

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0568/FULL 18.08.2014	CCBC - Urban Renewal Mr A Dallimore Tredomen Business Park Tredomen Hengoed CP82 7PG	Demolish 51-54 Cardiff Road and reprofile the site area to include the realignment and reconstruction of a stepped access ramp linking Cardiff Road to the rear lane (Colliers Walk) and construct a highway link road on Colliers Walk for potential future A3 retail development 51- 54 Cardiff Road Bargoed CF81 8YD

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is situated on the eastern side of Cardiff Road and on the land between Cardiff Road and the access road to Bargoed Development Plateau.

Site description: The application site comprises four terraced buildings along Cardiff Road, which have been most recently used as solicitors' offices. The buildings are two storeys to the front and three storeys to the rear with sloping rear gardens. There are four properties within the site and they are separated in the middle by a set of steps that lead from Cardiff Road to the retail plateau to the east.

The application site also includes a part of the retail plateau that is currently used for informal car parking and it also includes the rear lane to the properties in Cardiff Road. This parcel of land is relatively flat with a slight difference in levels between the informal car park and the rear lane.

The site also encompasses a small retail plateau at the southern end of Cardiff Road.

Development: The application seeks full planning consent for the demolition of the buildings on Cardiff Road, the realignment of the steps, landscaping of the site, improvement to the rear lane access and the creation of a new formal car park.

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The demolition works include making good of the pine ends of the adjacent dwellings together with any necessary underpinning, replacement and repair of boundary walls and removal of the demolition materials from the site.

Consent is also sought to remove the existing steps, which are in the middle of the site and relocate them to the northern boundary adjacent to number 50 Cardiff Road. This would then open up the site, which will be landscaped and grassed, to enable it to be marketed as a development plot adjacent to the existing retail plateau and cinema site.

The final part of the development is engineering works to create a new access to the site from the main access into the retail plateau, improve access into the rear lane together with the creation of a turning head, improve access onto Colliers Walk and to provide a new formal car park which will serve the development plot at the southern end of the site (this plot is earmarked for a possible A3 hot food retail unit). 15 car parking spaces will be created in total.

The application is supported by a number of plans which detail how the demolition works and making good of the adjacent dwellings will be carried out, a bat survey for the buildings to be demolished, and engineering drawings for the new steps and highway works.

Materials: The gable ends of the adjacent dwellings are to be finished in render.

PLANNING HISTORY

5/5/88/0568 - Reclaim land with mineral recovery to provide landform for highway, recreational, housing, employment, educational use - Granted 26.05.89.

5/5/90/0437 - Replace existing LV overhead line with aerial bunched conductor - Granted 21.09.90.

5/5/93/0773 - Erect illuminated sign - Granted 07.02.94.

5/5/94/0276 - Vary condition (G) of planning consent 5/5/88/0568 - Granted 10.08.94.

5/5/94/0700 - Change of use from retail outlet to solicitors office - Granted 29.11.94.

P/97/0284 - Construct Bargoed By-Pass - Granted 03.07.97.

P/01/0631 - Redevelop to provide car parking and retail/leisure development A1 and A3 use, re-align proposed by pass and station road - Granted 29.08.01.

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P/03/0437 - Construct approx. 3.6 km of new highway with assoc. junctions & structures, a new retail dev. plateau and bus station as part of Bargoed Town Centre Regeneration - Granted 12.06.03.

07/1330/ADV - Erect advertising hoarding 10 ft x 8 ft - Granted 18.12.07.

07/1342/FULL - Erect development of five residential apartments with four office/retail units including external and drainage works - Granted 14.12.07.

11/0259/OUT - Redevelop including engineering works (cut and fill) and sewer diversions to facilitate erection of retail units (Use Class A1), restaurants and cafes (Use Class A3), financial and professional services (Use Class A2), Cinema (Use Class D2), residential apartments (Use Class C3) with associated undercroft and surface car parking, new public square, new pedestrian links, new vehicular access and servicing (including highway improvements), landscaping and boundary treatments; and petrol filling station comprising forecourt shop (Use Class A1), canopy, car wash, jet wash and underground fuel tanks with realigned footpath/cycleway, new vehicular access, diversion of existing otter tunnel, landscaping and boundary treatments - Granted 28.07.11.

12/0869/ADV - Erect advertising/marketing board. Granted 28.01.2013.

13/0135/LA - Seek approval of the reserved matters of access, appearance, landscaping, layout and scale approved under planning consent 11/0259/OUT to construct a new five screen cinema and associated landscaping works. Granted 11.04.2013.

13/0139/ADV - Erect illuminated and non-illuminated signage to new supermarket store. Granted 22.04.2013.

13/0142/LA - Develop access road into site for future development by a private developer (future proposals for a restaurant and parking area). Granted 24.04.2013.

13/0317/LA - Vary condition 60 of Planning Permission 11/0259/OUT so that the use of the cinema shall not be open to customers between the hours of 0100 hours and 0700 hours. Granted 13.06.2013.

14/0513/NCC -Vary condition 46 of planning permission 11/0259/OUT to extend the expiry date for the approval of reserved matters by a period of five years - Not Yet Determined.

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POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The site is located within the Principal Town Centre boundary (CM1.1).

Policies:

SP1 (Development Strategy in the Heads of the Valleys Regeneration Area), SP4 (Settlement Strategy), SP5 (Settlement boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), SP17 (Promoting Commercial Development), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways), CW5 (Protection of the Water Environment), CW14 (Use Class Restrictions - Retail), CW15 (General Locational Constraints), CW16 (Locational Constraints - Retailing), CW22 (Locational Constraints - Minerals), HG1.19 (Allocated Housing Site), CM1.1 (Identification of the Boundary for the Principal Town Centre in the Heads of the Valleys Regeneration Area - Bargoed), CM4.2 (Principal Town and Local Centre Development Sites).

NATIONAL POLICY:

Wales Spatial Plan. Bargoed is located in the 'Heads of the Valleys Plus' Strategic Opportunity Area identified in the 2008 update to the Wales Spatial Plan.

Planning Policy Wales seeks to promote mixed-use development and locate development in locations accessible by sustainable forms of transport, by the re-use of previously developed sites in built up areas and also in town centres; promotes sustainability through good design which should include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings; requires Local Planning Authorities to develop through their community strategies and development plans a clear strategy and policies for retail development which seek to achieve vital, attractive and viable centres and to set out a framework for the future of town, district, local and village centres in their area which promotes a successful retailing sector supporting existing communities and centres; in determining planning applications to take account of the risk and impact of potential pollution from the development insofar as this might have an effect on the use of other land and the surrounding environment.

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Technical Advice Notes: TAN 4 (Retailing and Town Centres), TAN 5 (Nature Conservation and Planning), TAN 11 (Noise), TAN 12 (Design) 2009.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to conditions.

Dwr Cymru - No objection subject to conditions.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a press notice, a site notice and neighbour letters.

Response: None.

Summary of observations: None.

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? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The submitted bat survey has not identified any protected species within the site, but bat roost provision is recommended within the report.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The demolition of these buildings and the landscaping of the area together with the highways works is sought in order to open up the site to future development potential in association with the ongoing Bargoed Retail Plateau development. The buildings are on the periphery of the aforementioned site with the backs of the buildings facing the car parking areas for the cinema and the area identified for the A3 use at the southern end of the site.

The buildings have been vacant for some time and are rapidly falling into a state of disrepair, which would have a detrimental impact on the visual amenity of the retail plateau. As such the loss of the buildings would have no impact on the vitality and viability of the town centre and the removal of them would have a positive impact on the area by virtue of improving its visual appearance and providing another potential development plot. Therefore it is considered that the principle of the development is supported by national planning guidance and local plan policy.

With regard to the relocation of the steps to the northern edge of the site it is considered that this would result in an improvement to the current situation. The existing steps are in a poor state of repair and do not comply with current guidance with regard to disabled access. The replacement steps would be in an equally accessible location to enable access from Cardiff Road to the development site and they would also comply with current legislation.

The highways works would improve access to the rear lane serving Cardiff Road and also to Colliers Walk and as such these are acceptable in highway safety terms. A new car park to serve the A3 development plot would also be created and this would make the site more attractive to any potential investors.

In conclusion it is considered that the proposals are acceptable in planning terms and would contribute to the ongoing regeneration of Bargoed Town Centre, which is in line with national planning guidance and local plan policy.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

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RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 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 hereby permitted shall be carried out only in accordance with the following plans and other submitted details: TH1049-PL01, TH1049-PL02, TH1049-PL03, TH1049-PL04, TH1049-PL05, TH1049-PL06, TH1049-PL07, TH1049-PL08, TH1049-PL09, TH1072-PL100, TH1072-PL101, TH1072-PL102, TH1072-PL103, TH1072-PL104, TH1072-PL105, TH1072-PL106, TH1072-PL107, TH1072-PL108, TH1072-PL109, TH1049-PW02, TH1049-PW04, TH1049-PW05, TH1049-PW07, TH1049-PW08, TH1049-PW09 and Survey for Bats by David Clements Ecology Ltd dated May 2014.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of the development hereby approved, a construction/demolition phase noise scheme (to include proposed hours which the developer intends to work) must be submitted to and agreed, in writing, with the Local Planning Authority. Thereafter, this agreed scheme shall be employed to deal with any noise arising from the development.
REASON: In the interests of public health.
- 05) Prior to the commencement of the development hereby approved, a demolition/construction phase dust mitigation scheme must be submitted to and agreed, in writing, with the Local Planning Authority. Thereafter, this agreed scheme shall be employed to deal with any dust arising from the development.
REASON: In the interests of public health.

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- 06) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout together with the new steps from Cardiff Road, with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.

REASON: In the interests of highway safety.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2 and CW3.

Please find attached comments from Transportation Engineering Manager, Head of Public Protection, Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water.
