

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/183/FUL
APPLICANT: HOMESTYLE CARE LTD
THE WHITE HOUSE BRIARY WAY BRACKLA BRIDGEND
LOCATION: THE WHITE HOUSE BRIARY WAY BRACKLA BRIDGEND
PROPOSAL: CHANGE OF USE OF EXISTING DWELLING TO RESIDENTIAL CARE HOME AND TWO STOREY EXTENSION
RECEIVED: 18th March 2015
SITE INSPECTED: 20th April 2015

APPLICATION/SITE DESCRIPTION

This application was initially considered by Committee on 30th April, 2015, when it was resolved to defer consideration to enable the site to be inspected by Members. The application site had previously been inspected by the Site Visit Panel on 29th April, 2015. Three Ward Members, a representative of Brackla Community Council, one of the residents registered to speak and the applicant were in attendance. The Site Visit Panel considered that the report accurately reflected the nature of the proposed development. My original report is reproduced below including additional information, which appeared on the Amendment Sheet, together with further representations received since that time. The recommendation, with all new information, is recommended for approval subject to conditions.

The application proposes the change of use of a substantial detached two and a half storey dwelling into a Residential Care Home specialising in care for autistic or similar needs on a full time basis. The care is to be provided in a family type environment and will be geared towards integrating people back into the community. The Care Home will provide facilities for 4 clients on a full time basis and be staffed by 5 permanent members of staff and 7 part time staff with four members of staff working on a one to one basis together with a Manager or Deputy Manager in attendance at any one time. There will be no sleeping facilities required for staff members.

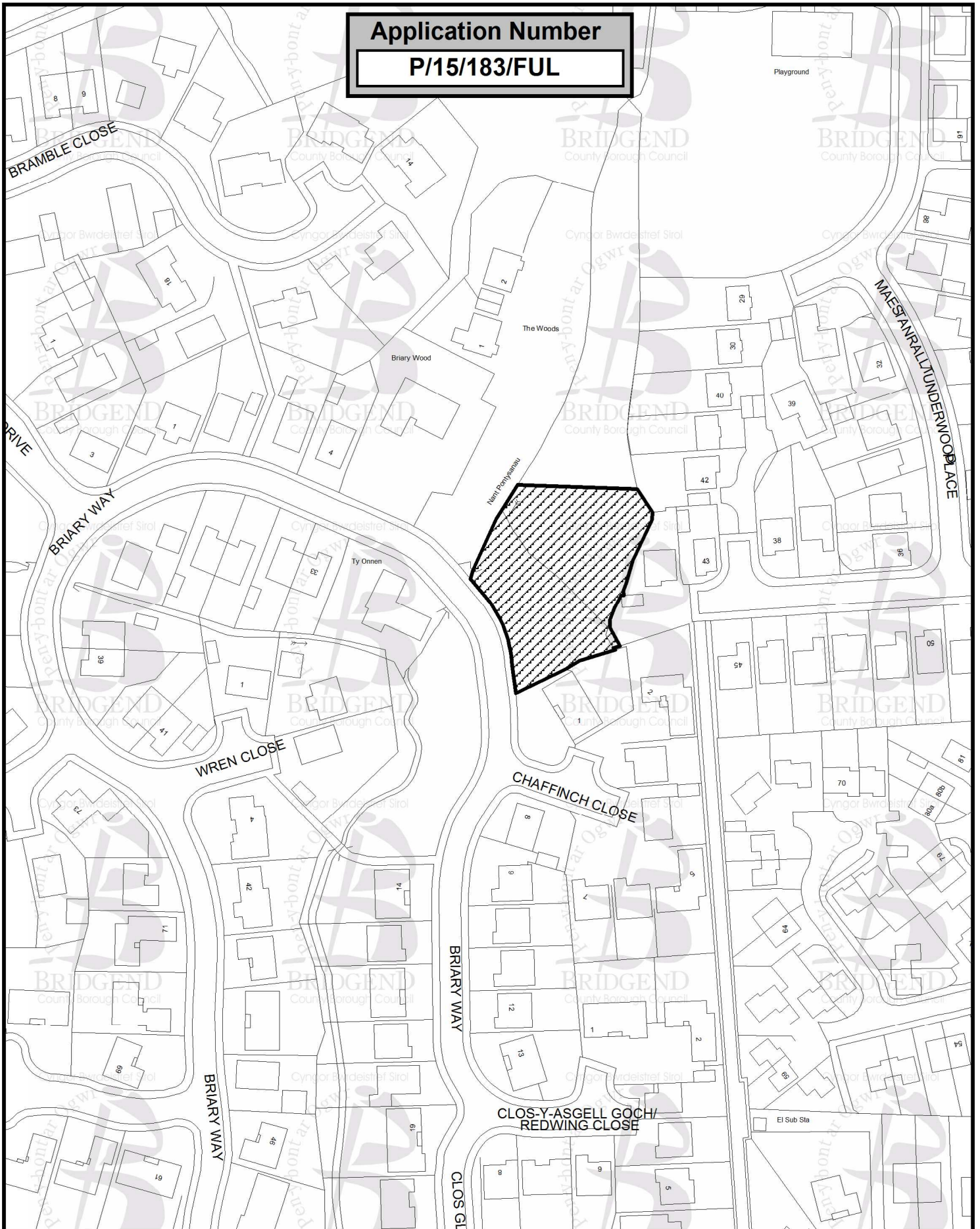
In order to facilitate the change of use some internal alterations to the existing accommodation are proposed. In addition, a one and a half/two storey extension is proposed to be attached to the southern elevation of the property. This element was originally approved in 2014 (P/14/ 806/FUL refers), however it is now intended to use this element to provide sensory rooms, a rebound room, disabled persons toilet and reception area with three bedrooms, bathing facilities, office and store created at first floor level and two further bedrooms and shower in the roof space over at second floor level. The area between the dwelling and the sliding, electrically operated gates has been hard surfaced in block pavements. The gates are set back just over 5m from the back edge of the footway, which is 1.85m wide.

RELEVANT HISTORY

P/09/645/FUL APPROVED 18-12-2009
+conditions
PROPOSED RESIDENTIAL DEVELOPMENT (1NO. DETACHED DWELLING)

Application Number

P/15/183/FUL



Scale 1:1,250

Date Issued:
04/06/2015

Development-Mapping
Tel: 01656 643176

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

O:/Drive/Plandraw/new MI layouts/
Committee DC Plan

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P/11/405/FUL	Retro App + Conds	08-08-2011
REGULARISE THE BOUNDARY WALL		
P/14/634/FUL	Retrospect Approved	24-10-2014
RETROSPECTIVE APPLICATION FOR TREE HOUSE		
P/14/806/FUL	APPROVED +conditions	14-01-2015
TWO STOREY EXTENSION		

PUBLICITY

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 27th April, 2015.

NEGOTIATIONS

In a letter sent to the applicant's agent concerns in respect of the following issues were raised:-

1. Examination of the submitted plans in respect of the proposed floor plans reveals that, at first floor level, bedroom 2 is effectively being created from the former dressing area, which served the previous master bedroom. The window serving this room is currently obscurely glazed in order to safeguard the privacy of the neighbouring property to the east in Underwood Place. It is not considered appropriate for such an arrangement to serve a bedroom nor would it be acceptable for the window to be replaced with clear glazing as this would infringe the privacy of the adjoining dwelling.
2. In addition, it was highlighted that bedroom one contains no windows as the window, which previously served the master bedroom is now located on the opposite side of a corridor leading to a proposed fire escape.
3. With regard to the proposed fire escape, there is concern that anyone utilising the facility would again overlook the gardens of the properties to the east of the application site. Whilst, it is appreciated that the facility should only be used to provide emergency egress in the event of fire, frequently a platform area is used as an informal balcony area and/or the stairs used as a means of ingress/egress rather than the main entrance.

Amended plans were handed to the case officer during the site inspection on 20th April, 2015. The revisions confirm the omission of the fire escape element, which enables the retention of the existing window within bedroom 1. In addition, bedroom 2 is now to be converted to a store and a corridor created to link bedroom 1 with a bathroom facility. The existing obscurely glazed window, which previously served the former dressing area, will now serve this corridor link. On the basis that the window would not serve a habitable room, the privacy of the neighbouring property would be preserved.

In addition, it was noted during the site inspection that there is a significant difference in land level between the application site and the adjoining property to the east in Underwood Place such that the eaves height of the application site appears to be level with the ground floor of the dwelling in Underwood Place. It was also noted that a close boarded fence, located on top of a grassed

bank and retaining wall runs along the boundary with this neighbour. It is considered that the privacy of the neighbouring property to the east is satisfactorily preserved.

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 31st March 2015

Councillor J C Spanswick

Wish to discuss this application further as it appears to be out of accord with the residential street setting. In this regard I wish the application to be referred to Committee for consideration.

Head Of Street Scene (Highways)

No objection subject to condition.

Head Of Street Scene (Drainage)

No objection subject to condition.

Natural Resources Wales

No objection

Welsh Water Developer Services

In the event that the Authority is minded to approve the development, it is requested that advisory notes are included within the decision notice in order to ensure no detriment to existing residents or the environment or Dwr Cymru/Welsh Water's assets.

REPRESENTATIONS RECEIVED

Stephen Rees, 44 Underwood Place

1 As stipulated in residential and nursing care council the criteria for people who are in need of substantial or critical care needs could mean people who have mental illness this could be a wide range of symptoms from agoraphobia to schizophrenia I personally believe that this is not the correct environment to integrate these vulnerable people into as it is a residential area with many children who are easily impressionable and who also on times can be cruel. Also I am concerned as it is a known fact that people with mental health issues are more likely to have violent outbursts and as some one who as two young children I don't want them subjected to unreasonable behaviour

2 I have been resident for 10 years and on purchasing the house was told by Redrow that the land would not be developed in a matter of time 3 developments have been built

3 As the proposed development will be in operation 24 hrs a day a increase in traffic and noise will be evident along with environmental issues

4 The house was also designed as a private house therefore how is the extra refuse waste to be contained along with sewage/water

5 Is the proposed development a no smoking site

6 Visitor parking where will they park

7 Security will there be 24 hr or no security

8 Will there be any sexual offenders housed there

9 Negative value on the value of my house

I look forward to your answers and comments on this matter yours Stephen Rees

David Miller, 3 Briary Way

I strongly object to this application. It states accommodation for at least 6 residents, so how many could it go up to.

It will have 5 permanent and 7 temporary staff and as there could also be visitors to the home and as the site plans show no parking facilities within the grounds of the home, where will they all park.

This is a quiet residential street and the increase in road traffic and the parking problems this will cause is unacceptable and this application should not be allowed.

W M & B A Jones, 1 The Woods

Strongly object to the application for reasons, which are summarised below and have registered a request to speak at Committee:-

1. The Residential Care Home will provide facilities to 4 persons in need of full time care, who are suffering on the Autistic Spectrum. The surrounding area is a densely populated residential area with families with young children, elderly people and people living alone. The dwellings are highly expensive and residents are quiet and well behaved. We do not consider this location is suitable for this type of facility.

2. The application site lies in close proximity to the objector's home and there is concern regarding noise and anti-social behaviour in the rear garden of the application site with a fear that future occupants may be prone to screaming fits.

3. Additional noise and disturbance from additional traffic resulting from staff, visitors, doctors arriving at the property. The electric gates at the front of the property can also be slow to open and noisy, with the potential for cars waiting to enter potentially queuing and blocking the entrance to the private drive serving the objector's home.

4. Already experience problems from residents occupying the adjoining property The Woods, which is owned and operated by the current applicant. A number of examples of anti-social behaviour have been highlighted including noise, foul language and disturbance from taxis dropping off residents in the early hours of the morning. The same Company will operate the new enterprise and we are not confident that the premises will be operated in a reasonable manner.

5. The development will result in objector being sandwiched between the two facilities to the detriment of residential amenity.

6. The proposed development will impact on 10-12 properties in the area adversely impacting on the quality of life of local residents and resulting in loss of value in the event of sale.

The full observations can be reproduced if required.

Nicola Key, 30 Underwood Place

Our back garden backs on to this property, it is a very quiet location, and I am deeply concerned about the future on this project going ahead, and the impact it will have on my home.

Adele Treharne, 6 Redwing Close

I have great concern with this proposal of change of use to property.

My concerns are:

- 1 - on reading the 'Homestyle care ltd' website it states that their residents have mental health issues and complex and challenging needs, I have grandchildren living with me who play out in the street and I fear for their safety.
- 2 - increase of vehicles due to staff and any outside agencies that the residents will need.
- 3 - the property entrance is situated on a bend and with the increase of vehicles will cause disruption to residents in the joining streets.
- 4 - the increase in traffic will again be a factor in my grandchildren's safety.
- 5 - increase in noise.
- 6 - the surrounding area to the proposed property is a well respected sought after area and I feel that the change of use of property would have an adverse affect on the area.
- 7 - decrease in the value of my house should I wish to sell.

Mrs J Mcardle, 11 Briary Way

We have serious concerns+ object all aspects of proposals

Alan Gifford, Briary Wood

Supports the application and is please to see someone doing something positive for the proposed residents.

Sphephen & Jane Price, 46 Briary Way

This is a totally residential area, with a high percentage of retired residents, if this planning application is successful you would be setting a precedent for other residents to convert their homes to businesses.

It would result in additional traffic at shift change (day and night)

Feel it would have an adverse impact on this relatively quiet area of Brackla

B C & M C Kilby, 78 Briary Way

1 The proposed change of use is not suitable for the area.

2 The development will cause a nuisance from the noise of traffic coming and going.

3 We believe the development will adversely affect us.

4 The development will have a adverse impact on the area as a whole.

Andrew Macleod, 8 Briary Way

We strongly object to this planning application for a change of dwelling to a residential care home and therefore a two storey extension , which is contradictory to the planning. NEWLY ELECTED Brackla councillor Mr Gareth Williams has not considered the local residents or area in this matter. There is definitely not enough room for parking. There is already a care residence that is rented out by Mr. Williams nearby and we have a high volume of taxis and police back and for to this residence. We are worried that the street will be used for parking which incidentally is on a bend. Small children use this pavement to walk to the nearby school. Elderly people live nearby and may have difficulty navigating the pavement if cars are parked on it. Referring to your planning act 1990 section 6 Mr Williams has ticked no to a new vehicle access. Today Mr. Williams began to cut into the pavement to create a new access. We fear as this is a closed off residence how in the event of fire or any emergency vehicles will be able to effectively access the property. As stated in the schedule of restrictive covenants, item 3.4 not to convert any private dwelling house into two or more tenements or flats. So as stated by Mrs E Woolley the proposed development appears to comply with planning application I urge you to reconsider. NEWLY ELECTED councillor Mr. Williams was not pleased with our democratic right to inform the neighbours and threatened solicitors letters to some of our residents. We are aware that this is a business and have found anomalies relating to this project. We as residents have collated information and can pass this to yourselves and the local media.

T & D Warren, 9 Briary Way

Objects to the proposals for reasons including suitability of location for a Care Home, increase in traffic, location on a dangerous bend and increase in noise.

Neil Morris, 17 Briary Way

I am extremely concerned about this application. Briary Way is currently a desired street within

Brackla, by having this approved would prove to be of detriment on the street. I'd also like to know why Mr Williams has applied for this when he is no part of Homestyle Care? The only link I have found is that he shares a registered office with them on Brackla Ind Est. I also believe that BCBC have not completed a full due diligence with regard to this & would remind you that as councillor Mr Williams has to abide by The Code of Conduct for members of local authorities in Wales. There will be increased traffic to the street which is a major concern due to the number of children who play in the street. We have already notice an increased police presence regarding another so called care home in The Woods, just off Briary Way. I believe this has not had planning approved for a business & would urge BCBC to investigate this.

Neil Morris, 17 Briary Way

I have numerous objections to this. It states in the deeds of Briary Way that no business shall be run from a property in the street. There will be increased traffic which will end up being parked on the street which will cause obstructions and there have been a number of near misses on the bend where the White House is. Mr Williams does not own Homestyle Care so how can he be applying for planning under this name? It's bad enough he was granted permission to build a house which is not in the style of Briary Way & was also granted permission to knock down trees protected by a preservation order. The trees he planted instead are not an acceptable alternative. There would be a fire/health & safety issue due to the electric gate which has failed to work on several occasions.

Gareth Davies, 14 Briary Way

1)If the application is for a change of use, do you think that the proposed use is suitable for the area?

I do not think that the proposed use is suitable as this is a totally residential area and it does not seem appropriate to have a change of use for business purposes directly in the middle of residential homes.

The application itself does not appear to be accurate as it names Gareth Williams and the Limited Company as the applicants at the home address (The White House), whereas Mr Williams does not appear to be a director or official of the company and the company is not registered at that address. The Application also states that there will be a change from residential usage but the details are not completed in sections 18 and 19 as to what type of business the proposed usage is for.

2)Do you think that the development will affect you by way of loss of daylight, overshadowing, loss of privacy?

No

3)Do you think that the development will cause you any nuisance or disturbance for example from noise, traffic coming and going?

The planning application advises that there will be 5 permanent and 7 part time staff and whilst the plans say there will be parking available within the existing property boundaries, I cannot see that there is sufficient parking for the staff alone, never mind the visitors, relatives etc. Especially when you consider more ground is to be taken up with the proposed extension. Also with the type of facility being proposed, there is likely to be a number of meetings at the property with social workers, care workers, local government officials etc. , which will all require additional parking available. This will mean that a lot of traffic will end up parking outside the property on a 'blind bend', on the pavements etc. this will prove to be very dangerous for all residents and children using the street and the pavements.

The noise pollution caused by all this traffic and people coming to and from the property is also not suitable for a quiet residential area such as this.

As the residents of the proposed care home will require daily care, their behaviour may not be suitable for local children walking to and from the nearby schools, playing in the street etc. Mr Williams is already letting another property he owns (within a few metres of the White House) to people who need care such as the proposed residents and these are already causing some disturbances with their behaviour (for example after coming home from the pub late at night). There has been an increase in traffic to this property with taxis beeping, often again late night,

and police cars being called or visiting etc. The additional traffic is also likely to cause more noise pollution.

4) Do you think that the development will adversely affect you in any way?

Likely to be affected by the traffic increase, particularly the parking on the blind bend and noise disturbance as well as the general quietness of the street.

5) Do you think that the development will have any adverse impact on the area as a whole?

The traffic, noise, type of business and points mentioned above I believe will adversely impact the area as a whole.

Ian Hedley, 10 Briary Way

Hedley Part 2

Briary Way is an attractive street with a charm which attracts people to buy here. This business development submitted by Mr Williams will destroy the very fabric of the area and all residents of the street and surrounding area are vehemently opposed to the proposal. There will certainly be increased traffic at all times of the day and night, which will cause parking issues and cause nuisance. There are several elderly residents living in very close proximity to the White House who did not know of the proposal and they have voiced their own concerns and they are extremely afraid of what the future holds.

It is evident to most Briary Way residents that Mr Williams has desperately been trying to sell his house for sometime without success. The White House is a large 6 bedroom property with numerous rooms and did not require an extension to be built given that Mr Williams lives there with his partner and only child. This only adds to the speculation that his application to build an extension which was approved in December was pre-meditated and a smoke screen to hide his true intent.

I believe that due diligence has not been carried out sufficiently throughout this planning application and would like the full planning committee to hold a review of the plans, intent, and falsities of this whole proposal taking into account the observations I have detailed in this submission.

Ian Hedley, 10 Briary Way

Mr Hedley Part 1

The Applicant is Mr Gareth Williams, who states his company as Homestyle Care giving his address as the White House, Briary Way. Mr Williams does not have a company called Homestyle Care and has falsified his details. Homestyle Care is run by Mr Robert Sage with his wife Lisa, and are the only 2 directors. The address for Homestyle Care is Poplar House, 14 Poplar Avenue, Porthcawl, Mid Glamorgan. They are linked to Mr Williams by virtue that Homestyle Care is registered at 10 Garth Drive, Brackla Industrial Estate. This is also the address as Mr Williams' other companies.

Design and Access Statement 18/03/2015 Application Details. The agent states "a similar care facility is currently provide in Porthcawl and that his client wishes to locate to Brackla." This is a false statement as Mr Williams does not own the care facility in Porthcawl and therefore has nothing to relocate. Additionally, Poplar House has recently been refurbished to a high standard making you wonder why Homestyle Care would need to relocate.

Design and Access Statement dated 30/03/2015 states that the site provides easy walking areas to all facilities, shops, etc. To access the shops etc, there is a steep hill to climb and it is also 1/4 of a mile to the nearest bus stand up this hill which would be challenging for wheelchair bound residents. In contrast, Poplar House is on level ground and boasts that is within walking distance of shops, cafes, beaches, parks, bus stops etc.; far more than what is on offer in Brackla.

Design and Access Statement dated 30/03/2015 states that the new 2 storey extension has the

benefit of Planning Permission. This planning P/14/806/FUL was for a games room and is different to that proposed for the Rebound room in the new application. Decision Notice for 2 storey extension, page 3 para a. states that any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. P/15/183/FUL should be considered as a new application.

Why would Mr Williams apply for an extension 3 months earlier only to re-submit new plans once he had P/14/806/FUL approved?

Proposed Elevation and Site and Ground Floor Plans submitted on 19/03/2015 are incorrect as these are original build plans dated July 2009. Proposed plans exclude what the completed house would look like with the fire escape and new extension. This contravenes BCBC policy which requires properly drawn up plans showing the building or land as it is now and the proposed changes.

Plans state car parking spaces for 8 cars but there will only be enough room for 4 cars given they need space to manoeuvre. Lack of parking will result in staff and visitors parking on the street on a dangerous bend in the road. There have been numerous near misses on this corner over the years and also we are seeing more cars half parked on the pavement causing pedestrians to cross over the road to the opposite pavement.

Concerns iaw Building Regulations Approved Document B, that the cars parked in the property could hamper access to fire vehicles in the event of a fire. Also concerns that the requirements for fire vehicle access and the design of access routes listed in section 16 would not be met.

Concerns about the fabric and materials of the building being suitable for a residential home as it has been constructed as a domestic dwelling.

Fire Safety Risk Assessment for Residential Homes states about the Final exit doors and escape away from the premises. The White House has a 2 m wall surrounding the property and access is controlled by an electric gate. This gate has broken down several times and in the event of a fire, this could hinder escape for residents whilst also stopping fire crews from accessing the property.

The Schedule of Restrictive Covenants states that the land should not be used for any trade or business or permit or suffer anything which could become a nuisance.

A J & I A L Davies, 69 Briary Way

Strongly objects to the proposal for the reasons summarised below:-

1. Proposals not sufficiently precise in respect of numbers of residents;
2. Inappropriate location as young adults with learning difficulties/mental health issues could pose a high risk and a danger to young families in the area;
3. Additional traffic
4. Potential that residents may roam freely posing a threat to the community;
5. Applicant seeking personal financial gain at the expense of the neighbourhood;
6. Devaluation of property if development approved

Mr C Evans, 8 Redwing Close

Due to the location of this property, which was erected as a family home, I have concerns over the proposed further development on such a small plot. It has been stated there will be at least 6 residents, 5 permanent and 7 temporary staff. The location is on bend in the road. The existing resident parks vehicles outside the premises on occasions. Where would the vehicles of potential parks employees be parked during their working hours?

Amanda Parsons, 12 Kingfisher Close

As a resident in this area and having to pass this property several times a day, I do have concerns regarding parking issues. This property is situated on a corner and on occasions even one vehicle can cause a problem (the application states that there will be 7 staff plus then any health visitors as well as family/friends) in summary I feel that there will be a parking issue which will cause a danger to cars on the bend and to residents on the footpaths.

Keith Hughes, 18 Bramble Close

Firstly, I do not feel that BCBC have met the minimum statutory requirements under Article 13 of the Development Management Procedure Order in consulting the whole of BRIARFIELDS residents, as the potential implications of the change of use proposed under this application could well impact on us all. Not even having the decency to display a site notice near THE WHITE HOUSE to alert the very constituents that Mr. Williams as a Brackla Community Councillor represents is somewhat underhand in my opinion.

I also wish to register the following points in registering my objection to the change of use proposal:-

current Human Rights Law means that residents are entitled to a 'no locked door policy' allowing them free access to the local community. BRIARFIELDS is a quiet respectable community with a good mix of age groups and the prospect of having young adults (whose primary care needs relate to learning difficulties but they may have associated mental health problems and complex and challenging needs), freely accessing the area is very concerning.

The change of use proposed is not in character with the area and so far as my research has revealed to date not included in any Local Development Plan.

Integrating of young people with demanding needs is important but I do not feel that BRIARFIELDS is in any way the right place as I understand that there are already issues concerning Mr. Williams other property at BRIARY WOODS where three adults are already looked after.

When BRIARYWOODS was placed on the market BCBC planning gave permission for one property to be built on the site with a large raft of conservation requirements having previously denied EASTLAKE BUILDERS (A VERY REPUTABLE BUILDER WITH GOOD STANDING IN THE DEVELOPMENT) Mr. WILLIAMS has now built four properties on the site with the approval of BCBC and in fairness he has improved the whole outlook of the previous Eastlake site office base.

However, I am really concerned with the change of use proposed for his main residence and knowing that BCBC have already demonstrated their willingness to allow additional properties at BRIARYWOODS I suspect that this will not be the last planning application that we need to be alert to!!

Whilst most residents would agree with me in supporting new job creation I have been led to understand that the positions mentioned in the proposal could well be existing jobs with Homestyle Care LTD being relocated from Porthcawl.

Whilst additional traffic and parking flows will no doubt impact in an adverse way on the immediate neighbours I do not expect it to affect myself.

However I do feel that if the proposal is accepted and pursued the likely value of the surrounding properties is likely to fall (as discussed with local estate agents). We are all aware that BCBC are not in a position to reimburse residents for any such shortfall under current case law.

Finally, whilst I have no objection to Mr. WILLIAMS seeking to profit from his residence I do not feel it should be at the expense of the BRIARFIELDS residents who is was appointed to look after their interests and needs.

Wynfred Marien Loveluck, 8 Bramble Close

I wish to object most strongly to the Change of Use of The White House from a family home, to that of a Limited Company, opening the door to applications for any sort of commercial venture "for profit". I am interested to know the owners motive.

The occupancy by "challengingly disturbed" young people (whilst a noble cause) would undoubtedly create an immediate fall in value of all properties in Briary Way. Not something to be welcomed by owner occupiers.

The extra foot fall ensuing - the whole of the estate being connected by walk-ways - fills me with concern. The residents of Bramble Close already experience damage to their rear fences

from young adult users of the Path backing their homes, not to mention random objects being thrown into gardens, including large rocks. I fear my quality of life will be severely reduced by constant worry as to what will happen next with a new invasion of privacy by young challenged adults wandering around the estate.

Martyn & Yvonne Page, Ty Onnen

1 The proposal for the change of use to a care home is non conformant with the class use allocated to the area which is predominantly family residential dwellings (the class use of care home is not covered by any of the LDP policies mentioned in the Design and Access Statement)

2 If approved the application will set a precedent for further properties in the area being changed to what is essentially a business premises.

3 The change of use is likely to affect high way safety with increased traffic flow on a quiet residential road, which currently provides a safe pedestrian route, in particular children walking to the numerous schools in the area.

4 The possibility of problems with increased parking on the highway adjacent to the property which is on a bend.

5 The description 'autistic spectrum' covers a wide range of disorders and from the limited information provided in the design and access statement there is a possibility that the property could house people with severe learning difficulties and problems with interaction which could cause disruption and noise thus harming the amenity of properties in the area.

6 It is noted in the Design and Access Statement that care is to be provided for four individuals and that no sleeping facilities are required for staff yet there are seven bedrooms indicated on the plan, what is the future plan for these?

Mr/Mrs Richards, 75 Briary Way

My husband & I object to this application as we feel that this extension to the house will be an eyesore to the street, the house as it is doesn't fit in with the rest of briary way. There's the issue with the volume of cars that will increase also the parking for staff & visitors where are they to park I can envisage cars being parked on the road which is on a bend leading to all sorts of issues. At present it is a safe spot not much traffic only residents. Also with the type of clients that will be residents some of which have issues and are challenging at the moment briary way is quiet with no asb issues we only see police when there is a problem. This type of residence will see more police back & forth dealing with the mispers, challenging behaviour if staff can't control, do we want this on our quiet estate and our children seeing police all the time No!! Mr Williams won't care as he would have sold the house & no doubt left brackla. I think that most of the residents of briary way feel the same and if this is approved it begs the question is it because he is on the panel of county councillors?

Thank you

Gareth Smith, 2 Redwing Close

To Whom It May Concern:

I am writing this in regards to planning application P/15/183/FUL, which I am strongly against for a multitude of substantive reasons. Despite the overall good a care home of this nature can provide to its occupants, the detriment to the locality, infrastructure and well-being can be irrevocable.

The highways agency states that prior to development, car park spaces for 3 vehicles must be constructed. I find this troublesome as 12 staff will occupy the care home, also potential visitors will overwhelm the 3 designated, contained vehicle spaces with no space for overflow. It is even stated in the planning application by Mr. Williams that they will require space for 8 vehicles. Despite the property being large in size there is not adequate space to house this amount of vehicles. The house is situated on a bend where a family based neighbourhood allows children

to play, especially on the open ground opposite the house in question. With the increased traffic during staff change over and a single ingress point into the property, the street will become too busy and will be a safety problem, especially on the blind corner in which the house is situated. Also I believe staff members and visitors will have to park on the street due to an inadequate amount of contained vehicle parking spaces, thus increasing the danger to the local inhabitants and increasing traffic flow.

Due to the vast increase in inhabitants of the property it is inevitable that garbage and recycling will increase. There is no provision of this mentioned in the planning application. The house is situated on a single pavement with no alternative for people to walk on the opposite side of the road. With a vast increase of refuse material, families, children and also mothers with prams, will have to walk on the road to pass the house on the way to school, once again increasing danger to pedestrians.

Along with this there are further problems associated but not feasible to mention in a planning application, I am happy to discuss the mentioned points further and hope that my points are taken seriously. I feel the safety implications that will be created will outweigh any help that it can offer. Especially when the company already owns an established residence.

Thank you and kind regards,

Gareth Smith

Sally Hillman, 2 Wren Close

Not a suitable location for various reasons

Too near to the school and possible repercussions with pupils very likely to cause alarm and distress to neighbours

Fear of domestic issues

I would not have expected a residential home to be located so close to my home which I can clearly see from my back windows and garden, in short I would never have purchased my property

Devaluation of properties in close proximity

Increase in traffic flow both day and night very likely to increase noise levels

Having previously worked in this environment I have first hand knowledge of the behavioural issues associated with those who suffer with mental health issues

I feel that this could cause an unsafe environment for myself, family and many of my elderly neighbours

Mr Alun Cripps, 51 Briary Way

This application for residential home will impact on resale values of surrounding properties. There are young children residing in this area in addition to four primary schools, dependant on the client "type" there may be a danger to their wellbeing and safety.

C & D Barber, 50 Briary Way

I feel that it would be detrimental to the neighborhood, increasing traffic and parking problems. There could also be an increase in noise pollution, causing a disruption to residents.

Colin House, 3 Wren Close

1. unsuitable for a residential area.

2. not in keeping with other properties

3. will cause problems with increase in traffic and unnecessary obstructions contrary to R T Act.

4. we could be affected as our garden is adjacent to the land belonging to the white house.

5. this will be detrimental to the area as a whole.

6. I also object as being a direct neighbour to the land associated with the white house I received NO notice of this planning application.

Carolyn Morgan, 77 Briary Way

Lack of information regarding the proposed clientelle.

What are the "challenging issues" and how will they be controlled?

A residential property becoming a commercial property , is inappropriate in this area. Concern for parents with young children who have the freedom to play and travel safely in this area at present.

Security for all residents of Briary Way , what security will be in place.

Increased traffic from staff, visitors, deliveries,limited parking spaces available.

As one of our Community Councillors why would Mr Gareth Williams support this venture when it is obviously going to have an adverse affect on this area.

Mr & Mrs D. Self, 79 Briary Way

With regard to this planning application we wish to make the following observations.

We feel that the change of use from a private residential property to a commercial premises is inappropriate in the quiet residential area of Briarfields.As far as we are aware, no public consultation has taken place. We are unclear as to the precise nature of the clientele and any challenging/antisocial behaviour that they might present. The plans indicate that the safety and security of the residents has been carefully considered but no such consideration has been given to the concerns and impact on other people living in the area. Will parents still feel confident allowing their children to play outside without constant, close supervision? Will elderly people feel safe, both in their homes and when walking around the area? Will we be given assurances that the residents will be closely monitored? It appears that there is a great deal of land with this building. This raises the concern that further development of this site could take place in the future exacerbating the points already raised.

The change of use to a residential home is going to cause an increase in traffic using the one road that provides access to Briarfields. We are concerned that the parking spaces required by staff, visitors and those delivering the products and services needed at the premises will lead to congestion on the road outside.

We are surprised that a community councillor, elected to improve the quality of life for people in his ward, has made a planning application that could have a detrimental effect on the lives of the very people he was elected to serve.

We hope that you will take all these comments into account before you reach your decision.

C & D Barber, 50 Briary Way

This would have a detrimental effect on our neighbourhood with increased traffic,noise pollution, parking issues all of which will disrupt current residents.

Martin Luff, 39 Briary Way

The change of use is not suitable for the area due to the nature of the briary way development as it is in a cul de sac not a through road as is the rest of the area.

The increased traffic and frequent visitors, staff and possible emergency vehicles required make it extremely difficult for a business such as this to be run without having a high impact on the surrounding roads and all the residents.

There is already a property being used for this purpose opposite and there are anti social behaviour issues in this area now where we had none before.

This further property if changed from residential would have a negative impact on property values and a detrimental effect on our neighbourhood.

Miss Kimberley J Jones, 28 Underwood Place

1. I do not feel correct processes have been followed with regards to this application. We have not received notification of this application despite being a neighbouring property and there has been no notification around the proposed site. I have heard of this application as a matter of coincidence on the 26.04.2015 with the comments closing date being 27.04.2015

2. Brackla was not intended to be an area to house a facility of this type as it is a residential area. There are many facilities of this nature within Bridgend County and another is not needed.

3. This facility is very close to Archbishop Mcgrath Comprehensive School where children learn and walk along the surrounding areas. This proposed facility could be a risk to those children. In addition to this, there are four primary schools within Brackla whose children could also be at risk of those staying at this facility. The potential occupants are a high risk group of people who

could potentially cause risk to the community.

There is also a children's play park within Underwood Place (next door to my property and neighbouring the proposed site) where children often play unaccompanied. Again I am concerned for the safety of the children playing here due to the potential occupants at this dwelling.

4. The increase in traffic to Brackla is a concern with potential congestion surrounding The Triangle, Brackla Dentist, Oaktree Surgery, Ultimate Physique and Archbishop Mcgrath Comprehensive. The increase in traffic would also cause a potential safety risk for children using the roads.

5. Upon looking at the Homestyle Care Ltd. website for guidance on their current occupants at their current facility, this is very broad and therefore gives little information on the needs of those who stay with them. No specific details are provided on the type of needs residents have, something which I deem to be a high risk.

6. On a more personal note, I am concerned for my safety and the safety of my property and belongings. My partner and I are planning on starting a family and I would feel unsafe allowing my children to play in my back garden when I am unsure of the risk posed by those living in such close proximity.

7. A facility of this nature would devalue properties within the local area (Brackla) causing an overall impact on Bridgend County and the wealth within the area.

I also wish to point out that nobody can be sure of the nature and needs of potential occupants. Whilst I appreciate that every person has equal rights, I feel that these occupants could be potentially high risk and again I have grave concerns for mine, my family and my communities' welfare and safety.

In conclusion, I strongly object the planning application made and am disappointed that appropriate notice was not given to the residents within the surrounding area. This I believe to be a failing in following the correct planning application policies. I request to be notified in writing (via email or letter) of all further developments made with regards to this application.

Miss Kimberley J Jones, 28 Underwood Place

I have the following concerns regarding this application

- I have not been formally informed about the application, even though we have adjoining land to the proposed site. Nor is there any signage regarding the application in the immediate area around the site of application.

- the correct procedures have therefore not been followed to inform the immediate surrounding community regarding the application

- the proposed change of use is not inkeeping with the current residential area and could cause a potential risk to the neighbouring community and schools. Brackla is a residential area only and the proposed application does not comply with this.

- there is no need for a care home in this immediate area with sufficient provision of such facilities in surrounding areas such as Bridgend town centre and Porthcawl

- Access to the site is only through residential streets which will increase road traffic. This is not only a concern to the safety of children and locals within a residential area but will also lead to potential congestion near the triangle shopping centre and Archbishop comprehensive school in particular.

- the type of occupants to be housed is very vague and Homestyle Care Ltd to do provide any specific details about the type of people they support. This would be of particular concern to mine and my family's safety and wellbeing as well as concern to my property and possessions. This group of people would pose a high risk to the community.

- the proposed change of use would have a negative impact on the surrounding properties, devaluing their value as well as having a negative impact of how the homeowners and occupants

use and enjoy their properties.

Based on the above issues in that the correct application procedures have not been correctly and accurately followed and the concerns highlighted about the proposed application I object to the change of use.

I look forward to any feedback.

Bruce Vaughan, 36 Briary Way

It has come to my attention that a planning application has been submitted by Local Councillor, Gareth Williams, for change of use on his property, The White House Briary Way. The change will be from domestic to a residential home for at least 6 young adults with learning difficulties who may also have associated mental health issues. In addition there will be a further 12 members of staff.

I am 91 and my wife is 87 and neither of us feel that granting this application would benefit the neighbourhood. I am extremely concerned at the prospective increase in traffic levels and the associated parking problems that would result as the current infrastructure was not designed for anything other than residential use. Insufficient parking space will result in on-road parking which will present a real safety issue for the numerous elderly residents on Briary Way, myself included. The property is on a bend causing further safety issues and would I feel result in an increased level of risk of accident for both pedestrians and drivers.

The size of the extension would have an adverse impact on neighbouring properties and the development as a whole, and would be out of keeping with other properties and detrimental to the general appearance of the estate. As this is a residential area, I am also worried that the change of usage will result in increased noise and nuisance and will be a detriment to residential amenity.

Mr A. Lloyd, 41 Maes Tanrallt

I do not think the application for change of use is suitable for the area as it is highly populated with families and the house in question is better suited as a family dwelling. We do not understand why the residents are being moved from Porthcawl to this particular area which is built up and confined in terms of the grounds and does not have the infrastructure to cope with a care home.

The property is already particularly large for the area without the further planned 2 story extension. As the property sits lower than the all the neighbouring houses it is in constant view with very little privacy for us, or the occupants of the property. The proposed plans in the current location would make this incredibly intrusive.

Agreeing to the proposed plans would greatly affect our privacy as the property is directly overlooked by our rear garden. We do not know the severity of disability of the residents and are deeply concerned as to what behaviours our young child may witness (as well as the many other young families in close proximity).

The plans will cause a guaranteed increase in traffic and people coming and going at all hours due the 24 hour care required. This would increase noise pollution and reduce the security of the area. Their recreation area would be the rear garden which is directly overlooked by ourselves, what level of disruption would this impose.

The proposed plans would adversely affect us. As well as the many concerns outlined above; security, noise pollution, privacy, appearance, suitability and what behaviour could be witnessed. They would guarantee to devalue the price of our home.

Would BCBC have granted permission for this dwelling in the first instance for a business use of

this nature?

Neil Mealey And Sally Powell, 3 Clos Glas Y Dorlan

We object to the change of use from residential to a commercial/business address because of the restrictive covenants which apply to all properties in this area and we feel that by granting this application this will set a precedent for other applications for further business use. Also working for the emergency services I regularly visit properties that have had a similar change of use and see first hand the disturbance and problems it creates to surrounding properties and residents

Neil Mealey And Sally Powell, 3 Clos Glas Y Dorlan

I object to the Change of Use from a residential property to a commercial/business address as this is a residential area where the properties are covered by restrictive covenants. If planning permission is granted for change of use this will only set a precedent for other applications to be made in the future for any other business venture to be run from another residential property. Working for the emergency services I regularly visit premises which have had a change of use as proposed here and I know from first hand experience the problems associated with this type of business cited within a residential area and the disturbance which it can cause to residents

Mr & Mrs A Self, 61 Briary Way

We wish to object to proposed change of use of this property. We do not consider it appropriate to permit use of this property for anything other than a C3 Dwelling House for a single person or a family, and have particular concern about the likely use of a facility for multiple residents with complex and challenging needs.

We do not understand why the applicant feels it necessary to relocate the existing facility from its current location close to Sandy Beach, and question the stated intention to provide care facilities only for four persons when the proposals clearly indicate creation of SEVEN bedrooms - with clarification provided that sleeping facilities are NOT required for staff.

We suggest there is adequate development land currently available for sale in nearby locations which should be encouraged for this type of development rather than permitting change of use on a dwelling located within an existing, well established, housing estate.

We find the Design & Access statement brief in content and do not consider it has provided sufficient information about the application, particularly in respect of associated traffic; neither volumes, frequency, or, type, that would inevitably result from the proposed change of use.

The applicant does not appear to have declared his position as an elected member of the Community Council as part of the planning process. Whether or not this is relevant we wish to note that the applicant who - in capacity as a Community Councillor - should support & represent the community he serves, has not undertaken prior consultation with the residents of the estate who will be directly impacted by this application.

Given the nature of this planning proposal we are also disappointed about the limited notification circulated by Bridgend Council only to immediate neighbouring properties, and a failure to communicate significant change to the wider development.

Finally, we wish to raise an observation that the application (section 13) indicates that the property is NOT within 20m of a watercourse. We can see from the plan that a pond is located in very close proximity to the property and are aware a natural stream runs sufficiently close to the property to make us question the accuracy of information supplied.

Mrs C. Jenkins, 79 Briary Way

I do not support the application. I have young great grandchildren growing up in Briary Way. I would like them and all the other children in the area to enjoy the security of living in a purely residential area. As an elderly person, living alone, I am also concerned that I, and others like me, could feel less safe in our own homes.

Mrs P Hitchins, 40 Briary Way

I oppose the application to the change of use as Briary Way is an established residential area. I am concerned that if the change goes ahead the area could become less safe especially for children and the elderly. I am also concerned that there could be a detrimental effect on house prices.

L B Hicks, 18 Briary Way

With the proposed change in use, there will be an increase in people using/ and visitors to the

property. In light of the fact the property is located on a bend in the road with access controlled via a electronically controlled gate. I am therefore concerned about a possible increase in on road parking alongside the property creating a choke point, resulting in congestion and a reduction in road safety as traffic is forced to over take parked cars on the bend in the road.

Sian Davies, 48 Briary Way

I wish to object to the planning proposal on the grounds that it does not seem a suitable Change of use for this area. The appearance and scale will certainly be out of character for the area. The increase in traffic will be disruptive to the area, as traffic will be coming and going at all times. I certainly think this will have an adverse impact on the area as a whole.

Petition On Behalf Of Residents, C/O 18 Bramble Close

The covering letter advised:-

I have been asked to submit the attached petition to you on behalf of the 'signatories' who all object strongly to the above proposal.

We are perplexed as to why BRIDGEND COUNTY BOROUGH COUNCIL felt it unnecessary to consult everyone living in BRIARFIELDS and parts of UNDERWOOD CLOSE on this proposal as it is likely to impact on us all in one way or another.

The majority of local BRIARFIELDS residents were only made aware of this application within the last week, thanks to a neighbourly gesture from one of the few recipients of the official notification. The timescale for response has made it impossible to enable all BRIARFIELDS residents to respond on this proposal and the attached petition partly reflects this.

We will be consulting with the Ombudsman, our local Member of Parliament and local officials on this application and some contact has already been established. The press to my knowledge are not involved to date.

The general feeling amongst residents is that we have been let down badly by both BRIDGEND COUNTY BOROUGH COUNCIL and Councillor Gareth Williams on this matter and that the guidelines/intentions of the Planning Code of Practice have not been enforced.

The Petition stated:-

We the undersigned object strongly to the above proposal on the following grounds:-

* BRIARFIELDS is a quiet, respectful and close knit residential area and the introduction of this residential home and in particular its potential residents could well impact adversely on the whole CHARACTER of the area:

* Local residents in particular the elderly and those with young families have already expressed concerns over the likely impact on the whole safety and security of BRIARFIELDS knowing these young adults will have access to the area given their legal rights and freedoms;

* Traffic flows, increased noise and lighting levels coupled with 24 hour access is also a big concern for those living in close proximity of the proposed Residential Home;

* Adverse impact on property prices and the overall attractiveness of BRIARFIELDS as a place to live is also likely;

* Lack of consultation by BCBC with the wider BRIARFIELDS community.

More detailed individual objections will be through the appropriate channels.

C Dale, 3 Redwing Close

Our concerns lie in the matter of parking in and around the property and the danger to pedestrians. The whole area suffers with parking problems for residents (see Kingfisher Close), people parking on footpaths and speeding drivers. The property lies on a blind corner. I have had numerous near misses with cars already. I am sure workers and visitors will park on the corner and vicinity causing more problems. As soon as extensions are built on the property there will be limited parking within its walls and it will be easier for them to park on the highway and footpaths. The area is very quiet and peaceful and I believe increased traffic and a business of this type will cause unnecessary problems for residents.

Sian Lewis, 25 Underwood Place

I have not received any notice of this application nor seen any lamppost notices. I found out by chance last night that I have until today to comment. Underwood Place borders the White House land and I am extremely concerned about the proposed change of use in the heart of a residential area, not least because of the protected woodland and currently very quiet family environment that the location affords. With two schools in the immediate area I also feel that it is an inappropriate location for a care home. I cannot understand why residents in Underwood place have not been consulted.

Tracey Greening, 10 Bramble Close

Briar fields is allocated as part of the Brackla Estate for residential development by policy H1(4) of the Bridgend Unitary Development plan. A change of use from a domestic residence is in conflict with the local plan for this area as this would result in the loss of a family home instead of the intended aim of supporting housing and growth.

The intended change of use to a care home which, as the companies' website states 'provide care for young adults whose primary care need is learning difficulties but who may also have mental health and challenging needs' is a concern.

I am anxious over the type of residents to be accommodated and of the integration of challenging/mental health patients into the community. I have concerns over the security and safety of children both at my home and around Briarfields - a care home has the potential to have a great impact on what is a quiet residential area.

Policy 4.7.3 Amongst other things the policy highlights 'The wider importance of good housing is to determine 'quality of life' & the contribution it can make to good health, educational opportunities community spirit & controlling criminal behaviour'. This is part of the councils 2002 housing strategy which also focuses on how it 'gives consideration how best to maintain and preserve the fabric of existing communities' it is also claimed that an aim of UDP is to identify specific local and social needs.

Conversion of the existing building could potentially alter what is a quiet residential area with a nice community feel - this in itself is taking away amenities from the surrounding neighbourhood. With at least 6 residents plus 5 permanent and 7 temporary staff it is likely that there will be an increase in traffic as well as to question whether there is sufficient parking on site to accommodate both staff as well as potential visitors? There is limited information as to whether the residents catered for by Homestyle Care would be non-acute mental health? Whether there would be a security risk to public? In which case this in itself would have an impact on the neighbourhood who as a whole work together to create a safe community.

Melanie Watkins & Paul Tucker, Ty Melyn Whitethorn Drive

We have several concerns regarding the proposed change of use

1) There is a covenant in our deeds stating that we are unable to run a business from our home. If this change of use is agreed then what's stopping several other people changing the use of their residential property which will have an impact on the community and local area.

2) Value of the properties in the surrounding area will reduce.

3) The information in the planning states that the residents of the proposed home would have one to one care in the day but no staff sleeping there does that mean that there is not one to one care in the nights? If there is no care how can you leave the residents unsupervised in the evening but not during the day?

4) Increased traffic & noise; there is already a substantial amount of traffic in the area and parking on the road outside the house is not a possibility due to location on a blind bend.

5) Is this application because Mr Williams has been unsuccessful selling his property for a substantial sum?

6) What is Mr Williams' connection with the company relocating as currently it seems the only connection is a shared registered office, how is this a relocation?

Robert Hawksworth, 62 Briary Way

I have concerns over the long term effect to the area. This is a private residential area and I would like to see it kept that way. Also the type of residents, now and in the future. What sort of risk do they pose? I for one would be worried about potential high risk residents in the area.

Philip Norman, 76 Briary Way

The application is to introduce a business premises into an established residential area. The business will operate 24 hours a day and access will be required 24 hours per day 7 days per week. The building will change from a residence to one of multiple occupation. It is therefore wholly inappropriate to allow this change of use as it will by definition introduce a 24/7 business unit into a wholly residential area. If granted it will set a precedent that will open the way for other businesses to apply for permission and further denigrate a residential area.

On a separate point I am surprised that such a significant application has not received more widespread notification and that the time scales for response have been somewhat limited.

I am not sure of the legal position but I do find it somewhat disturbing that the application is in respect of a residence which I understand is owned and occupied by a local councillor who is supposed to represent his constituents' views and yet has not ensured a more widespread communication of his intentions.

Mr & Mrs D Jones, 65 Briary Way

Please note that we wish to object to this application on the following grounds.

1. Change of Useage - unsuitable for the area due to the adverse impact on the area as a whole.
2. The general appearance is not in keeping with the residential area.
3. N/A
4. We believe the development will cause problems due to the excess traffic and parking difficulties.

Since The Preparation Of The April Report, Letters Of Objection Have Been Received From:-

Briary Way - Nos 1, 2, 10, 15, 18, 33, 36, 37, 39, 40, 48, 50 (2 letters from individual occupants), 51, 61, 62, 65, 70 (2 letters), 75, 76, 77, 79 (2 letters from individual occupants) and Ty Onnen

Redwing Close - Nos 2 and 3

Wren Close - Nos 2 and 3 (1 email and 1 letter)

Kingfisher Close - Nos 2 (2 emails) and 3 (5 emails)

Underwood Place - Nos 25, 26, 28 (2 letters from individual occupants) and 41

Chaffinch Close - No 1

Ty Melyn, Whitehorn Drive

Bramble Close - Nos 10, 15 and 18 enclosing a petition signed by 118 signatories.

The grounds of objection largely repeat the objections already received, however, the following additional objections have been raised:-

1. Size and appearance of the extension having an adverse impact on neighbouring properties and appear out of keeping with the appearance of the estate.
2. Trees and Hedges - Degree of protection as these are covered by a Tree Preservation Order.
3. Code of Conduct for Councillors - believes applicant has erred on the application form for this

and previous submissions.

4. Lack of consultation with local residents by the Local Planning Authority.
5. Pre-application advice - objectors dispute compatibility with Policy SP2 - and in this regard criteria 1, 6, 8 and 12 have been highlighted.
6. Restrictive covenants prevent business uses of properties.
7. One objector considers they would be adversely affected by noise and lights as they overlook the application site.
8. Number of people to be accommodated - 6 young adults too intensive.
9. The reason for the relocation of the applicant's business has been queried.
10. Accuracy of information supplied is questionable given that the presence of a watercourse has been incorrectly answered in Question 13 of the form.
11. Personal safety concerns expressed by 28 Underwood Place.
12. Overlooking - properties in Underwood Place are at a higher level.
13. White House provides insufficient space outdoors for future residents.
14. New access way - works to create this were commenced then ceased.
15. Claims that the parking arrangements have been altered.
16. Lack of Fire Escape.
17. Operational parking should be in accord with guidelines for residential homes for the elderly and nursing homes.

COMMENTS ON REPRESENTATIONS RECEIVED

Initially, the following observations were provided in response to the objections raised by local residents:-

Suitability of Location for Type of Use - Whilst objectors consider that the establishment of a Residential Care Home providing care for autistic or similar needs persons at the application site to be inappropriate, it is considered that the facility will provide residential care for up to four occupying the property as if living as a family. Notwithstanding the provision of care on a one to one basis for the residents, the use of the property will remain residential in this residential area.

Fear of Disturbance and Anti-Social Behaviour of Occupants - The objectors have expressed concerns in respect of noise and anti-social behaviour from future occupants on the basis of their disabilities. One objector is fearful that future occupants may have violent outbursts. However, the applicant has highlighted that care is to be provided on a one to one basis throughout the day and in this regard, it is considered that the occupants will be no more likely to disturb or adversely impact on neighbours than any other family.

Traffic, Parking & Noise - Whilst the property will provide accommodation for four clients, who will be cared for on a one to one basis together with a Manager or Deputy Manager also in

attendance, it was noted during the site inspection that the forecourt area of the property is capable of accommodating a significant number of vehicles within the gated area. Given that staff vehicles are likely to be parked for the duration of their shift rotation, it is considered that the level of noise and disturbance would not be so significantly greater than if the property were to be occupied by a large family. The Highways Department has assessed the parking requirements against the Authority's adopted Supplementary Planning Guidance 17 : Parking Standards. A condition ensure the submission of a scheme demonstrating that the required number of spaces will be laid out to accord with the use proposed i.e. residential care home.

Extra Refuse & Sewage - It is considered that the proposed use will be unlikely to generate significantly increased amounts of refuse or waste above that generated in normal family occupation.

Smoking Restrictions - The prohibition of smoking at the premises would be a matter controlled by other regulations and the issue is not considered relevant to the assessment of the planning merits of the development.

Visitor Parking - The substantial forecourt area, which is already hard surfaced is capable of accommodating sufficient parking spaces to serve the development. As indicated above the Highways Department has suggested that a scheme demonstrating the parking layout be required by condition to ensure the provision of adequate facilities for visitors in addition to staff provision.

Security - The submission does not clarify whether there is to be 24 hour security, however, the application site is enclosed by electrically controlled gates at the front onto Briary Way and fencing encloses the side and rear garden separating it from the stream that runs along the western site boundary.

Occupancy - One objector has queried whether sexual offenders will be accommodated - The Design and Access Statement, which accompanies the submission has clarified that the premises will specialise in providing care for persons on the autistic spectrum or similar needs.

Devaluation - Objectors believe the development will adversely impact on the value of their properties but this is not material to the consideration of the planning merits of the scheme.

Capabilities of Operators - One objector highlights that the company operated by the applicant already operates a house adjacent to their home and has listed problems that they have experienced from occupants of this dwelling. The objector has questioned the capability of that company to operate the proposed development. The property identified by this objector was investigated in 2014 when it was found to be occupied on a shared basis by four persons and, notwithstanding that the occupants may require an element of care, this was not considered to constitute a material change of use of the property. In that instance, it was considered that planning permission was not required for the use of the property. In the event that the objector remains concerned about the professional capabilities of the carers or level of care provided to residents, this would be a matter to be resolved by Care Regulators not the planning system.

Fear of Occupants - One objector considers that future occupants may threaten or cause local residents to fear for their safety. As previously stated, care is to be provided on a one to one basis and the application site is enclosed by security gates so it would appear that future occupiers would have limited contact with surrounding residents.

A number of email observations have been received from a number of occupiers of Briary Way in which issues relating to the applicant's business status and his reasons for submitting the application, the applicant's conduct as a Community Councillor, the sustainability of the location in terms of access to amenities, questioning the motives behind the earlier consented application for the two storey extension, the accuracy of the submitted plans in that the fire

escape is not shown, space within the curtilage for parking, building regulation matters, restrictive covenants, increased traffic and parking problems and finally that the Authority has not been duly diligent in reviewing the plans, intent and alleged falsities in the submission.

Many of the matters referred to in the letter such as the applicant's business status, that the applicant is a Community Councillor on the Brackla Community Council, motivations for this or any previous applications, building regulations and restrictive covenants are not relevant to the assessment of the planning merits of the proposal. With regard to the issue of car parking, as previously indicated, the Highways Department is satisfied that, subject to a condition requiring the submission of a scheme showing the layout of parking spaces, the development can meet with the Authority's parking standards. In this regard it is clarified that, whilst the application form refers to 5 permanent and 7 part time staff, there will only be four staff together with the Manager or Deputy Manager present at any one time. In respect of the accuracy of the plans, it is highlighted that the fire escape has been omitted from the scheme and updated elevational drawings obtained from the applicant's agent.

One objector has advised that work to create a new access appears to have commenced in the last few days. The extent of this work was separately investigated by the Enforcement Officer but in planning terms, the creation of a vehicular access from a non classified highway does not require planning permission. It is emphasised that any works within highway limits would be controlled by the Highways Maintenance Manager.

On the Amendment Sheet the following additional observations were provided to respond to the further objections received following preparation of the report:-

A local resident has highlighted a discrepancy between the application form and the name of the applicant that appears at the head of the original Committee report. For clarity, the applicant is confirmed as Mr Gareth Williams, Company Name - Homestyle Care Ltd.

Proposed extension - The objector's belief that this element of the development would adversely impact on the neighbouring properties cannot be supported in that it will not infringe the privacy of or dominate and overshadow adjoining dwellings. The extension will be partially screened from public view by the existing boundary walls and mature trees and will not therefore so significantly impact on the visual amenities of the area as to warrant refusal particularly as this element of the scheme already benefits from planning permission.

Tree works - objectors allege that unauthorised works to protected trees are undertaken by the applicant. This is a separate matter that would require investigation and gathering of witness statements from residents in the event that unauthorised works to trees protected by a preservation order were discovered and the pursuit of any legal action considered in this regard. Such action would also be relevant if it is found that any alteration to the parking area has affected the protected trees.

Conduct for Councillors - whilst the applicant may be subject to a code of conduct as a Member of Brackla Community Council, this would be entirely separate to the code operated by the County Borough in views of the submission of planning applications for Members. The applicant is correct therefore in not declaring this in respect of this or any previous planning applications.

Lack of consultation - residents consider that insufficient publicity has been undertaken during the processing of the application by the Local Planning Authority. Under the provisions of Paragraph 12(5) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 any application which is not an EIA development or a major development shall be publicised by giving requisite notice:-

- (a) by site display on or near the application for not less than 21 days or
- (b) by serving notice on any adjoining owner or occupier.

In this case 8 neighbouring properties have been individually notified. It is therefore considered that the requirements of the regulations have been met.

Compliance with Policy SP2 - residents have highlighted criteria which they consider the application does not meet. The reasons why the Local Planning Authority considers the development to be compatible with Policy are provided in the appraisal.

Restrictive Covenants - this is a separate legal issue and not relevant to the planning application

One objector considers that the development will cause noise nuisance and light pollution to their property. This resident's dwelling lies approximately 132m to the north of the application site. It is considered that the impact on this neighbour will not be so significant as to warrant refusal.

Numbers of persons to be accommodated and staffing numbers - the report is clear in this respect whereas objectors have quoted higher figures which are incorrect. A suggested condition limits future resident numbers to further control this issue.

Concerns relating to the reason for the relocation of the business are not relevant to the assessment of the planning merits of this application.

Accuracy of information - whilst the applicant's agent has incorrectly responded to question 13 on the application form this does not significantly impact on the development which is primarily a change of use of the existing property albeit that an extension is also included within the scheme

Personal safety - one resident has expressed concern that future residents may be a threat to the safety of residents. It is considered that given the level of care provided on a one to one basis, the development should not significantly impact on local residents. Operators of the Care Home will have responsibilities under other legislation to assess any risk to health and safety which may arise and take any appropriate measures to safeguard future occupiers and the wider community. Local Planning Authorities cannot replicate through the planning system controls which are required under health and safety and care regulations. With regards to Building Regulations this is a separate matter and cannot be dealt with under the planning system.

Overlooking and Privacy - Occupiers of property in Underwood Place have expressed concern in respect of overlooking. One objector considers that the development will infringe their privacy as the application site is overlooked by their rear garden. This is an existing arrangement but, as indicated in the report, there is a significant difference in land levels between the objector's home and the site such that there will be no infringement of privacy standards between habitable room windows. Note 6 of SPG2, although relating to householder development, provides guidance on privacy in such a residential context and acknowledges that few rear gardens are entirely private.

In this case existing fencing of the objector's rear garden, the land levels and the screening provided by some mature trees prevent a sense of unreasonable overlooking.

Insufficient space for future residents - The existing property enjoys a reasonable rear private amenity space which will be available to future occupants. It is also noted that the woodland to the north of the site is controlled by the applicant who may consider granting supervised access to future residents.

Works to create a new access were alleged to have commenced on site. The applicant assured the case officer that he had not commenced development. The matter was, however, referred to the Enforcement Officer for investigation and that investigation concluded that no works were being carried out at the site.

The occupier of 2 Briary Way has also raised many of the above issues, however, contextual comments on the development of this area of Briary Way since 2007 have also been provided. These comments include the potential future development as well as some historical

information. These are not considered as being relevant to the assessment of the current application as this can only be considered on its individual merits as would any future development.

The objector, whilst acknowledging that the application falls well below the requirements to conduct an Environmental Impact Assessment, believes that the Local Planning Authority has the authority to require an EIA which would relate to the whole of the former Briary Wood, owned by the applicant. This would, the objector considers, assist Members to understand the wider picture together with any current or future impact. As the application relates to a change of use and an extension to the property, the development falls below thresholds and does not meet criteria in Schedule 2 of the Town and Country Planning (EIA) (England and Wales) Regulations 1999. The development, the subject of this application would not be likely to have significant impacts on the environment and therefore the development is outside the scope of the regulations and a determination to this effect has been adopted on 30 March 2015.

APPRAISAL

The application is referred to Committee at the request of the Ward Member and to enable consideration of the objections received from local residents.

The application seeks consent for the change of use of a substantial detached two and a half storey dwelling into a Residential Care Home specialising in care for autistic or similar needs on a full time basis. The care is to be provided in a family type environment and will be geared towards integrating people back into the community. The Care Home will provide facilities for 4 clients on a full time basis and be staffed by 5 permanent members of staff and 7 part time staff with four members of staff working on a one to one basis together with a Manager or Deputy Manager in attendance at any one time. There will be no sleeping facilities required for staff members.

In order to facilitate the change of use some internal alterations to the existing accommodation are proposed. In addition, a one and a half/two storey extension is proposed to be attached to the southern elevation of the property. This element was originally approved in 2014 (P/14/ 806/FUL refers), however it is now intended to use this element to provide sensory rooms, a rebound room, disabled persons toilet and reception area with three bedrooms, bathing facilities, office and store created at first floor level and two further bedrooms and shower in the roof space over at second floor level. The area between the dwelling and the sliding, electrically operated gates has been hard surfaced in block pavements. The gates are set back just over 5m from the back edge of the footway, which is 1.85m wide.

The application site is located on the north eastern side of Briary Way adjacent to a sweeping bend in the highway. A stream runs along the western site boundary and a private drive serving two detached properties known as The Woods runs on the western bank of the stream. An area of mature trees is located on the south-eastern site boundary. It was noted during the site inspection that there is a significant difference in land level between the application site and the neighbouring dwellings to the east in Underwood Place such that the eaves of the application site appear to be at land level to the properties in Underwood Place.

The applicant confirms that the Care Home will accommodate four residents at any one time. Whilst there will be 5 permanent and 7 part time members of staff, a maximum of 5 only, including the manager, will be present at any one time.

In terms of Development Plan Policy, this application for the change of use of the property falls to be assessed against Policy SP2 of the Bridgend Local Development Plan. This Policy requires that all development should contribute to creating high quality, attractive sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment:-

1. Complying with all relevant national policy and guidance where appropriate;
2. Having a design of the highest quality possible, whilst respecting and enhancing local character and distinctiveness and landscape character;
3. Being appropriate to the scale, size and prominence;
4. Using land efficiently by:-
 - (i) being of a density which maximises the development potential of the land whilst respecting that of the surrounding development; &
 - (ii) having a preference for development on previously developed land over greenfield land;
5. Providing for an appropriate mix of land uses;
6. Having good walking, cycling, public transport and road connections within and outside the site to ensure efficient access;
7. Minimising opportunities for crime to be generated or increased;
8. Avoiding or minimizing noise, air, soil and water pollution;
9. Incorporating methods to ensure the site is free from contamination (including invasive species);
10. Safeguarding and enhancing biodiversity and green infrastructure;
11. Ensuring equality of access by all;
12. Ensuring that the viability and amenity of neighbouring uses and their occupiers will not be adversely affected;
13. Incorporating appropriate arrangements for the disposal of foul sewage, waste and water;
14. Make a positive contribution towards tackling the causes of and adapting to the impacts of Climate Change; and
15. Appropriately contributing towards local, physical, social and community infrastructure which is affected by the development.

As a change of use to an existing dwelling, the majority of the above criteria are not particularly relevant to the development, however, issues relating to access, parking, security/crime, refuse collection and foul drainage and the amenities of neighbouring properties have been raised by objectors and addressed in the previous section of the report providing comments on representations received. With regard to sewage disposal, the Land Drainage Department has suggested a condition requiring a drainage scheme. It is noted that the development largely relates to a change of use with no alteration to existing foul drainage arrangements. The proposed extension is also to be constructed on an existing hard surfaced area and therefore there will be no increase in surface water drainage. The suggested condition is, therefore, not considered to be necessary.

Following the site visit the applicant confirmed that two members of staff will be on duty throughout the night but not resident at the property. It was also clarified that the two existing attic space bedrooms will be used to provide further amenity facilities such as a cinema/television room for clients. Additional conditions to limit the type of Care Home use of the property, control of the attic space bedrooms, ensuring that the materials to be used on the exterior of the extension match the existing property and identifying the approved plans were added to the originally proposed conditions.

At Committee, two Ward Members expressed concern regarding the assessment of parking requirements to serve the development. An explanation of the Authority's adopted SPG 17 in respect of Residential Care Homes was provided. For clarification, the Parking Standards require:-

- 1 space for every 3 non resident members of staff
- 1 visitor space for every 4 residents.

In this case this would equate to 2 spaces for staff - there being a maximum of 5 staff present at any one time and 1 visitor space - there being 4 residents - making a total of 3 spaces required to meet currently adopted guidelines. A plan showing the required three spaces was available at

Committee and identified in the proposed condition specifying the approved plans. There was a suggestion from Members that this would not be acceptable and a minimum of 5 spaces should be required to cater for staff parking on the basis that the staff would be resident at the property and SPG requires one space for each member of resident staff. Following consultation with the Social Services and Wellbeing Directorate it has been clarified that:-

"From a children's home perspective, residential workers are not seen as residing at the premises, it's simply a place of work. If the service is also looking to have two wakeful staff, the likelihood is then there will be no sleeping in staff."

Notwithstanding the explanation of the residential status of staff, the applicant has submitted additional information including a photograph demonstrating a total of nine vehicles parked within the curtilage of the property. A supplementary plan has also been submitted showing five parking spaces, each of which can be independently accessed.

Further information explaining the proposal and responding to the matters raised at the previous Development Control Committee meeting has been submitted by the applicant and is reproduced at Appendix A. The information provides details of future residents including their interests. Whilst the tenure of the individual residents is not material to the determination of this application, it is indicative of the nature of the use proposed.

The use as a care home falls within Class C2 of the Town and Country Planning (Use Classes) Order 1987. This class also includes hospitals, boarding schools and residential colleges. A condition would be added to any consent restricting the use to a care home, which would prevent any future change to other uses. Although the use is residential in nature, the increased level of care proposed would generate movements outside the normal scope of a dwelling. However, it is considered that the scale of the proposal would not result in a use that would be detrimental to the amenity of the area. Furthermore the site is located within its own grounds and there will be no impact on the character of the area.

The proposal does not raise any other issues in terms of amenity or design.

CONCLUSION

The application is recommended for approval as the development complies with Council Policy and guidelines and will not adversely impact on highway safety, visual amenity, privacy nor so significantly harm the residential amenities of neighbouring occupiers as to warrant refusal of the scheme.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

- 1 The use of the property as a Residential Care Home shall accommodate a maximum of four residents in need of care at any one time.

Reason : To ensure that the Local Planning Authority retains effective control over the use of the property.

- 2 The development shall not be brought into beneficial use until five parking spaces have been laid out within the curtilage of the site in accordance with the approved parking layout plan. The 5 parking spaces shall thereafter be retained in perpetuity.

Reason: To ensure adequate off street parking is provided in the interests of highway safety.

- 3** The premises shall be used for a residential care home for persons in need of care as described in the Design and Access Statement and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order.

Reason : To enable the Local Planning Authority to retain effective control over the use of the premises in the interests of highway safety and residential amenity.

- 4** Notwithstanding the submitted plans the two attic rooms shall be used solely to provide ancillary amenities and facilities for residents of the Care Home and shall not be used as sleeping accommodation at any time.

Reason : To enable the Local Planning Authority to retain effective control over the use of the premises in the interests of highway safety.

- 5** The development shall be carried out in accordance with the following approved plans and documents: plan numbers HCL/15/03A, HCL/15/04A, HCL/15/05, HCL/15/06A and Drg No. 07

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 6** The materials to be used in the construction of the external surfaces of the approved extension shall match those used in the existing building.

Reason : To secure the maximum degree of unity between existing and proposed development so as to enhance and protect the visual amenity of the area.

*** THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS**

(a) The application is recommended for approval as the development complies with Council Policy and guidelines and will not adversely impact on highway safety, visual amenity, privacy nor so significantly harm the residential amenities of neighbouring occupiers as to warrant refusal of the scheme.

(b) The observations of Dwr Cymru/Welsh Water are attached for the developer's information and consideration.

(c) Trees within the site are protected by a Preservation Order and no works whatsoever should impact on these trees.

(d) The developer is advised to contact the Building Control Section with respect to a possible Building Regulations requirement for a Sprinkler System.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None

Homestyle Care Proposal for Residential Care Home



Proposed Address – The White House, Briary Way, Brackla, Bridgend,
CF31 2PT

Please see pictures below of eight cars parked in the forecourt of The White House, there is also one visitor's space: -

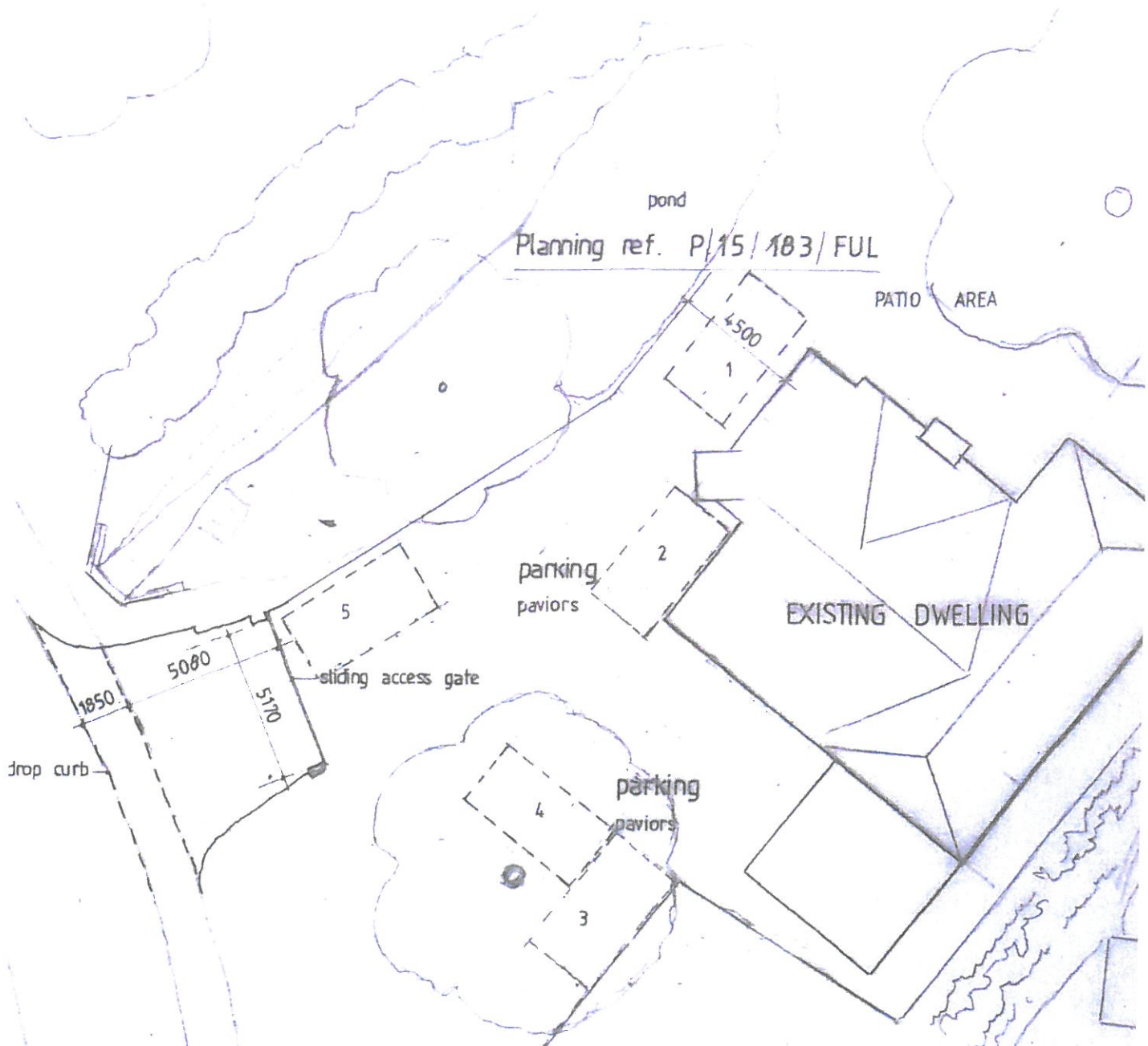


There is space to maneuver and park at ease, as shown.





The pictures above show parking spaces for eight cars with one visitor's space still available. There is more space in the forecourt available to be converted into parking if needed. Total number of visits today will be three.



Planning ref. P/15/103/FUL

PATIO AREA

4500

1

parking paviers

2

EXISTING DWELLING

5

sliding access gate

5080

5170

1850

drop curb

parking paviers

4

3

NOTE :-

5 No parking spaces

each space 4800 mm x 2600 mm

Site Layout Plan 1 : 200

HCL/15/06

From Councilor Spanswicks comments regarding his concerns about the pavement being blocked from waiting cars, you can see from the photos below that this is not an issue when there is a car entering the house as it is clearly set off the road.



From Councilor Hayley Townsends comments regarding the Tree preservation, please see below comment from the councils Ecologist: -

As this is a retrospective assessment, it has not been possible to fully assess what habitats host tree may have supported prior to the construction of the treehouse. However, on account of its outdoor characteristics and construction from largely natural materials, its continued impact on the biodiversity and habitats of the application site is considered to be benign. In addition, construction of the treehouse is not considered to have caused any discernible damage or harm to the protected tree that supports it. The Council's Ecologist has verbally confirmed that he has no objection to the retention of the treehouse.

The use of the treehouse itself is considered to be incidental to the enjoyment of the curtilage of the host dwellinghouse, it is a consequence of its height and location forward of the principal elevation that it requires planning permission.

Our Residents: -

P.D.

As PD enjoys her own space to relax she will benefit from a ground floor apartment, which will include her own living room, bedroom and bathroom. We know PD enjoys the bath so we can install a large bath to suit her taste and needs.

Her apartment will be extremely adaptable offering an internal entrance and exit, plus an external entrance/exit. The rooms will be fully padded on all walls and specialist flooring will be used.

PD will also benefit from the large outside space that the house offers, but we will also provide a private garden area of her own.

With this possible new experience PD will benefit by using the Sensory Room, which will be located on the ground floor plus the new Rebound Room that we propose to build within the new extension. She will also love the woodland walk close by and the quiet and tranquil area located next to the duck pond.

Porthcawl is under 15 minutes drive away and can be easily accessed using our company bus.

We understand this is a big move for everyone involved, but our motives behind it is that we keep providing quality care and support as well as offer new experience's with better facilities' within a better home.

We want the future to be bright and we want to create more individual care and support with new ideas, experiences and opportunities.

The most important thing is that PD is happy, and then we are happy.

N.T.

As we know NT loves music and light, he especially loves watching the cars go by. As previously, every effort will go into electrifying NT's room to his personality and his love of VW vans. As well as his love of watching the world go by and the cars that pass.

NT loves to be active and so the abundant of outside space will surely be a huge positive for him. Not only can he enjoy the swings with RT as they enjoy this so much, but the abundant of new activities like Sensory room on site. I am sure NT favourite activity by far will be the proposed Rebound Room where he will thrive from this new activity being on site in his home.

Homestyle Care is always striving to become better. To offer better care, support and to create better positive experiences and opportunities.

We would like the future to be better for NT and we want to create new positive experiences. Whether he will love to be out feeding the ducks or simply enjoying music in his room, the most important thing is that he is happy. Then we are happy.

We understand that this is a huge move if we were to take this up, but our motives behind it is to create a new better home for NT with new opportunities and some amazing new experiences.

R.D.

We know RD loves being around people and especially has his favourites within our staff team. Within the new proposed home RD would benefit from the extra social aspect that the house will provide.

Firstly with so much more space and secondly the onsite Sensory Room and Rebound Room that we know he will love. RD can enjoy the interaction with staff he loves so much but within a much-improved environment. Whether he's out feeding the ducks or enjoying the Sensory Garden. RD will have so many more opportunities and new experiences onsite, we believe he will thrive in this environment.

We as a company are always striving to become better, to offer better care and support also to create better individual experiences and opportunities.

I am sure RD will enjoy the woodland walk that is close by hopefully as much as he enjoys bingo, which is again very close by and a pint in the two local pubs, which are located minutes from the house.

With all this in mind we understand this is a huge move if it was to be undertaken, but every effort will be made to make the move on an individual bases. Extreme care will be undertaken and we would gradually introduce the new home and experiences over a period of time. We would make sure RD is happy every step of the way. The most important thing is that RD is happy, and then we are happy.

R.T.

RT enjoys his music and his own space. He also has a love of his toys. The new Sensory garden and outdoor toys will surely be a favorite. He loves his outside space and especially enjoys the swings with NT, so having swings on site at his home will again make him very happy.

Whether RT enjoys feeding the ducks or just enjoys experiencing all these new activities this home will have to offer, with the care and support he receives from our staff.

Homestyle Care is always striving to become better. To offer better care, support and to create positive experiences and opportunities.

With all this in mind we understand this is a huge move if it was to be undertaken, but every effort will be made to make the move on an individual bases. Extreme care will be undertaken and we would gradually introduce the new home and experiences over a period of time. We would make sure RT is happy every step of the way.

The most important thing is that RT is happy, and then we are happy.

Letter from our Care Manager: -

I understand that you have some concerns regarding the change of use to The White House. However on behalf of the four people who would like to live there I would like to state the following: -

They are four people ranging from age 18 to 57 years of age who require 24 hour staffing support to be able to live a full and normal life.

Where they now reside they are valued by all who know them through, their community presence and are spoken to on a daily basis by members of their community, wider community, local police officers, shopkeepers and shop assistants, to name only some.

Two of them have recently taken part in a sponsored run for Ty Hafan Hospice (The Rainbow Run in Porthcawl) with staff and they had an excellent day.

I am not sure what your expectations are of the type of person who would like to live in The White House but I would like to reassure you that they are in no way a challenge to members of the public. They would not cause any risk to any neighbours or people within the community. Under my duty of care and in relation to confidentiality I would not be prepared to discuss what their issues are however I would state that they are not under any circumstances a risk to those who reside within the vicinity of the proposed home. When they access the community or activities they are supported by a member of staff and do not access the community or activities alone.

Two of them are wheelchair users. They have their own transport. As for parking there is more than adequate parking within the grounds of the premises to accommodate staff or visitors.

Unfortunately they do not have many visitors and when they do they are always happy to see them.

It is very unfortunate that we are not all born the same and all these young people would like to do is reside within a community setting where they can be valued as the individual they are. Believe it or not they all have a very wicked sense of humour in their own way.

They enjoy music, dancing, going out on public transport (using a normal bus) and have done this for over four years, they attend regular social events which are within the Bridgend area (Gateway Club) and they also attend Trinity Social Club in Porthcawl.

They all are very happy human beings, they are not to be feared and are probably far more afraid of you.

Here are a few photos of our residents enjoying the Rainbow Run held in Porthcawl in aid of Ty Hafan Hospice: -



A Poem for our office at Homestyle

A meeting was held quite far from Earth
It was time again for another birth.
Said the Angels to the Lord above “This special child
will need much love.”
His progress may be very slow
Accomplishment he may not show.
And he’ll require extra care
From the folks he meets down there.

He may not run or laugh or play
His thoughts may seem quite far away
So many times he will be labelled different, helpless
and disabled.

So, let’s be careful where he’s sent.
We want his life to be content.
Please, Lord, find the parents who
Will do a special job for you.
They will not realize right away
The leading role they are asked to play.

But with this child sent from above
Comes stronger faith, and richer love.
And soon they’ll know the privilege given
In caring for their gift from heaven.
Their precious charge, so meek and mild

Is heaven’s very special child.”

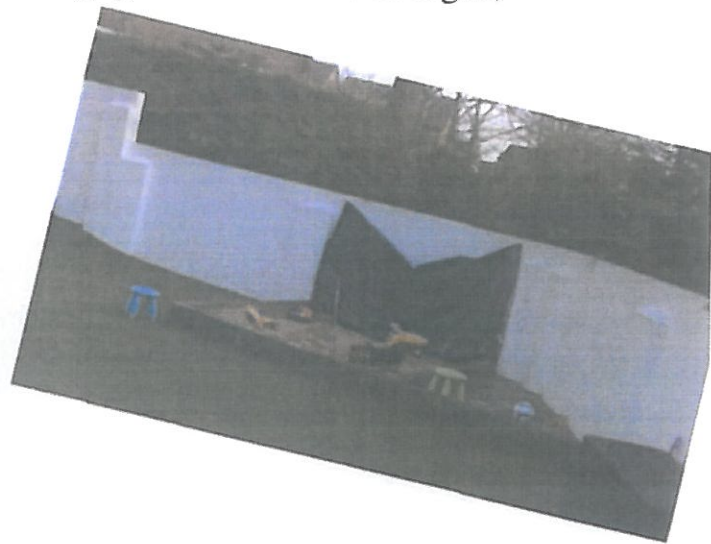
Outside the Property

Below is a list of options we are looking to include in the grounds outside the house: -

Adult swings in garden

Sensory Garden

A sensory garden is a garden environment that is designed with the purpose of stimulating the senses. This stimulation occurs courtesy of plants and the use of materials that engage one's senses of sight, smell, touch, taste, and sound.

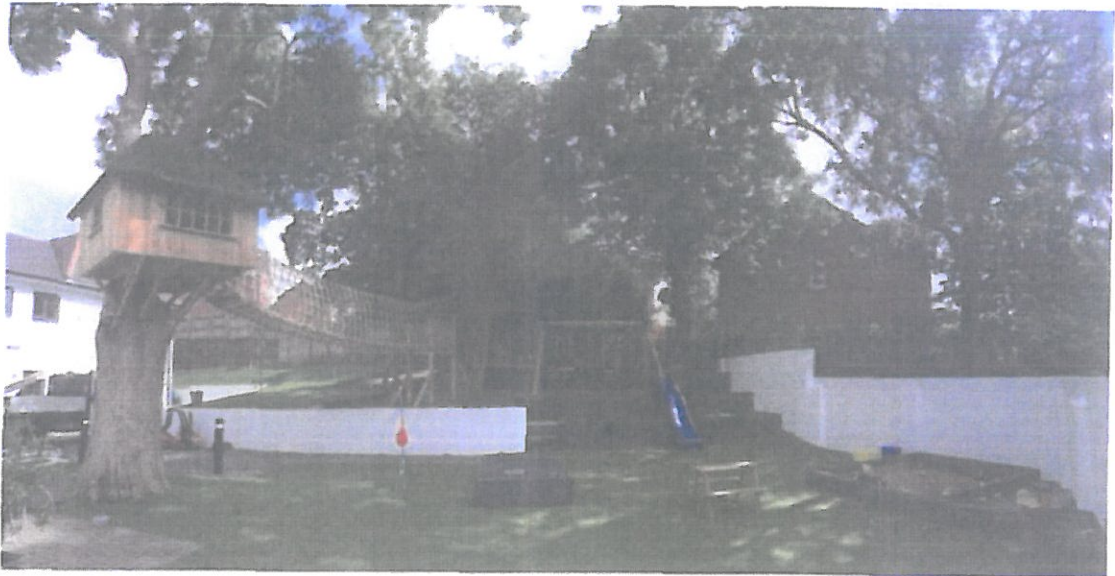


Feed the ducks area at the ponds



Vegetable patch and gardening area

Messy craft area outside - includes sand / dough / paints etc.



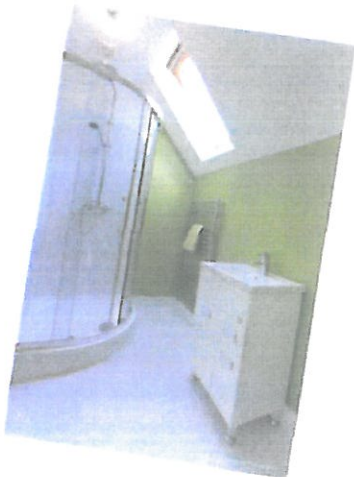
Inside the Property

Activities room and areas - Includes sand/dough/paints etc.

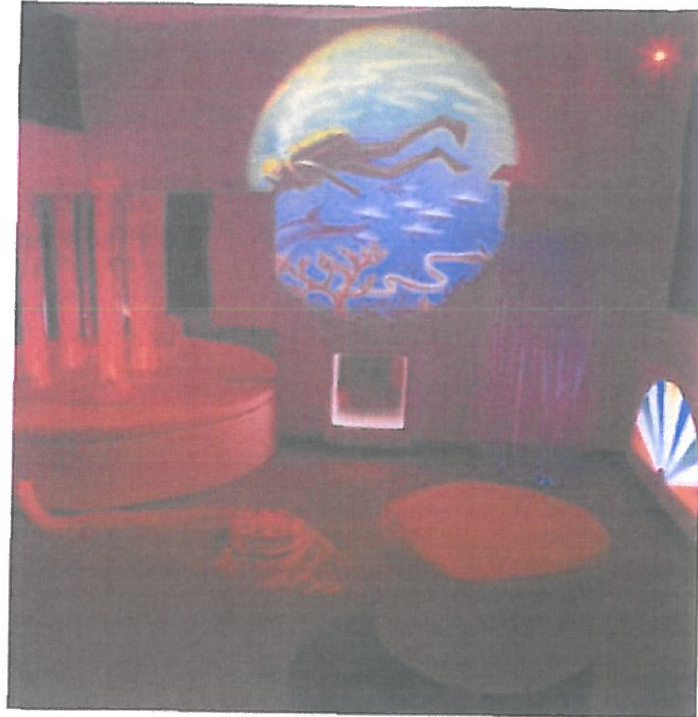
Activity rooms are designed to encourage, creative – and sometimes used for messy projects. Individuals are encouraged to initiate and participate in whatever activity appeals.

The house will consist of: -

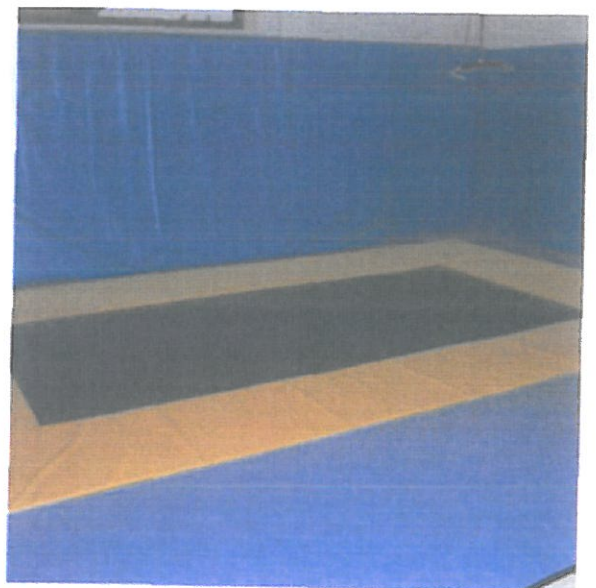
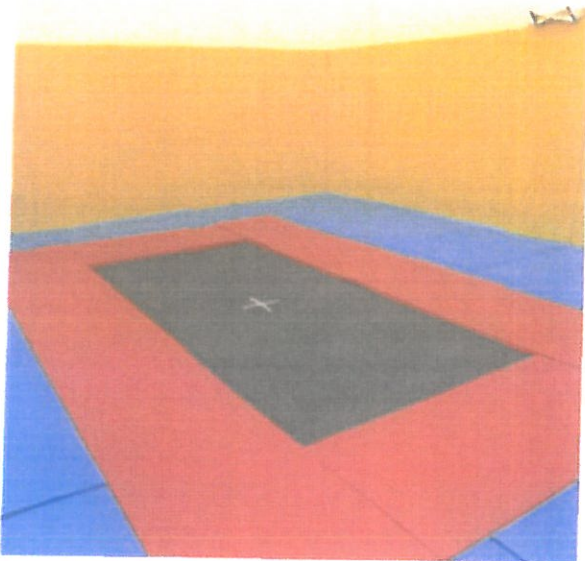
1. Cinema Room/Music Room
2. Large bedrooms each with a sofa area, decorated to tenants taste
3. Own Personal Shower/Bathroom if wanted.



The relocation of the residential home will enable us to provide a leading Sensory Room for our residents: -



Also a new extension will be built onto the house to enable us to provide a brand new Rebound Room: -



Local Amenities

1). Brackla Community Centre is within 3 minutes walk. It is a great opportunity for us to use this facility with a host of different activities.

For Example:

- Coffee mornings
- Parties
- Play Activities

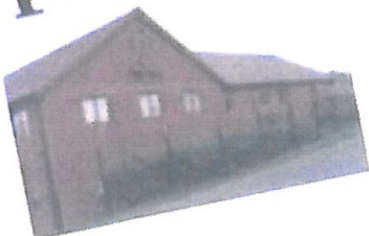
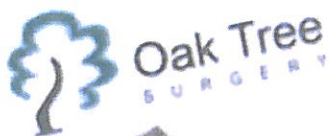
We would also look to use the center to explore new activities and gain new experiences.



2). The Woodlands walk is located 5 minutes from the property and is approximately 1km long, offering a range of wildlife and greenery.



3). The Triangle Shopping Centre Brackla contains a small shopping center, consisting of a Co-operative Supermarket and other convenience stores - Lloyds Pharmacy branch. Again this is a 5-minute walk from the house.



3). Oak Tree Surgery - located opposite the Community Centre, which is a 5-minute walk from the house.

4). Brackla Dental Surgery



5). The Haywain -

The Haywain is open 7 days a week and serve lunch and evening meals every day, except for Sundays where traditional Sunday lunch from 12.30 - 5pm is served. A wide selection of home cooked pub food. There are plenty of choices available, from lighter bites section, homemade pizzas, traditional pub favorites and a steak and grill section.



6). The Two Brewers -

The Two Brewers is open 7 days a week, serving food lunchtime and evenings. Two Brewers offer a range of food from light bites to hearty main meals. They also host a pub quiz every Wednesday evening at 8:45pm.



Nearby day trips: -

Porthcawl - 8.2 miles Time - 15 minutes (Normal traffic conditions)



Southerndown - 5.1 miles time - 11 minutes (Normal traffic conditions)

Bryngarw Country Park. - 4.7 miles - 11 minutes (Normal traffic conditions)



Ogmore by sea -5.2 miles Time - 12 minutes (Normal traffic conditions)





Newbridge Fields – 1.7 miles Time- 5 minutes drive

Bridgend Life Centre – 1.7 miles Time 5 minutes drive





Proposed Plans & 3D Models

Ground Floor Description: -

- Open Plan Kitchen, Dinner & Lounge
- Apartment including lounge, bedroom and bathroom
- Dining and relaxation room
- Rebound Room
- Sensory Room
- Store Cupboard
- Staff W/C

Ground Floor Plan: -



3D Ground Floor Models:-

