

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0702/LA 23.10.2014	Caerphilly County Borough Council Mrs T McMahon Tredomen Business Centre Tredomen Ystrad Mynach Hengoed CF82 7FN	Change the use to D1 to accommodate health and medical services Hafod Deg Day Centre High Street Rhymney Tredegar NP22 5LP

**APPLICATION TYPE:** Local Authority Application

### SITE AND DEVELOPMENT

Location: Hafod Deg, 56 High Street, Rhymney. The site is located within settlement boundaries and within the Rhymney Conservation Area to the southern end of the High Street, Rhymney. Rhymney police station is located to the northern side of the property and a detached dwelling and its garden to the south of the property. A war memorial and public area are located just to the front of the property and a detached residential bungalow to the rear of the property.

Site description: This is a two-storey, detached building with single-storey rear extension currently used as a Social Services Day Centre for people with mental health issues. The building is Listed Grade II.

Development: Full planning permission is sought in respect of the change of use of the building to a D1 use to accommodate medical and health services. The applicant has submitted additional information with the application describing the proposed use as extending the existing use to provide a Substance Misuse Facility.

"The Upper Rhymney Valley Communities First cluster, which is part of the Community Regeneration Department is tasked to improve the lives of individuals, families and communities to make positive changes in their lives. We work in partnership with LHB, Police, CRI, Groundwork and Gavo amongst many others in order to deliver services to the local community."

The aim of the service is to provide a Substance Misuse service in part of the Hafod Deg building, managed by CRI, with the landlord being the Community Regeneration Department. The building will be used to provide support to the local community with issues relating to substance misuse.

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The service has been designed to serve local need. The staff delivering the services will be working from the premises, which ensure support is more accessible for local people in the Upper Rhymney Valley. The service will only be available on an appointment basis, and not a 'drop in' basis.

Services will operate Monday to Saturday between the core hours of 09:00am to 05:00pm by appointment only. Minimum staffing levels will apply whenever clients have access to the premises, and these have been fully risk assessed.

CRI programmes are highly structured and clients will be actively occupied by counselling or advisory sessions while attending the premises. Clients are asked to enter into an agreement while attending the project, which covers, amongst other things, their expected behaviour in and around the project premises.

The congregation of clients in and around the premises and local area is not tolerated. Set programmes are in place and clients are expected to arrive at these times for the appropriate programme. If CRI staff believe that an individual's behaviour is inappropriate, that individual is excluded from attending the project. Zero tolerance policies are employed in regards to any drugs or alcohol found on all CRI premises and services.

No changes are proposed to the external appearance of the building.

CRI has over 140 projects currently operating nationwide, all of which they claim co-exist peacefully with other businesses and organisations in their locality. To date they claim to have received no complaints from other local businesses or their customers.

Dimensions: The floor area of the building to be used in respect of the substance misuse service amounts to 79 sq m and comprises a waiting area, two interview rooms, needle exchange room, toilet and dirty room.

Materials: Not applicable.

Ancillary development, e.g. parking: None.

## PLANNING HISTORY

P/04/1688 - Carry out window replacement - Granted 10.12.04.

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## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within settlement boundary and within the Rhymney Conservation Area.

#### Policies:

##### Strategic Policies

SP1 - Development Strategy in the Heads of the Valleys Regeneration Area and SP6 - Place making, SP21 - Parking standards.

##### Countywide Policies

CW2 - Amenity, CW3 - Design Considerations - Highways and CW15 - General Locational Constraints.

## NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, TAN12 - 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? Not an issue in respect of this application.

## CONSULTATION

Conservation & Design Officer – No objection on the basis that there are no alterations to this listed building.

Transportation Engineering Manager - No objection.

Head Of Public Protection - Has no objection to the development.

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Dwr Cymru/Welsh Water - Provides advice to be conveyed to the developer.

Principal Valuer - No comments.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 20 neighbouring properties have been consulted.

Response: None.

Summary of observations: Not applicable.

### 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?

There are no specific crime and disorder implications material to the determination of this planning application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this application are considered to be the compatibility of the use with neighbouring land uses and in terms of highway safety.

A description of how the service operates is set out above.

Policy CW2 of the Local Development Plan considers amongst other things the impact of the development on the amenity of adjacent properties or land and the compatibility of the proposed use with surrounding land uses. In this respect it is considered the proposed use of part of the building to include a Substance Misuse service is not dissimilar to the existing use of the building as a Social Services Day Care Centre for mental health issues.

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The description of how the Centre is run as described above will ensure that the proposed use is compatible with surrounding land uses. The service provided is by appointment only and is not a 'drop in' centre and as such it is not considered the proposed development would have an unacceptable impact upon the amenity of the occupiers of adjacent properties

Policy CW3 of the LDP considers highway implications and in this respect the Highways Engineer has raised no objection to the development.

Comments from Consultees: See above.

Comments from public: None.

Other material considerations: It is noted the application is located within the Rhymney Conservation Area but as there are no changes to the external appearance of the building and so the proposal will preserve the character and appearance of the area.

In conclusion, it is considered the proposed development does not conflict with local plan policies and as such is acceptable in planning terms.

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.

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.

The applicant is advised of the comments of Dwr Cymru/Welsh Water.

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