



## PLANNING COMMITTEE – 13TH MARCH 2013

**SUBJECT: SITE VISIT - CODE NO. 12/0900/FULL - CONSTRUCT A C2 RESIDENTIAL BLOCK COMPRISING OF 8 APARTMENTS AND ASSOCIATED OFFICE SPACE TO PROVIDE ACCOMMODATION AND SUPPORT FOR INDEPENDENT LIVING AND MENTAL HEALTH WELL BEING, PLOTS 20-28, LAND OFF SMALL MEADOW COURT, CAERPHILLY.**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

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

Councillors P.J. Bevan, M.J. Prew and J. Pritchard

1. The Planning Committee deferred consideration of this application on 13th February 2013 for a site visit. Members and Officers met on site on Wednesday, 26th February 2013
2. Details of the application to construct a C2 residential block comprising of 8 apartments and associated office space to provide accommodation and support for independent living and mental health wellbeing, plots 20-28, land off Small Meadow Court, Caerphilly were noted.
3. Those present viewed the site from the roadside and site area in order to fully appreciate the proposal.
4. Members were asked to note that the application site forms part of a larger residential development and the design and appearance would conform in height and finish to those around it. Clarification was sought in relation to the map that accompanied the Officer's report as Members felt it did not accurately reflect the residential nature of the area around the development. Officer's agreed to establish with the Ordnance Survey whether there was a more up-to-date plan available.
5. Concerns were raised in relation to the lack of consultation with regard to the proposed development and the lack of information with regard to the nature and/or criminal record of potential residents and the level of supervision they required. Officers confirmed that thirty-seven neighbouring properties had been contacted by letter and agreed to provide further information to Members on the properties that had been consulted. With regard to the nature of the residents and the level of support provided, it was the Officers' understanding that the apartments would be used to accommodate those with minor mental health problems in order to aid their integration back into the community, and that they would require a minimal amount of supervision. More detailed operational and management concerns would need to be addressed by the operator, Gofal. Officer's agreed to contact the applicant's agent to provide further information to the next Planning Committee.

6. Members noted the close proximity of the development to the Caerphilly Rugby Club ground and expressed concern that the residents would be subjected to noise nuisance and disruption when the playing fields were in use. Officers acknowledged Members concerns and confirmed that Environment Health services had been consulted in this regard and had raised no objections.
7. Officers confirmed there were no statutory objections, and following advertisement to thirty-seven neighbouring properties, and a site notice being posted, seven letters of objection and three letters supporting the proposals had been received. Details are contained within the Officer's report.
8. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted, subject to conditions.
9. A copy of the report submitted to the Planning Committee on the 16th January 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan Democratic Services Officer, Ext. 4420  
Consultees: G. Lewis Planning Team Leader  
M. Noakes Highways Engineer  
L. Cooper Highways Engineer

Appendices:

Appendix 1 Report submitted to Planning Committee on 13th February 2013