

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0750/COU 20.09.2017	Callowgate Ltd Ms L Pugh P O Box 89 Porthcawl CF36 9BU	Change the use from Office B1 to Leisure D2 for a gym Unit 4A And 5 (Unit 1-5) Trecenydd Business Park Trecenydd Caerphilly CF83 2RZ

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: The application property is located at the northern end of Trecenydd Industrial Estate.

Site description: The application property is two vacant industrial units that are attached to four other units. It is a two storey building with office accommodation on the first floor and access doors at either end. There is car parking along the side wall of the building together with further parking on the western boundary of the industrial estate.

Development: The application seeks full planning consent for the change of use of the building from industrial to a gym. The ground floor would be split up into a gym area with a Juice Bar area, main reception and toilets with changing rooms in the smaller unit 4A. An exercise studio will then be provided above Unit 4A. Consent is also sought to replace a window on the southern elevation with a roller shutter door.

Dimensions: Not applicable.

Materials: Not applicable.

Ancillary development, e.g. parking: A total of 44 parking spaces are proposed.

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

Local Development Plan: Within settlement limits.

Cont'd

Application No: 17/0750/COU - Continued

### Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW13 (Use Class Restrictions - Business and Industry) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: -

"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in 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? The site is in a low risk area.

### CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to a condition requiring the submission of a scheme for roof mounted plant.

CADW - No objection.

Dwr Cymru - Provides advice to be conveyed to the developer.

Cont'd

Application No: 17/0750/COU - Continued

### ADVERTISEMENT

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

Response: One letter was submitted in support of the application.

Summary of observations: The writer generally supports the proposal.

### 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? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is located on a Secondary Employment site as defined in the LDP and as such commercial services unrelated to B use classes are considered to be acceptable in principle in accordance with Policy CW13. The external alterations to the building are minimal and there is sufficient parking to serve the use within the applicants control. Given that the use is contained within the industrial estate it is not considered that there would be any undue detrimental impact on the amenity of the neighbouring residential properties on First Avenue. In that regard the proposal complies with Polices CW2 and CW3 of the Local Development Plan.

Comments from Consultees: Penyrheol, Trecenydd and Energlyn Community Council has objected to this application as it is felt that this could set a precedent for other non-industrial uses on this estate. In that regard it should be noted that each application has to be considered on its own merits. As discussed above the proposal is considered to be acceptable in planning terms and it complies with local plan policies. No other objections were raised.

Cont'd

Application No: 17/0750/COU - Continued

Comments from public: No objections raised.

Other material considerations: None.

In conclusion the proposal is considered to be acceptable in planning terms subject to the imposition of conditions.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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 shall be carried out in accordance with the following approved plans and documents: Location Plan, Existing Offices Plan, Proposed Plan, Proposed First Floor Plan Existing South Elevation and Proposed South Elevation.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The premises shall be used for Gymnasium purposes only and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) without the approval of the Local Planning Authority.  
REASON: In the interests of retaining effective control of the development.

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.

