

REPORT TO SUPPORT AMENDED PLANNING APPLICATION

Applicant CREAZIONE FITNESS VILLAGE
 WESTERN INDUSTRIAL ESTATE
 CAERPHILLY
 CF83.1BQ

Project PROPOSED EXTENSION

We refer to the previous planning application ref 23/0759/FULL which was the subject of a Refusal on the basis of the following reasons :-

01. Inadequate car parking to serve the proposed development
02. The proposed building would result in a loss of sizeable area of the building's curtilage in contravention of the extant planning permissions which state that the area in question should be maintained for the parking of vehicles only and therefore the proposals would result in an over-development of the site.
03. There was no Coal Mining Risk Assessment provided in support of the application.

We would like to point out that the above reasons for refusal have been fully understood and acknowledged by the applicant and an amended application is now submitted which, in the applicant's view, has due regard for, and also addresses, the issues and concerns contained in the case officer's report when determining the previous application.

In the interests of clarity and to fully understand the amended application, we would respectfully draw your attention to the following :-

CAR PARKING :

It is the intention to comply with the car parking layout as indicated on the extant planning permissions and to clearly re-paint the current car parking bays which have become worn and difficult to see due to the usage over time. This will clearly re-define the car parking spaces provided and is intended to resolve and eliminate all/any random parking outside of the current designated car parking layout. This discipline will also be rigidly enforced by the building management team to ensure that all car parking spaces are used correctly and that the overall car parking provision is maximised and available for use by the patrons.

It is also proposed to remove the temporary fencing and containers to the south east side of the existing building and reinstate 5no of the 7no car parking spaces (ie spaces no 29-33) within the overall available car parking provision for the site and spaces no 34 and 35 will be used to provide 12no cycle parking spaces which are close to entrance no 2. We would explain and clarify that the original spaces 29-35 became temporarily unavailable due to the need to accommodate portable storage containers in that area. However, some of these can now be removed and the original car parking spaces re-instated.

The 7no existing staff car parking spaces to the rear of the building in the location of the proposed extension are currently not defined by virtue of the 'Astro-turf' floor covering which was laid to facilitate and encourage part use of this area as an external activity space. It is now the intention, therefore, to permanently terminate all external activities in that area, remove the existing 'Astro-turf' floor covering and clearly mark and re-instate the 7no staff car parking spaces for the exclusive use by staff members in accordance with the extant permission.

In order to further assist in resolving the contentious issue of car parking in this area, the applicant has arranged for a topographical land survey of the rear area of the site in the vicinity of the proposed extension by a specialist firm of land surveyors. As a consequence of this, it has been demonstrated that it is possible and viable to remove the existing timber perimeter fence in this area and replace it with a structural retaining wall comprising proprietary 'Gabion Baskets' relocated further back into the soft landscaping (within the existing site boundary and in the ownership of the applicant) to increase the available car parking area by a minimum of 2.0 metres along its total length as indicated on the proposed drawings. The increased usable area thus created allows for an additional 4no dedicated and designated car parking spaces to be provided for sole use by the cardiac rehabilitation clients who will be using the important health facility created by the proposed extension. We would also confirm that all of the new car parking spaces provided in this area will be to the increased dimensions of 2.5 metres wide x 5.0 metres long.

Also, to further improve the use of this parking area and make it more efficient, it is proposed to remove the existing palisade fencing and inward opening vehicular entrance gates in this area to improve and make it easier for the manoeuvring of vehicles as shown on the drawings.

We would emphasize that the amended scheme design does not include for any car parking spaces on the adjacent site access road which will therefore remain totally free and available for general vehicular circulation around the site and the new proposals will not restrict its use in any way which we are aware was a major concern of the Highways Department.

the applicant also wishes to clarify that the existing first floor accommodation previously designated as 'Beauty Salon and Hairdressing Salon' are no longer occupied or used for those purposes and therefore there is no car parking provision required in connection with this accommodation.

CYCLE PARKING:

There are currently two principal entrances to the building with both being used equally by clients, depending on where they park their vehicles. It is proposed, therefore, to relocate 12 of the existing cycle spaces (currently located adjacent entrance 1) to a more convenient location adjacent entrance no 2. The remainder of the cycle spaces will remain in the vicinity of entrance no 1 as indicated on the proposed drawings. This amendment will provide a further 20 additional car parking spaces (nos 40 and 41) for use within the overall car parking provision for the site.

PROPOSED EXTENSION:

The client would like to clarify at this stage that the purpose of this new extension is not to increase the footfall to the building or to encourage more members to the facility but principally to separate the current cardiac and Parkinson's rehabilitation groups from the general public and members, thereby providing 'user-friendly' space with ease of access on the ground floor. This will provide a more suitable and appropriate facility for our specialised rehabilitation groups and strengthen our partnership with NHS Cardiac Wales, Parkinson's UK and GP Referral Groups.

The previous scheme ref 23/0759/FULL which was refused planning permission was for a 2 storey, L-shaped structure with a total area of circa 336 sq m and an external cantilevered, first floor balcony of 14.4 sq m. The current amended scheme for which planning permission is now sought, however, is a ground floor accommodation only, which is a rectangular structure on plan without any first floor accommodation or external balcony, being circa 136 sq m. This represents a significant reduction in floor area in comparison to the previous scheme with a minimised and reduced requirement for additional car parking.

COAL MINING RISK ASSESSMENT:

In response to the concerns regarding the above, the applicant has commissioned a suitably qualified firm of consultants who have prepared the Coal Mining Risk Assessment, as requested, and a copy of this report is submitted in support of this application. For the avoidance of doubt it has been established by this report that there are no risks associated with the development as proposed.

CONCLUSION:

In conclusion, the applicant respectfully believes that all matters of concern as listed in reasons 01, 02 and 03 of the previous Refusal of application ref: 23/0759/FULL have been fully addressed and resolved.