

PLANNING COMMITTEE – 12TH JUNE 2013

SUBJECT: SITE VISIT - CODE NO. 12/0734/FULL - DEMOLISH EXISTING AMBULANCE STATION BUILDING AND ERECT 9 NO. DWELLINGS AND ASSOCIATED ACCESS, PARKING AND LANDSCAPING, WELSH AMBULANCE SERVICES, NHS TRUST, CAERPHILLY AMBULANCE STATION, WAUNFACH STREET, CAERPHILLY, CF83 3HL

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter – Chairman
Councillor W. David – Vice Chairman

Councillors M. Adams, P. Bevan, H. Davies, R. Gough, M. Prew, J. Pritchard and J. Summers

1. Apologies for absence were received from Councillors Mrs. E. Aldworth, A. Higgs, Mrs. B. Jones and J. Taylor
2. The Planning Committee deferred consideration of this application on 15th May 2013 for a site visit. Members and Officers met on site on Wednesday 29th May 2013
3. Details of the application to demolish the existing Ambulance Station building and erect nine dwellings and associated access, parking and landscaping were noted.
4. Those present viewed the site area and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the layout of the proposed development and the position of the houses and access was confirmed. It was noted that the western end of the site would remain undeveloped as a combined sewer ran through it that required a 10-metre easement. Officers confirmed that the development would provide affordable/social-housing provision.
6. Members raised concerns in relation to the historic and on going flood issues associated with the site and felt that the development would place further demands on an already overloaded sewerage system. They also felt that the single parking space designated for each dwelling was inadequate and would result in overspill parking from the development site onto the surrounding streets. The volume of traffic on Pontygwindy Road and effect that this had on the junctions at Rhos Street and Waunfach Street were noted as a concern and Members felt these issues would be further exacerbated by the proposed development.
7. Officers confirmed the original objections raised by Natural Resources Wales and Dwr Cymru had been withdrawn following the applicant's submission of a revised Flood Consequence Assessment and drainage scheme details respectively. As a result conditions would be attached to any consent granted relating to the adopted drainage system and surface water drainage and a comprehensive drainage strategy would need to be submitted by the applicant

to ensure there was no adverse impact on the existing public sewerage system, or the worsening of the flooding situation in the area.

In terms of the allocated parking spaces the development had been assessed in accordance with car-parking standards and sustainability matrix and the provision of 1 space per dwelling was considered to be adequate to serve the scheme.

Officers confirmed that traffic generation had been specifically looked during the consultation process and the Transportation Engineering Manager raised no objections to the application.

8. Members requested that the issue of parking provision be revisited with a view to increasing this to 2 spaces per dwelling. Officers were mindful of the constraints placed on the site but would consult with the applicant and Dwr Cymru/Welsh Water and provide feedback to Members at the next Planning Committee.
9. Officers confirmed there were no statutory objections, and following advertisement to 26 neighbouring properties, advertisement in the press and a site notice being posted, 6 letters of objection had been received. Details of objections are within the Officer's original report.
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 15th May 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Committee Services Officer, Ext. 4420
Consultees: T. Stephens, Development Control Manager
J. Rogers, Principal Solicitor
G. Lewis, Team Leader (South).
M. Noakes, Senior Engineer (Highway Development Control)
G. Mumford, Environmental Health Officer

Appendices:
Appendix 1 Report submitted to Planning Committee on 15th May 2013