

**Application Number:** DM/2019/00093

**Proposal:** Change of use for a section of the building from D1 to A1. To convert part of the internal floor space of Usk Community Hub, presently used as a staff office to use as a Post Office. This will not impact on the floor space used to provide services to the public. It will involve the installation of a counter and other shop-fittings. A walk-in safe will be installed at existing store cupboards and bars will be added to one small window for security purposes. An external sign will be installed facing Maryport Street.

**Address:** 35 Maryport Street, Usk, NP15 1AE

**Applicant:** Mr. Matthew Gatehouse, Monmouthshire County Council

**Plans:** Location Plan - , All Drawings/Plans - ,

**RECOMMENDATION: APPROVE**

Case Officer: Ms. Kate Bingham  
Date Valid: 28.01.2019

**This application is presented to Planning Committee due to Monmouthshire County Council being the applicant**

**1.0 APPLICATION DETAILS**

1.0 This application seeks to install a post office counter into the existing Usk Community Hub. This will require a change of use of a small area of the building from Use Class D1 to A1. The only external changes proposed are security bars to one window and a post office sign.

**2.0 RELEVANT PLANNING HISTORY (if any)**

None

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S5 LDP Community and Recreation Facilities

#### **Development Management Policies**

CRF1 LDP Retention of Existing Community Facilities

EP1 LDP Amenity and Environmental Protection

### **4.0 NATIONAL PLANNING POLICY**

#### **Planning Policy Wales (PPW) Edition 10**

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.

### **5.0 REPRESENTATIONS**

#### **5.1 Consultation Replies**

**Usk Town Council** - Recommends approval.

#### **5.2 Neighbour Notification**

No comments received.

### **6.0 EVALUATION**

#### **6.1 Strategic & Spatial Choices**

##### **6.1.1 Principle of Development**

The principle of the change of use of a small area of the existing community hub to a post office is considered to be acceptable. There will be no loss of the community facility which will continue to operate and offer its services unchanged. Although a post office use is under Use Class A1 (retail) this type of service is also a type of community facility and its retention within the town is supported and meets the requirements of LDP Policies S5 and CRF1.

##### **6.1.2 Good Design**

The addition of the security bars on a small window will have a minimal impact on the appearance of the building and the character of the wider area. Similarly, a small post office sign in this area is considered to be reasonable but no details of this have been submitted as part of this application and it may require separate Advertisement Consent. The proposed development will therefore preserve the character and appearance of the Conservation Area in accordance with LDP policies DES1 and HE1.

### 6.1.3 Impact on Amenity/ Promoting Healthier Places

Due to the scale of development, the proposed installation of the post officer counter is unlikely to have a significant impact on any neighbouring residential properties as the building is already in public use. The post office will not be open outside the normal business hours of the Hub which is 09.00 - 19.00 Monday to Friday and 09.00 - 12.45 on Saturdays. It will be closed on Sundays. The proposal is not therefore considered to be contrary to LDP Policy EP1.

## **6.2 Active and Social Places**

### 6.2.1 Highway Safety

There is some on street parking available if required. Usk is also served by a bus service and those who live locally will be able to walk to the facility.

### 6.2.2 Community Facilities

The retention of a post office service within the town is welcomed and will help to maintain the vitality and viability of the town centre. See also Paragraph 6.1.1.

## **6.3 Well-Being of Future Generations (Wales) Act 2015**

6.3.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **7.0 RECOMMENDATION: APPROVE**

### Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.