amenity considerations is set out in Unitary Plan policy GEN 6, Planning Policy Wales, and TAN 12 which require due assessment of the acceptability of the detailing of a scheme and its visual impact on the area.

The applicants' submission argues the design approach adopted respects the building styles in the area and incorporates a number of features common to development nearby. The proposals are for 2 storey dwellings with relatively

steep pitched roofs and a mix of wall materials (facing brick, render) and tiled roofs. A section of the stone frontage wall is to be reconstructed along the back of the realigned footway in front of plots 1-3. There are no objections received to the design detailing of the dwellings.

Officers' opinion is that the visual impact of the dwellings would be acceptable in this location. Controls would be necessary over the detailed choice of external wall and roof materials, and the details of the screen fencing and associated planting to ensure a suitable quality of development close to the entrance to the site, and alongside the plot 6 dwelling. There are, however, considerable reservations over the proposals for the substation building, which from the details submitted would appear as an isolated and sterile gap plastic box development alongside the main estate road. If members are minded to approve the details of the dwellings, officers would strongly recommend that any approval excludes the substation as submitted, as this needs considerable attention to make it acceptable (more sympathetic design/boundary treatment/landscaping and planting).

4.2.4 Residential amenity

Consideration of detailed issues of impact on nearby property are outlined in Policy GEN 6 of the Unitary Plan. The policy permits development in accordance with the plan's other policies, subject to due assessment of impact on the surroundings, including the effect on the amenity of residents.

There are specific concerns over the details of the development from local residents in terms of potential impacts on privacy/amenity for occupiers of surrounding dwellings, i.e. overlooking from a first floor window of the plot 3 dwelling towards Godre'r Garn, and loss of privacy for potential future dwellings on land at Porthkerry (where there has been an outline planning consent) from the plot 4-6 units. Other concerns are expressed over ongoing dust and noise/disturbance from construction activity on the site.

Having regard to the particular matters raised -

- Scaled from the submitted plans, the gable end bedroom window of the plot 3 dwelling would be some 24 metres from the rear wall of No. 16 Godre'r Garn, which exceeds the 21 metre window to window distance normally accepted as responsible to achieve basic privacy standards. There is also an established hedge along the boundary of No. 16 in front of this window which could be allowed to grow to provide a more effective visual screen to that property;
- the rear walls of units 4-6 would be within 9 metres of the boundary of the Porthkerry plot. There is a significant shrub/tree/hedgerow within the application site along this boundary, which affords a degree of screening between the respective sites, and there are therefore controls possible over the treatment of this feature which can help limit any potential privacy issues. Subject to such control, it is suggested the development would not have an unacceptable effect on the adjoining site;
- whilst understanding points over dust and general disturbance from ongoing works on the site, the local planning authority can not reasonably withhold a planning consent on this ground. Detailed site management matters and issues of nuisance are essentially outside planning controls.

4.2.5 Design & Access/Sustainability

Guidance in TAN 12 Design, TAN 18 Transport and TAN 22 Sustainable Buildings oblige applicants to demonstrate the approach to a range of design considerations, including how inclusive design and standards of environmental sustainability are to be achieved. These reflect general requirements in the strategic policies of the Unitary Plan STRAT 1 and 13 to ensure sustainable development principles are embodied in schemes.

The application is accompanied by a Design and Access Progress Statement and details of how sustainable building standards are to be met. The plans also show how external access for persons with disability can be achieved.

Officers consider the approach to Design, Access and Sustainability are acceptable in this instance and are appropriate to the type of development.

5. SUMMARY AND CONCLUSIONS:

5.1 The application contains details of 6 dwellings proposed as a phase 2 development on a site with outline planning permission.

5.2 There are detailed comments on elements of the scheme, but officers consider, with suitable controls over detailing of materials and landscaping, that the plans merit support, with the exception of the proposed substation building. It is suggested the latter building be 'conditioned out' of the approval and be subject to further submissions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. No work shall be permitted to commence on the construction of the external walls or the roofs of any of the units until the written approval of the local planning authority has been obtained to the materials to be used thereon.
2. Notwithstanding the submitted plans showing the proposed boundary/screen fences, no fences shall be erected until the written approval of the local planning authority has been obtained to the detailing thereof. The approved fencing shall be erected prior to the first occupation of the units to which they relate.
3. The reconstruction of the frontage stone wall along Garn Road shall be completed prior to the first occupation of the units hereby approved.
4. The detailing of the south east elevation of the plot 6 dwelling, and the south east boundary fencing/landscaping for this plot shall not be as shown on the submitted plans but shall be in accordance with such alternative plans as are submitted to and approved in writing by the local planning authority.
5. Notwithstanding the landscaping/planting details on the submitted plans, no works shall be permitted to be undertaken on the hedgerows/trees along the north eastern (Porthkerry) boundary other than with the prior written agreement of the local planning authority.
6. Notwithstanding the submitted plans, this certificate does not convey approval to the proposed substation building or enclosure, which shall not be as illustrated, but shall be in accordance with such alternative plans as are submitted to and approved by the local planning authority.

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

1. In the interests of visual amenity.
2. In the interests of visual amenity.
3. In the interests of visual amenity.
4. In the interests of visual amenity.

5. In the interests of visual amenity and residential amenity.
6. The details are not considered acceptable on visual grounds in an isolate4d and visible location alongside the main eestate road serving the site.

NOTES TO APPLICANT:

You are strongly advised to contact the Case Officer to discuss ideas for the treatment of the hedgerow/trees along the north eastern boundary of the site and the treatment of the south east boundary and garage end of the Plot 6 dwelling prior to submission of the details required by Conditions 4 and 5 of this approval. The Council consider it essential to ensure the retention of a substantial screen along the north east boundary given the site adjacent has been the subject of outline consent for development, in order to ensure adequate levels of privacy and amenity for occupiers of dwellings on both sites. The boundary of plot 6 requires landscaping treatment as it is exposed to view from the open space area.

You are also requested to reconsider the detailing of the proposed substation, as the submitted plans are not considered to be acceptable.