



PLANNING COMMITTEE – 5TH SEPTEMBER 2012

SUBJECT: SITE VISIT - CODE NO. 12/0343/FULL - DEMOLISH EXISTING BUILDING GARAGE/ SERVICE BUILDING AND ERECT INDEPENDENT HOSPITAL, LANDSCAPING AND ASSOCIATED WORKS, LAND OFF THE BRYN (VIA OLD NEWPORT ROAD), BEDWAS, CAERPHILLY

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor S. Jenkins – Chairman
Councillor D.G. Carter – Vice Chairman

Councillors Mrs E.M. Aldworth, R.T. Davies, Mrs J. Gale and Mr D. Havard

1. The Planning Committee deferred consideration of this application on 15th August 2012 for a site visit. Members and Officers met on site on Thursday, 23rd August 2012.
2. Details of the application to demolish existing garage/service building and erect independent hospital, landscaping and associated works, land off The Bryn, (via Old Newport Road), Bedwas, Caerphilly were noted.
3. Those present viewed the site from the roadside, examined the initial plans submitted with the application to fully appreciate the proposals and clarified the point of access for the proposed development. Officers were also advised that the address stated on application was incorrect as the development was in Trethomas and not Bedwas.
4. Members were asked to note that the proposed 2-storey development comprises 16 bedsits, living, dining and kitchen rooms, together with a range of offices, consulting and meeting rooms and 13 car parking spaces. The proposed development seeks to provide support for women who have an enduring mental health support need enabling them to successfully integrate back into the community.
5. Members drew attention to the view that the close proximity to the local school, day nursery and housing for elderly residents made this particular location inappropriate for a facility of this nature. Members advised that the area had also been the target of anti-social behaviour and were concerned the effect that this continuing problem would have on already vulnerable women.
6. Members raised concerns with regard to parking issues in an already congested area and the impact the development would have on the overall street scene given its open gardens and established planting and would look to see landscaping in-keeping with the surrounding area incorporated into any application going forward.

7. Members were also concerned with regard to the control and management of the development and the impact it would have on local facilities, such as the local pharmacy and G.P. Surgery. Officer's confirmed that the development would be run by Grwp Gwalia and Turning Point who are 'third sector organisations' operating on a not-for-profit basis. Partnership working arrangements with G.P's and the NHS were clarified.
8. Members drew attention to the view that the wider community and in particular the local Community Council had not been adequately consulted, given that this is a major development for the area. They felt that sufficient notification had not been given to the Community Council and that the consultation that had been conducted was too limited and as such did not reflect the strength of feeling amongst the community as a whole. Officers confirmed that all the statutory consultation procedures had been followed.
9. Officers confirmed there were no statutory objections, and following letters to 16 neighbouring properties, advertisement in the press and a site notice being posted, 3 letters of objection had been received. Details of objections are within the Officer's original report. Residents on site submitted a petition to the Development Control Manager
10. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
11. A copy of the report submitted to the Planning Committee on the 15th August 2012 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Committee Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	M. Noakes	Senior Engineer (Highway Development Control)
	G. Mumford	Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 15th August 2012