

REFERENCE: P/16/600/FUL

APPLICANT: Linc Cymru Housing Assoc. c/o Richard Hallett, Head Office,
387 Newport Road, Cardiff, CF24 1GG

LOCATION: Land at former Archbishop McGrath School Heol yr Ysgol
Tondu CF32 9EG

PROPOSAL: 15 bedspace care unit & 25 extra care apartments with
communal ancillary facilities and 19 dwellings served by
adopted access road

At the 24 November 2015 Development Control Committee meeting, Members resolved to grant planning permission for the above development subject to the applicant entering into a Section 106 Agreement and compliance with 25 conditions of consent. The heads of terms for the agreement and draft conditions have been offered to the applicant company and, in response, concerns have been expressed as to the reasonableness of condition 17 which stated:

No development shall commence until details of the extended access road into the site from the junction with the access to Coleg Cymunedol y Dderwen and improvements to the Heol yr Ysgol/Bryn Road and Heol Cwrdy/Heol Canola junctions have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and no part of the development shall be brought into beneficial use until the improvement works have been implemented.

Reason: In the interests of the safety and free flow of traffic.

The highway improvements required by the above condition were identified in the Traffic Impact Assessment that accompanied both this application and the submission for the new Brynmenyn Primary School (P/16/578/BCB refers.) Consequently, the identical condition was imposed on the respective permissions.

The applicant company, Linc Cymru Housing Association has indicated that throughout all discussions with the Council regarding the acquisition of the site it had been agreed that the cost of all the highway improvement works would be funded by the primary school development. Furthermore, Linc Cymru maintains that the requirements of condition 17 are disproportional given the relatively limited traffic generated by the proposed housing and care facility.

Internal discussions have confirmed that the junction improvement works will be undertaken as part of the school development which is due to commence in the next 14 days. The Transportation Development Control Section has no objection to a variation of condition 17 but has requested that the following condition be imposed in lieu:

The extended school access road serving the development shall be completed in permanent materials prior to the development being brought into beneficial use.

Reason: In the interests of highway and pedestrian safety.

RECOMMENDATION:

Condition 17 of P/16/600/FUL shall be re-worded as follows:

The extended school access road serving the development shall be completed in permanent materials prior to any part of the development being brought into beneficial use.

Reason: In the interests of highway and pedestrian safety.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None