

## RECOMMENDATION : SECTION 106

**REFERENCE:** P/15/787/FUL

**APPLICANT:** L S P DEVELOPMENTS LTD  
C/O EDWARD SUTTON 13 KILWARDBY STREET ASHBY DE LA  
ZOUCH LEICESTERSHIRE

**LOCATION:** ADJ BELLWAY DEV. OFF NEWTON NOTTAGE ROAD NEWTON  
PORTHCAWL

**PROPOSAL:** PRIMARY CARE CENTRE, PHARMACY WITH UNDER CROFT CAR  
PARK, ASSOCIATED WORKS AND LANDSCAPING

**RECEIVED:** 24th November 2015

**SITE INSPECTED:** 16th December 2015

**SITE INSPECTED:** 27th January 2016

### APPLICATION/SITE DESCRIPTION

The application seeks planning permission for the erection of a Primary Health Care centre with a pharmacy on this parcel of Land at Pwll y Waun, Porthcawl.

The proposed centre is of a contemporary design and has two storey and three storey elements, reaching a maximum height of 12.4m. The pedestrian entrance will be off Newton Nottage Road and vehicular access will be via the entrance to Mallards Reach (Clos y Mametz). Under croft and external parking will be provided for 56 vehicles and an additional off site car park will provide a minimum of 20 spaces.

The development comprises under croft parking and a pharmacy at ground floor level. At first floor level 16 x consulting rooms, 5 x treatment rooms, 2 x medical storage rooms, 7 x w.c. , 8 x store rooms, 2 x dirty utility areas, 1 x baby feed area, 1 x interview room, 1 x phlebotomy room and a reception area and seating area will be provided. At second floor level 5 x consulting rooms, 1 treatment room, 1 consulting room, 1 physio room, 1 shared minor ops room, 1 dirty utility, 5 x w.c., 8 store areas, reception area, 7x offices, 1 x meeting room, 1 x lockers and changing room and 1 x resource room will be provided.

The application site measures approximately 2550 sq m and is located to the south east of Pwll y Waun pond. It is situated to the south-west of Newton Nottage Road and to the north-west of Hookland Road. The site is currently being used by Bellway Homes as a site compound for the adjacent residential development at Clos y Mametz.

The applicant has advised that the development is required as the existing surgeries in Porthcawl are inadequate for their needs and those of their patients. The existing premises do not fully comply with health and safety or Equalities Act requirements and there are currently problems with privacy and confidentiality in the buildings.

A public consultation event was run by the applicant together with the Local Health Board, the Care Quality Commission and the Portway Practice on 12 November 2015.

The application was accompanied by a parking study, travel plan, drainage studies and a report detailing the changes to primary and community care in Porthcawl.

### RELEVANT HISTORY

**Application Number**

**P/15/787/FUL**

El Sub Sta

A 4106

6.7m

6.4m

7.3m

6.7m

NEWTON

NOTTAGE ROAD

Woodland Ct

TCB

Pwll-y-waun

Pond

CLOS Y MAMETZ

OKLAND ROAD



**Scale 1:1,250**

**Date Issued:**  
**04/05/2016**

**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/13/378/FUL**

APPROVED 21-10-2013

+conditions

ERECT 65 DWELLINGS, AMENITY OPEN SPACE, ACCESS TO LAND FOR FUTURE B1 CLASS (OFFICE) USE & ASSOC. ACCESS & ESTATE ROADS

**P/15/177/FUL**

ERECTION OF 8 DWELLINGS Resolution to grant Section 106 with conditions

## **PUBLICITY**

The application has been advertised in the press and on site.

Neighbours have been notified of the receipt of the application.

The period allowed for response to consultations and publicity expired on 29 February 2016.

## **NEGOTIATIONS**

The applicant entered into pre-application discussions with the Local Planning Authority.

Several meetings were held in relation to parking provision and an amended scheme, increasing the number of parking spaces to 56, was submitted on 3 February 2016. A Parking Statement and Travel Plan were received on 1st March 2016 and a further Travel Plan was submitted on 29 April 2016.

Amended plans were also received which reduced the number of consulting/treatment rooms by 5.

## **CONSULTATION RESPONSES**

### **Town/Community Council Observations**

Notified on 27th November 2015

Supports the proposal and provided the following comments:-

'The Town Council have become acutely aware of the pressure the practice is coming under from the landowner to complete the purchase and we feel that there is a very real possibility that if the application is to be deferred on 12 May 2016, that this valuable development may be lost. Porthcawl Town Council urges the authority to do everything possible to avoid further deferment on this application.

The Town Council are pleased that a number of measures are being explored to allay previous concerns regarding parking at the site and I can confirm that the Town Council offer their full and unconditional support for the new development.'

### **Councillor K J Watts**

Raised the following concerns in respect of the application:-

'Whilst I welcome the development of a new Primary Care unit in Porthcawl I have serious concerns as to the impact such a busy surgery will have on the current highway infrastructure. In my view consideration must be given to permission being subject to restructuring of the junction with Newton/Nottage Road to include a roundabout or traffic lights to control flow and maintain safety.

Failure to take this into consideration will result in similar but far greater problems now being

experienced at the junction of Bridgend Rd./New Rd. Newton following the opening of a Co-op store and Greggs. A repeat of this situation must be avoided if this Care Unit is to be used to its maximum capacity over 20 years.'

#### **Destination & Countryside Management**

No objections and requested that a condition be attached to any permission granted.

#### **Head Of Street Scene (Drainage)**

No objections and requested that a condition be attached to any permission granted.

#### **Natural Resources Wales**

Has no objection to the proposal.

#### **Welsh Water Developer Services**

No objections raised and advised on sewerage.

#### **Crime Prevention Design S.Wales Police**

Advised on Secure by Design

#### **Group Manager Public Protection**

No objections and requested that a condition be attached to any permission granted.

### **REPRESENTATIONS RECEIVED**

#### **Objections Were Received From The Following:-, -**

M John - 5 Clos y Mametz  
J Williams - 6 Clos y Mametz  
P Davies - 11 Clos y Mametz  
M Cook - 20 Clos y Mametz  
M Thompson - 30 Clos y Mametz (requested to speak at Committee)  
S Jones - 41 Clos y Mametz (requested to speak at Committee)  
D & A Worsfold - 62 Clos y Mametz  
K Phillips - Newton Nottage Road  
S john - 52 Newton Nottage Road  
Mr & Mrs john - 81B Newton Nottage Road  
Mr & Mrs Woodbridge - 83 Newton Nottage Road  
K Gaynor 83A Newton Nottage Road  
S Williams - 57 Hookland Road  
G Masters - 12 Heol Croes Faen  
J Strong - 7 Caldy Close (requested to speak at Committee)  
H Strong - A Lundy Close  
I Williams - 16 West Drive  
D Townsend - 78 Severn Road  
G Edmunds - 8 Maple Walk  
Mr & Mrs Downes

The objections are summarised as follows:-

- Highway and pedestrian safety

- Lack of parking provision
- Infrastructure cannot accommodate the proposed facility
- Lack of drop off area
- Inappropriate parking
- Lack of public transport/unsustainable location
- Restrict access for emergency vehicles
- Out of keeping with surrounding properties
- Unsuitable development for the area
- Overshadowing
- Domination
- Overbearing impact
- Impact on privacy
- Visually out of keeping with the area
- Noise pollution
- Light pollution
- Access to additional parking crosses over private land
- Impact on town centre
- Drainage concerns
- Railings and CCTV as suggested by the Police liaison Officer will have an adverse impact on the visual amenities of the area
- Disruption during construction works
- Other sites are available for the development
- There is no way to extend the building other than upwards
- Why have Bellway not built houses on the site
- Loss of view
- Devaluation of property

**Letters Of Support Were Received From The Following:, -**

Dr Sharon Guest - Porthcawl Group Practice, Portway Surgery  
 Dr Tim Eales - 36 Victoria Avenue  
 G Evans - 20 Seabank Court  
 K Campbell - Ace - 39 Sandpiper Road  
 F Morgan - Shout (The voice of the older community), 2 Brian Crescent  
 J, N , R Willis - 11A St Christopher's Road  
 M S Richards - 29 West Park Drive  
 R Bickerstaff - 3 Vernon Road  
 S Jacob - 14 George Thomas Close  
 P Thomas - 5 Lombard Close  
 A Griffiths - 35 Marlpit Lane  
 S & H Evans - 3 Beach Road  
 S Willis - 19 Laleston Close  
 D Bevan - 79 Hookland Road  
 D & J Owen - 92 St Davids Way  
 Mrs Bevington - 12 West Road  
 N Newton Williams - 104 New Road  
 B Jackson - 105 West Park Drive  
 J Taylor - King - 136 New Road  
 S Hawkins - 146a Newton Nottage Road  
 V Cleak - 180 New Road  
 J Assiratti - 236 New Road  
 L Sullivan & H Lawson- 244 New Road  
 A Irvine, I , A & K Kavanagh - 247 New Road  
 C Morgan - 262 New Road  
 L & A Davies - 292 New Road  
 R Jones & C Davies Jones- 321 New Road  
 W Stainthorpe - 76 St Davids Way

N Sadaway - 64 pant Morfa  
A Jones - 10 Widgeon Close  
M & S Pritchard-Jones - 6 Cedar Gardens  
R & N Willis - 11a St Christophers Road  
S Holman - 35 West Drive  
J Cockel - 30 Poplar Avenue  
A & T Broadribb - 12 Springfield Avenue  
I Hollyake - 20 Laleston Close  
S Emlyn Jones - 26 Lime Tree Way  
J Hill - 24 St Davids Way  
B Craddock - 28 Orchard Drive  
A Brown - Lois Cotatge, 11 Philadelphia Road  
D Duncan - 10 Penylan Avenue  
T Jones - 19 Lougher Gardens  
K Potheary - 60 West Park Drive  
R Cox - 20 Ger Y Lyn  
A Bennett - 1 Hutchwns Close  
R Fearn - 4 Lias Cottages  
C & M Haywood - 6 Lime Tree Way  
H & R Davies - 15 Tythegston Close  
M Floyd - 3 Mayfield Avenue  
P John - 1A Maple walk  
D Trindle & M Garrad - 33 Esplanade Avenue  
K Richards - 24 Adrian Close  
Dr Lyons - St Clares Convent  
L Mear - 8 Alison Court  
D , L & L Hemfrey - 51 Anglesey Way  
Mr & Mrs Stanbridge - 19 Neville Road  
J Flye - 5 Poplar Road  
K Richards - 64 Suffolk Place  
M Fairclough & K Shaw- 5 Glan Road  
M Healey - 44 Ger y Llyn  
D Tickner - 1 Locks Court  
J Saunders - 16 Stonechat Close  
S Duggan - 22 Picton Avenue  
M Ralph - 18 Heol y Goedwig  
R Rowe - 53 Austin Avenue  
J Waite - 44 Sandpiper Road  
L Hopkins - 116 New Road  
A, J, J , A & D Crole - 50 Mackworth Road  
S patten - 52 South Road  
J Hill - 24 St Davids Way  
S maitland Thomas - 12 Vintin Terrace  
J Flye - 11A Hookland Road  
K Haley - 8 Elder Drive  
Dr J Evans - 42 Rest Bay Close  
J Davitt - 50 West Park Drive  
P Lewis - 13 Waunlon  
M Floyd - 3 Mayfield Avenue  
G Stapleton 18 St Christopher's Road  
B Frost - 3 Mayfield Avenue  
D Williams - 6 Esplanade House  
J Clatworthy - 65 Woodland Avenue  
C Hawkins - 76 Severn Road  
L McMahon - 40 Clos Y Mametz  
D Jackson - 15 St Michaels Road

V Knight - 18 Adrain Close  
Dr N Al-mokhtar - 10 Newton Nottage Road  
S Cooks - 3 Hawkhurst Court  
A Green - 17 St Johns Drive  
Dr A Ray - 39 Bridgend Road  
R Lewis - 32 Cae canol  
F Evans - 9 woodlands Avenue  
T Norris - 6 Austin Avenue  
N & T Jones - 6 Merlin Close  
J English - 9 Heol fair  
P warren - 2 Greenfield Way  
B & B Eblish - 23 Heol groes Faen  
B O'Connell - Eyre Court house, Newton Nottage Road  
O Leharrles- 80 Heol Fach  
L Reynish - 13 Greenfield Way  
W & J Lewis - 4 birch Walk  
J Joseph - Grove Farm  
J Davies - 10 Hazelwell Road  
E Hillman - 12 Hazelwell Road  
L Williams - 46 Stoneleigh Court  
R & P Wykes \_ 16 The Burrows  
J Apsee - 23 orchard Drive  
SC Buffett - 1 Clevis Hill  
R jones - Ty Newydd  
G Ivins - 3 Bay View Road  
C Ainslie - CF36 5HT

The reasons for support are as follows:-

Increased access to NHS services  
Reduction in travel requirements to NHS services within South Wales  
There is no parking serving the existing surgeries in Porthcawl and the proposal will have 56 spaces.  
More accessible for disabled patients  
Impressive building  
Reduce impact on current appointment system  
Development will address existing capacity issues  
Removal of existing traffic hazards at existing surgeries  
Welcome the pharmacy at the same location  
Current premises are not fit for purpose

#### **COMMENTS ON REPRESENTATIONS RECEIVED**

The impact on highway and pedestrian safety and parking provision is fully addressed in the 'Appraisal' section of this report.

Patients can be dropped off in the undercroft car park and can gain access to the surgery via the path to the northern corner of the car parking area.

Inappropriate parking is a matter for the Police.

The applicant has advised that they will contribute to an extended bus service from Nottage via the town centre for the lifetime of the building when being used as a healthcare facility.

It is considered that the proposed development would not restrict access of emergency vehicles to the surrounding area or to the site itself.

The suitability of the development at this location, and the visual and residential impact of the proposed building are addressed in the 'Appraisal' section of this report.

The application has been assessed by the Public Protection department and no concerns have been raised in respect of noise and light pollution. However, a condition is recommended restricting opening hours.

Any access over private land is a private matter between the parties involved. Notice has been served on Bellway Homes and Certificate B has been submitted with the application.

There may be a reduction in cross visitation with the town centre, however, the development will provide a much needed facility in Porthcawl and it is considered that this objection is not material to the development proposal.

The scheme has been assessed by the Land Drainage Officer and is considered acceptable subject to a condition.

There are some concerns in respect of the visual impact of the fence and CCTV as suggested by the Police Liaison Officer, therefore, a condition is recommended requiring details of the boundary treatment to be submitted to and agreed in writing by the Local Planning Authority (LPA). There is no CCTV proposed as part of this development.

The disruption caused during the construction phase will be for a short term only and it is not reasonable to preclude planning permission for this reason.

The applicant has indicated that extensive research has been undertaken into finding an appropriate site within Porthcawl and this process has taken several years, which has led to the submission of the application on this site. The Local Planning Authority (LPA) must consider the development as submitted.

If the applicant were to apply to seek to extend the building at a future date this would need to be considered on its own merits.

There is a current application for dwellings on the site which is subject to a S106 Agreement (P/15/177/FUL refers). It is a matter for the developer to progress this proposal, however, it does not prevent the determination of any other planning applications on the same site.

Loss of view and potential devaluation of property are not material planning considerations.

## **APPRAISAL**

The application is referred to the Development Control Committee in light of the number of representations received.

The application seeks consent to erect a primary care facility on this parcel of land off Newton Nottage Road.

The application site is allocated in the Local Development Plan (LDP) for mixed use development under Policy PLA3(9), which allocates the site for an estimated 40 residential units (Policy COM1(27)), Accessible Natural Greenspace (Policy COM13 (4)) and for employment purposes (Policy REG1(15)). The application is accompanied by a justification statement, which includes details of previous marketing of the site and, as the proposed development will create employment opportunities and provide an essential community facility, the principle of the



development is considered acceptable at this location.

Policy SP13 of the LDP states that, in order to maintain and improve the quality of life of residents, health and well-being facilities will be retained or enhanced. Policy COM8 of the LDP states that the Council will work with the Local Health Board to identify sites and, where appropriate, work in partnership to provide joint health and well-being facilities within the County Borough. The proposed development will provide an essential community facility and will alleviate the existing health care provision issues in Porthcawl. As such, the proposed development is considered to comply with both Policies SP13 and COM8 of the LDP.

In terms of design, Policy SP2 of the LDP states 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. The site presents an opportunity to develop a high quality building and the scheme proposes a contemporary building, which represents a fit for purpose modern health care facility. The additional information provided with the application provides an insight into modern standards of care and how this has significantly influenced the overall scale, layout and design of the health care facility.

The architectural style of the built environment in the vicinity of the application site varies with each building reflecting the style of the era in which they were built. The proposed dwellings directly opposite the site, on Newton Nottage Road, are set back from the highway and the new properties built to the rear of the site, on Clos y Mametz, are of a modern design and finished in red brick and render. The dwellings to the west of the site, along Pwll y Waun, comprise mostly two storey dwellings, however, there are some three storey buildings finished with flat roofs at this location. The proposed building includes a three storey element, measuring 12.4m in height, dropping to a two storey element, measuring 7.9m in height. It is noted that there are a number of two and a half storey dwellings located on Newton Nottage Road and Clos y Mametz and there are three storey flat roof buildings to the west of the site at Pwll y Waun. As such, the scale of the proposed development would not be out of character with the area. The building will act as a visual punctuation mark for the end of the built form of this section of Newton Nottage Road, with the pool at Pwll y Waun forming the spatial break before the built environment commences again at Woodland Court.

The design of the building clearly differs from that of the residential properties surrounding the site. However, the site is allocated for employment purposes in the LDP and whilst it is not strictly in keeping with the residential character of the area, the principle of a commercial building at this site is long established. The design is considered acceptable in the context of the wider residential setting in terms of scale and appearance.

In terms of materials, a condition is recommended requiring the details of the materials and boundary treatment to be submitted to and agreed in writing by the Local Planning Authority. The glazed corner entrance will add an element of contrast and visual interest to this prominent part of the building.

The proposed scheme includes a 'hit and miss' fence surrounding the air handling plant on the roof of the two storey element. The fence, as proposed, will jar against the rendered elevation and, consequently, a condition is recommended requiring details of an amended screen to be submitted to and agreed in writing by the Local Planning Authority.

In respect of the impact of the development on residential amenity, there are a number of residential dwellings, located within the recently constructed residential development at Clos y Mametz, which may be affected by the building. The proposed building will be some 30m from the properties to the south of the site, (57 & 58 Clos y Mametz), 10m and across a highway from the property to the east, (5 Clos y Mametz), and will be some 40m south of the properties at 83A & 85 Newton Nottage Road. Consequently, it is considered that the proposed development will

not cause any adverse overshadowing, dominance or infringe privacy standards as set out in Notes 1,2 and 6 of Supplementary Planning Guidance 02:Householder Development.

With regard to the impact on highway safety and parking provision, the proposal has been the subject of extensive discussions in respect of parking levels and a Parking Statement and Travel Plan have been submitted with the application. The applicant is in advanced discussions with a landowner of a site located approximately 330m from the application site for the provision of a minimum of 20 operations parking spaces for staff.

The Transportation Development Control Officer has assessed the scheme, together with the Parking Statement and the Travel Plan, and considers that the proposed development requires a maximum of 60 parking spaces for patients and 20 parking spaces for staff, a total of 80 spaces.

A comprehensive Travel Plan has been submitted with the application, which states that the applicant will provide an extension to the bus service from Nottage to the site. The security of the extended bus service is reinforced through the Head of Terms for a S106 agreement whereby the applicant is required to provide the extended service for as long as the building is occupied as a Primary Health Care Centre. The provision of this extended bus service greatly assists the sustainability of the proposed development and provides a public transport link from the site to the Nottage area of Porthcawl. To further enhance the proposed centre's sustainability credentials, facilities for cyclists are also provided, including cycle stands and change/shower facilities for staff.

The amount of parking spaces required for staff equates to 20 spaces and the proposed development is, therefore, considered acceptable subject to the provision of the off-site staff parking facility of a minimum of 20 spaces. The developer is in discussions with a local landowner to secure the off-site provision. In order to ensure the off-site parking is delivered, the requirement forms part of the recommended S106 Agreement to ensure that the off site parking is secured before the works are commenced and a separate "Grampian" condition is recommended requiring that provision prior to the beneficial operation of the facility to avoid any negative impacts on surrounding residential streets.

The amount of parking spaces required for patients is 60, the level of on-site parking being proposed is 56 spaces. Whilst the 56 spaces proposed is marginally under the required 60 spaces, the applicant is in the process of securing off-site parking provision for at least 20 spaces and any additional spaces will address the short fall. Additionally, there is the opportunity for a limited amount of on-street parking along Woodlands Avenue. Given the above, the sustainable transport options and the significant community benefit the development offers, the proposed scheme is considered acceptable.

In order to further alleviate some of the concerns raised by local residents in respect of potential parking problems the applicant is also required to submit a Parking Management Plan which will be agreed by the Local Planning Authority. The Parking Management Plan will be included in Heads of Terms for the recommended S106 Agreement and will include a parking complaints protocol, a point of contact for residents and advice to be circulated amongst staff and patients in respect of the parking arrangements.

Section 40 of the Natural Environment and Rural Communities Act 2006 states that "every public authority must, in exercising its function, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". This involves having regard to the United Nations Environmental Programme Convention on Biological Diversity 1992. Public authority includes, among others, local planning authorities.

Regulation 9 of the Conservation of Habitats & Species Regulations 2010 requires LPAs to take account of the presence of European Protected Species at development sites. If they are present and affected by the development proposals, the Local Planning Authority must establish

whether "the three tests" have been met, prior to determining the application.

The three tests that must be satisfied are:

1. That the development is "in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment".
2. That there is "no satisfactory alternative"
3. That the derogation is "not detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range"

Given the nature of the development as a site compound for the Bellway Homes development, it is considered that, overall, there will be no significant adverse residual impacts on biodiversity.

Therefore, the proposal is considered to comply with the requirements of the Habitat Regulations 1994 (as amended), Section 40 of the NERC Act, guidance contained within TAN 5: Nature Conservation and Planning (2009) and relevant LDP policies in terms of biodiversity and ecology.

Having regard to the above, the proposed development is considered to comply with Local Development Plan policies and Supplementary Planning Guidance and offers a much need community health facility for the population of Porthcawl without causing any significant adverse effects on residential amenity, visual amenities or highway safety. Consequently, the application is recommended for approval subject to a S106 Agreement and conditions.

Whilst determining this application Policies COM8, PLA3 (9), PLA11, REG1(15), SP2, SP3 & SP13 of the Bridgend Local Development Plan (2013), Supplementary Planning Guidance02: Householder Development (2008) and Supplementary Planning Guidance 17: Parking Standards (2011) were considered along with National Guidance in the form of Planning Policy Wales (8th Edition 2016) and Technical Advice Note 12: Design (2016) and Technical Advice Note 18: Transport (2007).

## **CONCLUSION**

Notwithstanding the objections received the proposed development is considered to be acceptable in terms of its impact on residential amenities, visual amenities, drainage, highway safety and parking provision subject to a S106 Agreement and conditions.

The proposed development will provide a much needed community health facility in the Porthcawl area.

## **RECOMMENDATION**

(A) The applicant enters into a S106 Agreement to secure that:-

(i) The Primary Health Care Centre shall be operated in accordance with the submitted Travel Plan.

(ii) The Primary Health Care Centre shall be operated in accordance with a Parking Management Plan to be agreed in writing by the Local Planning Authority.

(iii) The applicant enter into a Section 106 Agreement to provide an extended bus service from Nottage to the Primary Health Care centre for the period the building is utilised as a Primary

Health Care facility.

(iv) Prior to any planning permission being issued the applicant contributes the sum of £8,000.00 (index linked) towards the provision of a traffic order and necessary signs and line painting.

(v) Prior to any planning construction commencing on site an area of land within close proximity to the site shall be secured by the developer to provide a minimum of 20 staff car parking spaces for the period the building is utilised as a Primary Health Care facility.

(B) The Corporate Director Communities be given plenary powers to issue a decision notice granting consent in respect of this proposal once the applicant has entered into the aforementioned Section 106 Agreement, as follows:-

1 The development shall be carried out in accordance with the following approved plans:-

- Proposed Site Plan 519-110 Rev F (received on 18 March 2016)
- Ground Floor Plan 519-210 Rev M (received on 18 March 2016)
- First Floor Plan - 519-211 Rev P (received 22 April 2016)
- Second Floor Plan - 519-212 Rev P (received 29 April 2016)
- Roof Plan 519-213 (received on 24 November 2015)
- Proposed Elevations - 519-300 Rev B (received 18 March 2016)
- Travel Plan (received on 29 April 2016)

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

2 No development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason : To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

3 No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment, including treatment surrounding the roof top air handling unit, to be erected and a timetable for its implementation. Development shall be carried out in accordance with the agreed plan and timetable.

Reason: To ensure that the general amenities of the area are protected.

4 The use hereby permitted shall not be open to patients outside the following times:-

Monday - Friday 0800 - 1830  
Saturdays 0800 - 1600

Reason: In the interests of residential amenities.

5 The premises shall be used for a Primary Health Care facility and a pharmacy and for no other purpose including any other purpose in Class D1 or Class A1 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: For the avoidance of doubt as to the extent of the consent granted and in the interests of highway safety.

- 6** No development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme which shall include, proposals for hard and soft surface treatment and planting. The agreed landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, and to promote nature conservation.

- 7** No development shall commence on site until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage, road and roof/yard water will be dealt with, including future maintenance requirements has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to beneficial use.

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

- 8** Prior to the beneficial use of the development a scheme for the installation of any air conditioning, extraction and condensing units shall be submitted to and agreed in writing by the Local Planning Authority for those units. The scheme shall include the location of the units and noise levels. The scheme shall be implemented as agreed and prior to beneficial use.

Reason: In the interests of residential amenity.

- 9** No development shall commence on site until a scheme has been submitted to and agree in writing by the Local Planning Authority for an offsite staff car parking scheme of a minimum of 20 spaces. The scheme shall be implemented as agreed and prior to the beneficial use of the building.

Reason: In the interests of highway safety.

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

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

b) In order to satisfy condition No. 7 the developer must provide the following information:-

- 1 in 100+20% CC year flood risk route, in relation to the existing dwelling
- Provide a management and maintenance plan, for the lifetime of the development and nay

other arrangements to secure the operation of the scheme throughout its lifetime.

c) No surface water is allowed to discharge to the public highway

d) No land drainage run-off will be permitted to discharge (either directly or indirectly) into the public sewerage system.

e) The applicant is advised that if a private pumping station is intended as part of a foul water drainage system a permit may be required from Natural Resources Wales.

f) The developer is urged to consider the advisory information on this application that has been received from consultees and which may be accessed via <http://www.bridgend.gov.uk/planningapplications/search.php>

**MARK SHEPHARD**  
**CORPORATE DIRECTOR COMMUNITIES**

**Background Papers**

None