

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0526/LA 03.08.2015	Caerphilly County Borough Council Facilities Manager Mr A Ford Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Remove existing bund of earth and excavate existing levels to lay tarmac to create six new parking spaces within the existing car parking area Brodawel House Court Road Energlyn Caerphilly CF83 2QW

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Brodawel House, Court Road, Energlyn, Caerphilly.

Site description: Brodawel House is a residential care home located at the northern end of Court Road. It is accessed from Court Road by a substantial driveway and residential properties surround the curtilage of the home on all sides apart from the eastern boundary which comprises of a wooded area. The home is set in a substantial plot and the proposed car parking area would be in excess of 15 metres from the closest curtilage boundary of the residential home.

Development: Creation of an additional six parking spaces within the existing curtilage area of Brodawel House by the removal of an existing earth bund and concrete base and reprofiling and footpath works.

Dimensions: The parking area to be created is approximately 15.3m long by 5metres wide. Each parking space would be 2.5m wide by 4.9m deep.

Materials: Tarmacadam finish to parking spaces with white line marking.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

No previous planning history.

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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), CW18 (Locational Constraints - Housing for People in need of Care).

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? Yes, attach advisory note.

CONSULTATION

Wales & West Utilities - Provides details of apparatus within the vicinity of the site.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objections subject to conditions.

Senior Engineer (Land Drainage) - No objections subject to condition requiring drainage details prior to commencement.

Dwr Cymru - No response received.

Principal Valuer - No objection.

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ADVERTISEMENT

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

Response: No responses have been received relative to the consultation exercise.

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?

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? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Not liable as no floorspace would be created by the development.

ANALYSIS

Policies:

This application is being reported to Planning Committee for the reason that it relates to a Council owned building and is a Local Authority application. It is considered that the development proposed which is located within the existing forecourt area of the Brodowel residential care home will not have a material impact on any neighbouring residential properties. The new parking spaces would be at least 15 metres away from the boundary of the closest residential property (Ty Daylen) and existing parking bays lie closer to the curtilage boundary and there is vegetation screening on the boundary with the closest property Ty Daylen.

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The parking bays would be created on land which is adjacent to the north-western end of the residential home complex on the opposite side of the internal access road from an existing area of parking bays. The works include the removal of a grassed earth mound which presently has a concrete base on it and reprofiling works are proposed to provide a level access from the existing internal access road to the parking bays with reprofiling works to the south and east of the parking bays to create a new slope to the surrounding grassed area. It is considered that the proposed works will have an acceptable impact on the visual amenity of the area and provide additional parking provision for the residential home. The loss of this small area of partially grassed land is not considered to harm the amenity of residents of the home or any other parties as there would be a substantial amount of amenity space left following the development and the parking bays will be sited well within the curtilage of the home.

It is considered that the development accords with adopted Local Development Plan Policies CW2 (Amenity), CW3 (Highways) and CW18 (Housing for People in need of care) in being acceptable in its design, form and having an acceptable impact on amenity as well as providing a reasonable level of additional car parking for the functioning of the use as a care home. The application is recommended for approval accordingly.

Comments from consultees: The Council's Senior Engineer (Land Drainage) and Head of Public Protection have requested conditions be attached in relation to drainage and contamination respectively.

Comments from public: None.

Other material considerations: None.

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) Notwithstanding the detail shown on the submitted plans, revised details of land drainage shall be submitted to and agreed in writing with the Local Planning Authority before any works commence on site. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.

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- 03) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 04) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 06) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:
- Site Location Plan (drawing ref: A002 revision A), received 10.08.15.
- Constructional Details Plan (drawing ref: A001 no revision), received 27.07.15.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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, CW3 and CW18.
