

PREFACE ITEM

APPLICATION NO. 18/0036/COU

APPLICANT(S) NAME: Mr & Mrs Fletcher

PROPOSAL: Change the use of the existing offices (B1) to residential property

LOCATION: 15 Woodbine Road, Blackwood

The above planning application for the change the use of the existing offices (B1) to a single residential dwelling was reported to Planning Committee on 21st March 2018 with a recommendation for approval subject to conditions. A copy of the previous report is attached as an Appendix.

At the meeting, it was considered that further public consultation was required on the basis that an alternative access to the site, i.e. off the lane that serves Tuckers Villas was proposed, as opposed to direct access off Woodbine Road.

On this basis 14 neighbouring properties were consulted on the amended proposal. This consultation period ends on 11th April 2018, i.e. after the date of this report, and therefore any further comments will be verbally reported to Planning Committee.

However, to date two letters/emails objecting to the proposed access off Tuckers Villas lane, and a petition signed by 24 residents have been received. The issues raised in these objection (including comments made on the petition) include:

- Difficulty in accessing No. 15 Woodbine Road from the lane;
- Congestion on the lane;
- Poor visibility;
- Danger to pedestrians using the lane;
- No visitor parking currently;
- Lane serving Tuckers Villas is privately owned and not adopted highway;
- Difficulty reversing out of site onto the lane given its narrow width.

The lane is publicly maintained, and a vehicular access onto it would not need planning permission.

RECOMMENDATION – That planning permission be GRANTED subject to the conditions contained in the original report.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0036/COU 15.01.2018	Mrs S Fletcher 20 Parc Bryn Pontllanfraith Blackwood NP12 2RA	Convert existing commercial property into a residential dwelling 15 Woodbine Road Blackwood NP12 1QF

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is located on Woodbine Road, Blackwood.

Site description: Two storey detached property.

Development: It is proposed to change the use of the property from former offices (B1 use) to a single residential dwelling.

Ancillary development, e.g. parking: It is proposed to re-open the existing vehicular access on the north-west corner of the site, to facilitate off-street parking. This will also involve removing the existing portakabin type building in this corner of the site.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways).

NATIONAL POLICY: Planning Policy Wales.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

Cont'd....

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COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

Ecologist - No objection. Requests biodiversity enhancement by way of Condition.

Principal Valuer - No comments.

Transportation Engineering Manager - Is concerned about the use of the existing access onto Woodbine Road.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No comments.

Dwr Cymru - Provides advice to the developer.

ADVERTISEMENT

Extent of advertisement: Seven neighbours were consulted by way of letter and a site notice was displayed near the application site.

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?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? A change of use application that facilitates the creation of a new residential dwelling is CIL liable. However, as the application building has been used for its lawful use for a period of 6 continuous months in the past 36 months (the former use ceasing in December 2016), the proposal is CIL exempt.

ANALYSIS

Policies: Policy CW2 (Amenity) states that development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

A - There is no unacceptable impact on the amenity of adjacent properties or land;

B - The proposal would not result in over-development of the site and / or its surroundings;

C - The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;

D - Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

It is considered that the proposal, i.e. creating a single dwellinghouse, is compatible with all of the criteria above, particularly given the limited scale of the proposal and its location in a primarily residential area.

Policy CW3 relates to highway safety and states that development proposals must have regard for the safe, effective, and efficient use of the transportation network. The application proposes to re-open the vehicular access to the site in the north-west corner of the curtilage. Such an access arrangement would result in cars either reversing onto or off Woodbine Road as they enter or leave the site. Such vehicle manoeuvres are not considered acceptable in this location, as they are considered to be detrimental to highway safety. For this reason, a condition will be attached to the planning permission restricting vehicular access onto Woodbine Road. A more appropriate position to access the site is along the western boundary of the site, i.e. off the lane that serves Tuckers Villas.

Comments from consultees: The Transportation Engineer Manager raises concerns regarding the position of the proposed vehicular access onto Woodbine Road.

The Head of Public Protection raises no objection to the proposal.

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The Council's Ecologist raises no objection and request biodiversity enhancement measures. That would be proportionate to the scale and nature of the scheme.

Comments from public: None.

Other material considerations: None.

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) Notwithstanding the submitted plans, or the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended, there shall be no direct vehicular access to or from the site to or from Woodbine Road.
REASON: In the interests of highway safety.
- 03) Notwithstanding the approved plans before the dwelling hereby approved is first occupied, access and car parking provision shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 04) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 15.01.2018;
Proposed floor plans, received 15.01.2018.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water and The Council's Ecologist that are brought to the applicant's attention.

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: Policy CW2, CW3.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

