

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/15/230/BCB

APPLICANT: B C B C PROPERTY DEPARTMENT
RAVENS COURT BREWERY LANE BRIDGEND

LOCATION: CARE TAKERS SCHOOL HOUSE MERLIN CRESCENT CEFN GLAS

PROPOSAL: CREATE NEW PEDESTRIAN & VEHICULAR ACCESS TO DWELLING
AND NEW CLOSE BOARDED TIMBER BOUNDARY FENCE

RECEIVED: 9th April 2015

SITE INSPECTED: 21st May 2015

APPLICATION/SITE DESCRIPTION

The application seeks consent to block up an existing vehicle access at the side of the application property which is accessed through the school grounds and to create a new access to the front of the property leading from Merlin Crescent. It is also proposed to erect a close boarded timber fence around the perimeter of the dwelling, which will be 1 metre in height for a length of 12 metres rising to 1.8 metres in height to the rear of the property, and to provide a pedestrian crossing within the school grounds.

RELEVANT HISTORY

None

PUBLICITY

The application has been advertised on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations/publicity expired on 10 May 2015

NEGOTIATIONS

The applicant was asked to provide a plan to show the parking layout together with a turning circle. This plan was received on 15 May 2015

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 13th April 2015

Head Of Street Scene (Highways)

Have no objections subject to conditions

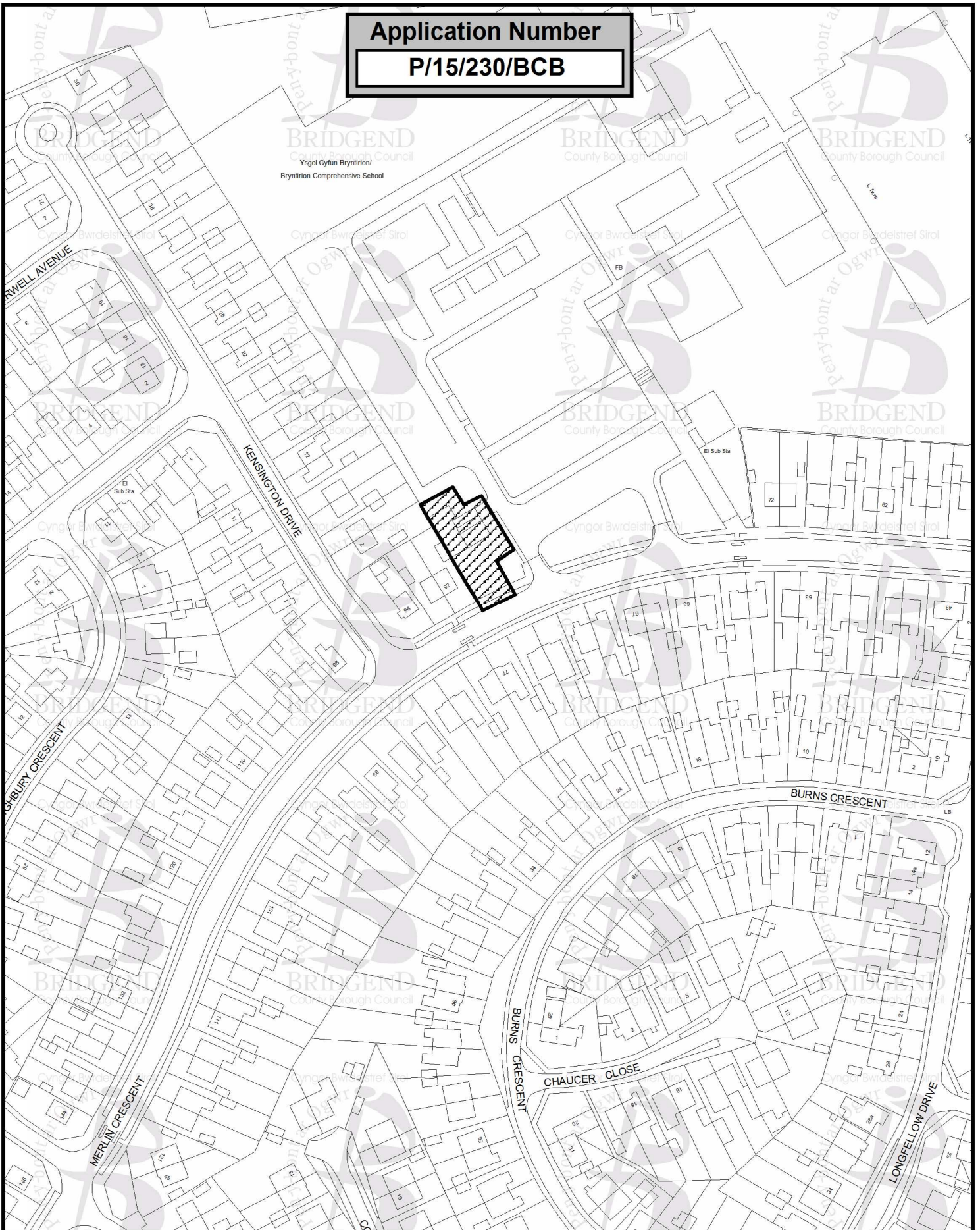
Wales & West Utilities

has no objection to the proposal

REPRESENTATIONS RECEIVED

Application Number

P/15/230/BCB



BRIDGEND
County Borough Council
Ysgol Gyfun Bryntrion/
Bryntrion Comprehensive School

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council

BRIDGEND
County Borough Council



Scale 1:1,750

**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

(c) Crown Copyright and database rights
(2015) Ordnance Survey (100023405)

(c) Hawlfraint a hawliau cronfa ddata'r Goron
(2015) Rhif Trwydded yr Arolwg Ordnans
(100023405)

(c) Cities Revealed Aerial Photography
copyright, The GeoInformation Group (2009)

Cyngor Bwrdeistref Siro



Objections Have Been Received From:, .

S Harris - 77 Merlin Crescent,
T Blackshaw & D Owen - 94 Merlin Crescent,
E Davies - 92 Merlin Crescent
A Clatworthy - 4 Kensington Drive

The objections are summarised as follows:-

- Highway safety
- Devaluation of property
- Noise disturbance
- Loss of privacy
- Damage to property
- Drainage and flooding
- Untidy land
- Unsure of new ownership
- Unsure of use of site

COMMENTS ON REPRESENTATIONS RECEIVED

Highway Safety - the Highway Section has assessed the scheme and consider it acceptable in terms of highway safety.

Devaluation of property is not a material planning consideration in the determination of a planning application.

Noise Disturbance - whilst it is acknowledged that there would be a degree of noise and disturbance generated during the construction of the development, this is likely to be short-term only and is not considered sufficient to warrant refusal of the scheme.

Loss of privacy - it is not considered that the creation of the access will infringe privacy.

If any damage is caused to the property during the construction phase this is a private matter between the parties concerned and not a material planning consideration.

Drainage and flooding to driveway - a condition will be added to any planning consent to address this matter.

There appears to be the remnants of the existing fence on the property and a note will be added to any consent to advise the safe disposal of these items.

Ownership and use of property - the property is currently a caretaker's house associated with the school. The application does not propose a change of use and, therefore, it will still be used as a residential dwelling. The issue of ownership of the property is not a material planning consideration in the determination of the application.

APPRAISAL

The application is referred to the Development Control Committee for determination as it is a Council development, which has received objections from local residents.

The application seeks consent to provide a fence around the perimeter of the dwelling, provide a pedestrian crossing with dropped kerbs within the school grounds, stop-up an existing access and create a new vehicular access leading from Merlin Crescent.

Since the proposal would involve the loss of a large grassed area which could result in an increase in surface water it is considered necessary to impose a drainage condition to any planning consent.

There will be a turning area provided within the site, which will provide for vehicles entering and leaving the site in a forward gear and, as such, the driver of any vehicle pulling out of the driveway will have full visibility of any vehicles driving along the highway.

The proposed fence will measure 1 metre in height at the front of the dwelling for a length of 12 metres and will increase to 1.8 metres from this point around the rear of the property. Many of the properties within Merlin Crescent have car parking and low boundary walls to the front of the properties. The proposal, therefore, will have no impact on adjoining properties and minimal effect on the level of amenity presently enjoyed by neighbours.

As there are no highway or amenity concerns in respect of this application the proposal is considered acceptable.

Whilst determining this application Policy SP2 of the Bridgend Local Development Plan.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities or highways safety as to warrant refusal

RECOMMENDATION

(R28) That for the purposes of Regulation 4 of the Town and Country Planning Regulations 1992 that permission be deemed to be GRANTED subject to the following condition(s):-

- 1** No development shall commence until a drainage scheme, showing how surface water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the beneficial use of the development commencing.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

- 2** The development shall be carried out in accordance with the approved plans showing site layout dated stamped 9 April 2015 and location of parking spaces/turning circle date stamped 15 May 2015.

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

- 3** No development shall commence until a scheme for permanently stopping up the existing access and reinstating the vehicular crossover as a footway has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full within 3 months of the date of consent.

Reason: In the interests of highway safety.

- 4** The parking and driveway/turning facility shall be completed in permanent materials in

accordance with the submitted drawing prior to the development being brought into beneficial use and retained, as such, in perpetuity.

Reason: In the interests of highway safety

- 5** No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the 1 metre x 1 metre pedestrian vision splay areas at any time.

Reason: In the interests of highway safety

- 6** Any gates shall be set back not less than 5 metres from the nearside edge of the carriage way.

Reason: In the interests of highway safety

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

a. Before creating, altering or reinstating any vehicular crossover, constructional details must be agreed with the Highway Maintenance Manager. You should contact the highway maintenance inspector for the area, Bridgend County Borough Council, Civic Offices, Angel Street, Bridgend. Telephone No. (01656) 642541

b. The developer is urged to consider the advisory information on this application that has been received from Wales and West Utilities and which may be accessed via <http://www1.bridgend.gov.uk/services/planning/planning-search.aspx>

c. This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy or visual amenities nor so significantly harms neighbours' amenities or highways safety as to warrant refusal

d. The applicant is advised to ensure that any debris on the site is disposed of in a safe manner.

e. The developer is advised that a separate consent under the Advertisement Regulations may be required for the relocation of any signage.

**MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES**

Background Papers

None