

BRIDGEND COUNTY BOROUGH COUNCIL
REPORT TO DEVELOPMENT CONTROL COMMITTEE

10 February 2011

JOINT REPORT OF THE CORPORATE DIRECTOR – COMMUNITIES
AND HEAD OF ICT AND PROPERTY

COED PARC DEVELOPMENT FRAMEWORK

1. Purpose of Report

- 1.1 To consider the Coed Parc Development Framework and approve its contents as a material consideration in the determination of future planning applications for the site.

2. Connections to Corporate Improvement Plan/Other Corporate Priorities

- 2.1 The approval of the Development Framework will contribute to the Council's Community Strategy priority themes of a Proud Past and Strong Communities.

3. Background

- 3.1 At its meeting of the 11th January 2011, Cabinet approved that the Coed Parc Library and Offices at Park Street, Bridgend be declared surplus to requirements and marketed for sale. The property will be sold in its entirety including the house, which is a Grade II listed building, and a potential development site to the rear.
- 3.2 In disposing of this asset a key priority for the Council is to secure the restoration and long term retention and preservation of the Grade II Listed Building and it's setting within the Newcastle Hill Conservation Area and ensure that a sensitive development is brought forward by any prospective developer that respects the unique context and character of Coed Parc and it's surroundings.
- 3.3 To assist in the disposal and future development process a Development Framework has been commissioned by Property Services and undertaken by consultants GVA Grimley.
- 3.4 The Development Framework was also considered by Cabinet on the 11th January 2011 who recommended that it be referred to the Development Control Committee for consideration, with a view to it's approval as Development Control guidance.

4. Current Situation/Proposal

4.1 The Coed Parc site, due to its location, size, and characteristics, offers great potential as a redevelopment opportunity, but requires thoughtful development to realise this potential. In addition to securing the restoration and long term retention and preservation of the Grade II listed house and setting as part of any future redevelopment proposal, there are also some development constraints and sensitivities that need to be addressed relating to its location within a conservation area, highways and access issues, ecology and protected trees.

4.2 The Development Framework attached at **Appendix 1** considers a range of technical reports and studies independently commissioned for the site and draws these together to define a series of development parameters and design principles which can be used to guide the site's redevelopment. The purpose of the Development Framework is not to present detailed proposals for the site's redevelopment, but to set a framework within which a high quality redevelopment scheme can evolve.

4.4 In summary, the document comprises:-

- an overview of the site's history, location and key characteristics;
- a planning policy context – against which any future proposals for the site will be assessed;
- an outline of key constraints and technical investigations relating to listed building and conservation area status, protected trees, ecology (bats, badgers, reptiles and nesting birds) and access;
- a Development Framework setting out overarching design principles and parameter relating to :-
 - development form (scale, layout, height and density)
 - materials and detailing
 - landscape setting
 - biodiversity
 - accessibility and movement

This section of the document also includes a conceptual masterplan which illustrates how the development framework translates to the site. It identifies key development opportunities within the site, access and circulation routes, opportunities for refurbishment and extension and the treatment of protected trees. The masterplan identifies three distinct character areas within the site – the listed building and its setting; the kitchen garden area and the orchard area, where specific design principles and parameters will apply; and

- an overview of the procedural requirements that will need to be followed to secure relevant statutory approvals for the site's redevelopment.

5. Effect Upon Policy Framework and Procedure Rules

- 5.1 The Development Framework will represent a material consideration in the determination of future planning applications for the site.

6. Equalities Impact Assessment

- 6.1 An Equality Impact Assessment Screening has been undertaken and the proposed recommendation is unlikely to have an impact on equality issues.

7. Financial Implications

- 7.1 There will be a capital receipt for the sale of the site and its future development could generate Section 106 contributions.

8. Recommendation

- 8.1 To approve the Coed Parc Development Framework as Development Control guidance, to be used as a material consideration in the determination of future planning applications for the site.

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4th February 2011

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Background documents

Bridgend Unitary Development Plan