

PREFACE ITEM

APPLICATION NO. 21/1213/FULL
APPLICANT(S) NAME: YS Projects
PROPOSAL: Demolish the Former St Catherine's Church and Redevelop into Residential Flats and Associated Works
LOCATION: Former St Catherine's Church, Gladstone Street, Crosskeys, NP11 7PA

At the last meeting of the Planning Committee on 14th December 2022 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 the absence of any off street parking to serve the proposed residential development would lead to additional on street parking in the vicinity of the site thereby exacerbating an already unacceptable parking situation.

Whilst Officers have sympathy with the views of members in that the proposed development does not accord with the requirements of the adopted Car Parking Standards Supplementary Planning Guidance, this conflict needs to be balanced against policies contained within Planning Policy Wales and Future Wales – The National Plan 2040, which seek to reduce the reliance on the private car and support a modal shift to walking, cycling and public transport. Moreover, it should be recognised that it is not considered that the proposed residential development represents an entirely new demand for on street car parking as there is a fall-back position on the site relating to the more general existing D1 use of the former church building.

Recommendation: that planning permission is granted subject to the applicant entering into a Section 106 obligation to provide 10% provision of affordable housing in accordance with the attached report. However, if members are minded to refuse planning permission, the following reason for refusal is suggested:

1. The proposed residential development, by virtue of the non-provision of off street car parking, would result in additional on street car parking to the detriment of the effective and efficient use of the local highway network and highway safety. Accordingly, the proposed development conflicts with the requirements of Policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and the guidance contained in Supplementary Planning Guidance LDP 5 – Car Parking Standards.