

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0761/COU 22.09.2017	Catch 22 Charity Ltd Mr R Chohan 27 Pear Tree Street London EC1V 3AG	Change the use from offices to non-residential education and training centre (Use class D1) Castle House Southern Street Caerphilly CF83 1LH

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Castle House, Southern Street, Caerphilly, CF83 1LH

Site description: The building is located on Southern Street to the north of Van Road behind a row of terrace dwellings bounded on the southern side by a lane which runs across the rear boundary of those terrace dwellings. To the north and east is an area of woodland, to the west is Southern Street with the side boundary of number 1 Southern Street, an end of terrace dwelling, across the road. Southern Street itself runs in a northerly direction past the frontage to the application property and then turns north-west with more terrace dwellings beyond.

Development: Change the use from offices to non-residential education and training centre (Use class D1)

Dimensions: The building is 'L' shaped in plan with a footprint approximately 12m long at its longest side by 9.5m at its widest point and has floorspace provided over three floors.

Materials: The building has red brick walls and concrete roof tiles.

Ancillary development, e.g. parking: Small courtyard parking area to the northern side accessed from southern street.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 17/0761/COU Continued

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Caerphilly Town Council - Request application is considered at Planning Committee as they are aware of local concerns about the purpose of the change of use.

Dwr Cymru - No objections.

CADW - No objection.

Transportation Engineering Manager - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 7 nearby properties.

Response: No responses were received relative to the consultation exercise.

Summary of observations: None.

Cont....

Application No. 17/0761/COU Continued

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not liable.

ANALYSIS

Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application is being reported to Planning Committee as the Town Council has requested that members consider the application and have stated that they are aware of local concerns about the purpose of the change of use.

The application property is a detached building located on Southern Street, north of Van Road and it is understood that the building has previously been used for office use including Careers Wales and private business office use. The applicant has indicated within the application details that the proposal is to use the building as a non-residential education and training centre for students to study for nationally recognised qualifications. The stated hours would be from 9am until 5pm Mondays to Friday with anticipated number of students stated as 12 students.

The submitted proposed floor plans show the following proposed layout:

Lower Ground Floor

- Classroom
- Disabled Toilet/Sick Room
- Art, Craft and Cookery Classroom

Cont....

Application No. 17/0761/COU Continued

Ground Floor

- Office
- Kitchen
- Student Common Room
- Toilet facilities

First Floor

- Classroom
- 1-2-1 Room/Meeting Room.

It is noted that the building has a small courtyard area suitable for parking a limited number of vehicles (circa 5 vehicles) and Southern Street is a one way street. The number of students indicated by the applicant is relatively low (12 students) and the building is not immediately abutted by residential properties although there are residential properties in relatively close proximity. At the time of writing this report, notwithstanding the comments from the Town Council of local concerns, no other representations have been made to the planning application. It is however considered prudent to restrict the operation of the use to normal working hours (9am-5.30pm Monday to Friday) which is consistent with the hours indicated within the application details, to protect the amenity of occupiers of residential properties in the vicinity of the site. It is also considered appropriate to restrict the Class D1 use to the specific use sought of training and educational purposes, noting the location of the application property within a predominately residential area. This restriction of Permitted Development Rights prohibiting changes to other uses contained within the same Use class would afford the Local Planning Authority the opportunity to consider the impacts of other uses within the same use class on surrounding residents if this was sought in the future.

The development is considered acceptable in its use and impact on surrounding occupiers of residential properties and it is recommended for approval accordingly.

Comments from Consultees:

The comments of Dwr Cymru will be provided to the applicant as advice.

Comments from public: None.

Cont....

Other material considerations:

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, received 04.09.17;
 - Block Plan, received 04.09.17;
 - Proposed Lower Ground Floor plan, drawing reference BEP/FP/001, received 22.09.17;
 - Proposed Ground Floor plan, drawing reference BEP/FP/002, received 22.09.17;
 - Proposed First Floor plan, drawing reference BEP/FP/003, received 22.09.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The premises shall be used for non-residential education and training centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) without the approval of the Local Planning Authority.
REASON: In the interests of highway safety and residential amenity.
- 04) The use hereby permitted shall not be open for educational or training purposes outside the following times:
Monday to Friday 9am to 5.30pm
REASON: In the interests of residential amenity.

Cont....

Application No. 17/0761/COU Continued

Advisory Note(s)

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority.

Please find attached the comments of Dwr Cymru/Welsh Water that are brought to the applicant's attention.

The following policies of the Caerphilly Country Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: Policy CW2 and Policy CW3.

