

Application Number: DM/2019/01327

Proposal: Planning approval for existing police office (installed October 2018) and additional unit for lockers, search bags and body armour

Address: Abergavenny Fire Station, Hereford Road, Abergavenny, NP7 5PU

Applicant: Police And Crime Commissioner For Gwent

Plans: Location Plan A9673/0/00 - , All Existing Plans A9673/P/01 - , All Proposed Plans A9673/P/02 - Proposed Elevations, Block Plan A9673/P/02 - ,

RECOMMENDATION: APPROVE

Case Officer: Ms Lowri Hughson-Smith

Date Valid: 15.08.2019

This application is presented to Planning Committee due to the agent for the application being an officer of Monmouthshire County Council

1.0 APPLICATION DETAILS

1.1 The application site comprises a Fire Station and its associated training yard and car park. The Fire Station fronts Hereford Road and its associated vehicular access is off St. Mary's Road.

1.2 This application seeks permission for the following to be located within the training yard of the fire station:

- Retention of existing demountable building;
- 1no. new demountable building (to be located adjacent to the existing demountable) for storage of police equipment; and
- Removal of landscaping to providing additional hardstanding to fire station to compensate for loss of the training yard for 2no. demountable buildings.

1.3 The existing demountable building is located along the north-western boundary of the training yard. The proposed demountable is to be located alongside the demountable along the north western boundary.

1.4 The demountable buildings will be similar in appearance and form. The finishing material of the existing demountable building is dark blue walls and a flat roof and the proposed demountable will be finished with corrugated wall panels and have a flat roof. Both units will have uPVC windows.

1.5 The demountable buildings are temporary accommodation provision whilst wider plans are finalised regarding the possibility of combining the Abergavenny police station and fire station in one location. The demountable buildings will be in place for up to around 2 years.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2011/00534	Residential Development of two houses with garages, parking and garden areas.	Refused	26.09.2011

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 LDP Landscape, Green Infrastructure and the Natural Environment
 S16 LDP Transport
 S17 LDP Place Making and Design

Development Management Policies

DES1 LDP General Design Considerations
 EP1 LDP Amenity and Environmental Protection
 MV1 LDP Proposed Developments and Highway Considerations
 NE1 LDP Nature Conservation and Development

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

4.1 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.

4.2 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

Abergavenny Town Council: recommends the application for approval.

MCC Highways: No objection.

5.2 Neighbour Notification

One response was received. The one response received objected to the proposed development for the following reasons:

- Increase in traffic
- Increase in noise pollution.

5.3 Local Member Representations

No response received.

6.0 EVALUATION

6.1 Principle of Development

6.1.1 The application site is located within the settlement of Abergavenny and, therefore, the principle of development is established, subject to material planning considerations. The material planning considerations in respect of this application are:

- Good Design and Visual Impact;
- Impact on Amenity/ Promoting Healthier Places;
- Highway Safety; and
- Biodiversity.

6.2 Good Design/ Place making

6.2.1 One demountable building is already in place and the proposed demountable building will be located alongside this in the training yard and adjacent to the boundary wall which is approximately 2m in height. Views of the demountable building currently in place are, therefore, limited and only glimpses of the roof of the building are visible in the immediate surroundings, including from the dwellings along St. Mary's Road and Tanglewood Close. Beyond the immediate surroundings and along Hereford Road, the demountable is not visible due to its positioning to the rear of the fire station. Based on size, scale and positioning, the existing demountable is not considered to have an adverse visual impact and therefore, is acceptable.

6.2.2 The proposed demountable are similar in size, scale and appearance and will also be in a similar location. Given the limited scale of the new demountable and its positioning, it is unlikely to have an impact any worse than the current situation on its own or in accumulation with the existing demountable. The proposed demountable building is acceptable in terms of visual impact.

6.2.3 In design terms the demountable buildings are of low architectural value but they are a temporary measure whilst new premises to accommodate the police force in Abergavenny are being pursued. As such, the buildings will be removed when they are no longer required which is estimated to be in approximately 2 years' time. Furthermore, as discussed above, views of the buildings are limited and, therefore, negligible visual harm is likely as a result of the development.

6.2.4 The proposal also includes removal of a small area of planting along the south western boundary of the training yard to allow for the yard to be extended to compensate for the loss of usable yard resulting from the placement of the demountable buildings. The proposed loss of the landscaping is regrettable; however, the extent of existing landscaping is minimal and not visible beyond the site limits due to the screen wall. The proposed loss of landscaping is minimal and does not result in the proposal being unacceptable.

6.2.5 To conclude, whilst the design credentials of the proposal are undistinguished the temporary nature of the proposal together with the minimal visual impact means the proposal is acceptable and in accordance with Policy DES1.

6.3 Impact on Amenity/ Promoting Healthier Places

6.3.1 The nearest neighbours are approximately 26m to the south east of the site, along Tanglewood Close and the properties along St. Mary's Road are approximately 28m away to the north. This is ample separation distance to ensure no adverse impact on these dwellings. In addition, the demountable buildings are of one storey only, further ensuring minimal impact on surroundings neighbouring properties.

6.8 The proposal accords with the requirements of Policy EP1.

6.4 Access / Highway Safety

6.4.1 The site has an existing access and car park which is currently shared between the fire and a small number of police officers who currently use the existing unauthorised demountable.

6.4.2 The 2no. demountable buildings will result in a minor increase in traffic at the site. The current demountable is small and has office space to accommodate a maximum of 4no. officers. The proposed demountable building is for storage of police equipment and would accommodate an additional 2no. staff members. The proposed development can accommodate a maximum of 6no. staff.

6.4.3 Given the minor scale of the development and limited number of staff proposed the development will result in minimal increased vehicular trips to and from the site. It is not considered the likely traffic generation would be harmful to highway safety.

6.4.4 In terms of the parking, the proposed development would share the fire station car park and no additional parking provision is proposed. Given the size of the fire station car park and the limited amount of parking required to support the development, the existing parking provision is considered acceptable and would not have an adverse impact parking provision for the fire station.

6.4.5 The Highways Authority has assessed the application and has not raised an objection to the proposals. The provision of the 2no. demountable buildings is considered acceptable in and in accordance with Policy MV1.

6.5 Biodiversity

6.5.1 The site is predominantly hardstanding, is well lit and in an urban area. It is considered unlikely the proposal will have an adverse impact on biodiversity and not survey work was required in order to assess the application. The proposal accords with Policy NE1.

6.6 Response to the Representations of Third Parties and/or Community/Town Council

6.6.1 There has been one response from a local resident who has raised concerns in respect of the following:

- Increase in traffic
- Increased noise pollution

Increase in Traffic

The proposed development will result in a minor increase in traffic which is not considered harmful to highway safety. The Highway Authority has reviewed the application and raised no concerns or objections. The proposal is not considered to result in an increase in traffic which would be harmful.

Increased Noise Pollution

The proposed development is for a small office and storage building resulting in a minimal amount of associated traffic. The associated service vehicles at the site will be minor. There is the possibility of noise from sirens, however, this is likely to be minimal since sirens are only used when necessary to assist officers to manoeuvre through traffic more quickly and safely i.e. sirens are unlikely to be required exiting the car park. Furthermore, sirens are only used in the event of an emergency which is not a regular occurrence. Given the limited amount of times a siren is likely to be used in association with the use of the 2no. proposed buildings is not considered to be harmful to the amenity of adjacent neighbours.

6.7 Well-Being of Future Generations (Wales) Act 2015

6.7.1 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 WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG 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.

6.8 Conclusion

6.8.1 The proposed development is considered to have minimal visual impact, will not harm residential amenity or adversely impact highway safety. The proposal accords with the Local Development Plan including policies DES1, EP1 and MV1.

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.