

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1017/COU 13.12.2018	Mr M Mahmood C/O James Carter: Alan Barker Partnership Bank Chambers 92 Newport Road Cardiff CF24 1DG	Change the use of part of the land to hand car washing and valeting and erect new canopy Trade Sales South Wales Newport Road Trethomas Caerphilly CF83 8BY

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Newport Road.

Site description: The application site forms part of a larger site that was previously entirely used for car sales. The site has now been subdivided into three separate sites with the westerly part still being used for car sales and the central and easterly parts being vacant until recently. The application site is the central part of the site. The site comprises a large hard surfaced area to the front with single storey office, sales and maintenance buildings to the rear and it is enclosed by a 2.5m high weldmesh fence. There are entrance gates to the front of the site giving access directly off Newport Road and there is a small canopy to the front of the site that is shared with the car sales.

The site is within a mixed use area with industrial buildings to the south and west of the car sales and residential properties on the northern side of Newport Road and to the east of the site.

Development: This application seeks full planning consent for the change of use of the central part of the site as a hand car wash and valeting service together with the erection of a new canopy towards the rear of the site in front of the existing office buildings. The submitted site layout plan shows space for six vehicles to be washed at time and two staff parking spaces.

Dimensions: The new canopy measures 20m by 5m by 3.3m high.

Materials: Canvas canopy on a steel frame.

Ancillary development, e.g. parking: None.

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## PLANNING HISTORY 2005 TO PRESENT

None.

## POLICY

Local Development Plan: Within settlement limits.

### Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

### National Policy:

Paragraph 3.16 of Planning Policy Wales states

"Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence."

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? No.

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## COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not applicable.

## CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

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

Natural Resources Wales - No objection.

Senior Engineer (Land Drainage) - No objection subject to the submission of a drainage scheme.

Bedwas, Trethomas & Machen Community Council - Raise objection on traffic concerns.

## ADVERTISEMENT

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

Response: One letter of objection was received.

### Summary of observations:

1. The site is on the brow of a hill and as such the access to the site could cause highway safety issues.
2. The access is also close to a pedestrian crossing.
3. The use would cause noise issues to the OAP bungalows opposite the site.

## 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.

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Is this development Community Infrastructure Levy liable? No.

## ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application site is previously used land within the defined settlement limits and as such the principle of development is considered to be acceptable.

In determining this application the previous use of the site as a car sales together with its location adjacent to an industrial estate and on a main arterial route between Caerphilly and Newport are material considerations that weigh in its favour. It should also be noted that the application site will be separated from the nearest residential properties by the busy road to the north and the vacant part of the site to the east. In that regard, and whilst it is accepted that this type of car wash facility can lead to noise and air-borne water spray issues, the distance to the nearest dwellings mitigates this harm. It is also considered that any noise from the use would be no more significant than the noise of passing traffic and of the adjacent industrial units and as such it is not considered that the proposal would have a detrimental impact on the amenity of the area. The proposal therefore complies with Policy CW2 of the Local Development Plan.

The previous use of the site as a car sales, and the fact that that use could recommence without the need for further planning consent also has a bearing on the consideration of highway safety issues. The proposed car wash use proposes the use of an existing access to the site with improvements to its width to improve access and egress. In that the existing access could be used for the lawful car sales use without any improvements it is not considered that the proposal would create any increased dangers to highway safety. In that regard it is considered that the proposal is acceptable in highway safety terms and complies with Policy CW3 of the Local Development Plan.

The applicant has suggested hours of opening of 08.00- 18.00 Monday to Saturday and 10.00-16.00 on Sundays and these are considered to be acceptable in planning terms. It is also considered that the proposed canopy would not have a detrimental impact on the visual amenity of the area.

Comments from Consultees: No objections raised.

Comments from public: The concerns of the public in respect of highways and residential amenity are considered above.

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Other material considerations: None.

In conclusion it is considered that the proposal is 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: 945/01, 945/03A, 945/04A and 945/05.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) The use hereby permitted shall not be open to customers outside the following times 08.00hrs to 18.00hrs Monday to Saturday and 10.00hrs to 16.00hrs on Sundays and Bank Holidays  
REASON: In the interests of residential amenity.
- 05) The staff parking area as shown on the submitted plan shall be laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.

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- 06) Rainwater run-off shall not discharge into the highway surface-water drainage system.  
REASON: In the interests of highway safety.
- 07) Details of a scheme of signage, making it clear to customers that they should not queue onto the highway, shall be submitted to and approved in writing by the Local Planning Authority, and shall be implemented on site in accordance with the approved details within three calendar months from the date of this consent.  
REASON: In the interests of highway safety.

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 and CW3.

Please find attached comments from Dwr Cymru/Welsh Water.

