

PREFACE ITEM

APPLICATION NO. 15/0023/COU

APPLICANT(S) NAME: Mr M Williams

PROPOSAL: Retain A1 use part ground floor and convert upper floors to residential.

LOCATION: Manchester House, 1 Clifton Street, Caerphilly

At the last meeting of the Planning Committee on 7th October 2015 members resolved to defer consideration of this application to enable a further report to be prepared to consider possible reasons to refuse the application. Members requested that Officers give consideration to the refusal of the application in respect of the lack of off-street car parking.

Members expressed the view that in the absence of off-street parking to serve the development it would lead to on-street parking in the vicinity of the site thereby exacerbating an already unacceptable situation.

The view of Members is that the traffic associated with a residential use would be different to that of the previous retail use in that residential parking would be more prevalent during the evenings and weekends whereas retail parking would be more prevalent during weekdays, The Council's own adopted design guidance does not make this distinction. Indeed, the design guide suggests that a comparison should be made between the two uses when assessing the required parking levels.

In this instance the existing use requires a higher level of off-street parking than the proposed use and as such it is not felt that a refusal can be justified on this basis.

It should also be noted that the application property is a prominent building which is in a poor state of repair and given its location on the edge of the town centre is not attractive from a retail perspective. In that regard it would be of benefit to the amenity of the area to bring the building back into beneficial use and to improve the appearance of the building.

RECOMMENDATION: that planning permission is granted in accordance with the attached report. However, if members are minded to refuse permission, the following reason is suggested.

1. The proposed residential use of the first floor would aggravate on-street parking problems, particularly in the evening, and therefore the proposal would be contrary to Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.