

**ITEMS RECEIVED AFTER THE PRODUCTION OF THE REPORT
FOR THE PLANNING COMMITTEE
TO BE HELD ON 27 SEPTEMBER, 2018**

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PLANNING APPLICATIONS				
P.83	2018/00655/FUL	1, Lombard Buildings, Lombard Street, Barry	1.	Additional Parking Survey from the applicant
P.95	2018/00730/FUL	6, Salmons Wood, Graig Penllyn	2.	Comments from Penllyn Community Council
			3.	Comments from the Council's Highway Development Team

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE : 27 September 2018

Application No.: 2018/00655/FUL	Case Officer: Miss Angharad Hobbs
Location: 1, Lombard Buildings, Lombard Street, Barry	
Proposal: Change of use from A1 to D1 to a childrens nursery, providing day care for babies & children aged 0-12	

From: VHP Consultancy (on behalf of the applicant)

Summary of Comments: Clarification was provided on the submitted parking survey and a parking analysis was submitted that had been carried out between the 17th and 21st September.

Officer Response: The parking analysis corroborates the findings of the previous parking analysis which was carried out during the school holidays. Whilst the time slots are slightly different to those previously reported, there are only three instances where parking reported during term time was below that of the school holidays and these are as follows:

Tuesday mornings on Holton Road between 7:45 – 8am = 12 spaces during school holidays and 10 spaces during term time

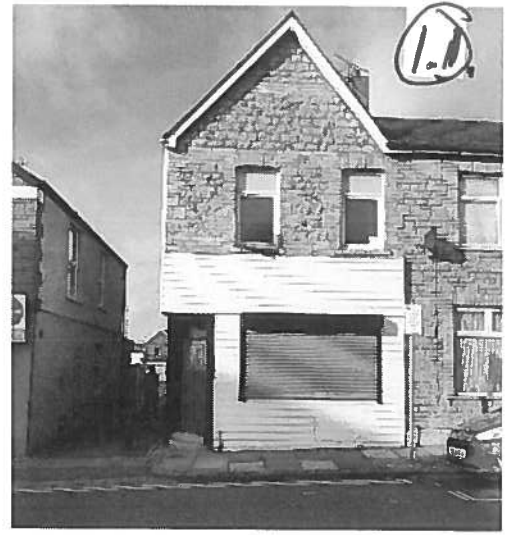
Wednesday mornings on Holton Road between 7:45 – 8am = 12 spaces during school holidays and 9 spaces during term time

Thursday evenings on Beryl Road between 5-5:15pm = 14 spaces during school holidays and 5 spaces during term time

In every other instance, the level of parking available during term time was either identical or higher than that provided during the school holidays. It is therefore considered that there is sufficient parking to meet the demands of the proposed use.

Action required: No further action required.

Explanation of Parking Survey Planning application No.2018/00655/FUL

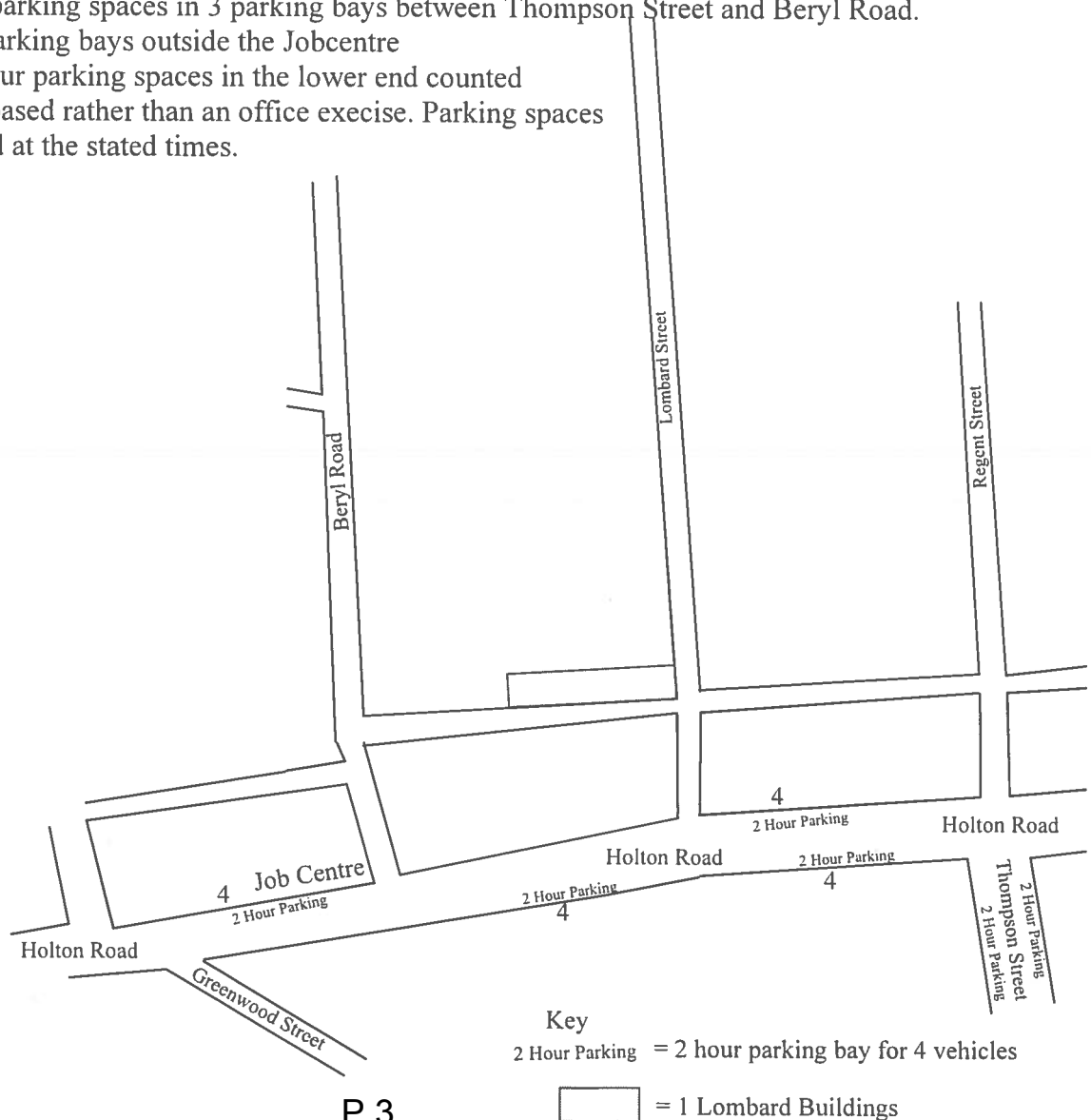


1 Lombard Buildings, Lombard Street, Barry

The parking survey was undertaken to ascertain whether drop off/pick up parking would be available for parents to leave or collect their children from the proposed nursery for 20 children, without putting pressure on the availability of parking in the immediate surrounding area. The immediate surrounding area is taken as the street itself, the bottom of the street, Beryl Road which is accessible via a lane at the side of Lombard Buildings, and the parking bays outside the Job Centre. Kendrick Road car park was not included as though it has a barrier which is in place until 9.30am the barrier is not used and as a result the car park is used by office workers for long term parking.

For Clarity

Parking mainly in Lombard Street with only 2 hour spaces counted
Holton Road has 12 parking spaces in 3 parking bays between Thompson Street and Beryl Road.
There are 4 normal parking bays outside the Jobcentre
Beryl Road only 2 hour parking spaces in the lower end counted
The survey was site based rather than an office exercise. Parking spaces were actually counted at the stated times.



(1.2)

Parking Survey for 1 Lombard buildings, Lombard Street, Barry
Mon 17 Sept 2018 – Fri 21 Sept 2018-Planning Application 2018/00655/FUL

Date	Street	7.45-8am	8.45-9am	12.45-1pm	5-5.15pm	5.45-6pm
Mon 17 Sept	Lombard St.	8	26	22	18	18
Free parking	Holton Rd.	11	5	2	4	6
Spaces	Jobcentre	4	2	2	1	2
	Beryl Rd.	2	7	5	5	6

Average No. spaces Lombard Street 17
Average No. spaces surrounding area 4
Average number of spaces available 21

Date	Street	7.45-8am	8.45-9am	12.45-1pm	5-5.15pm	5.45-6pm
Tue 18 Sept	Lombard St	8	28	24	20	18
Free parking	Holton Rd	10	3	2	7	7
spaces	Jobcentre	4	3	1	3	4
	Beryl Rd	2	10	8	6	7

Average No. spaces Lombard Street 20
Average No. spaces surrounding area 5
Average number of spaces available 25

Date	Street	7.45-8am	8.45-9am	12.45-1pm	5-5.15pm	5.45-6pm
Wed 19 Sept	Lombard St.	12	25	20	20	17
Free parking	Holton Rd.	9	5	1	3	7
spaces	Jobcentre	3	1	1	4	4
	Beryl Rd.	3	8	4	7	8

Average No. spaces Lombard Street 19
Average No. spaces surrounding area 4
Average number of spaces available 23

Date	Street	7.45-8am	8.45-9am	12.45-1pm	5-5.15pm	5.45-6pm
Thu 20 Sept	Lombard St	15	27	28	22	15
Free Parking	Holton Rd	10	4	2	2	2
Spaces	Jobcentre	2	1	0	3	4
	Beryl Rd	6	8	8	5	6

Average No. spaces Lombard Street 21
Average No. spaces surrounding area 4
Average number of spaces available 25

Date	Street	7.45-8am	8.45-9am	12.45-1pm	5-5.15pm	5.45-6pm
Fri 21 Sept	Lombard St	15	28	26	14	13
Free Parking	Holton Rd	11	1	1	0	5
Spaces	Jobcentre	4	1	1	2	2
	Beryl Rd	9	7	6	5	5

Average No. spaces Lombard Street 19
Average No. spaces surrounding area 4
Average number of spaces available 23

Note:

The numbers in each column relate to the number of free 2 hour parking spaces available during the period stated at the top of each column.

Conclusion.

On a daily basis during the week there are 21 or more free 2 hour parking spaces in the immediate vicinity of the proposed children's nursery. More than adequate for the drop off/pick up of 20 children at different times of the day.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 27 September 2018

Application No. 2018/00730/FUL	Case Officer: Mrs Y J Prichard
Location: 6, Salmons Wood, Graig Penllyn Proposal: New dwelling within rear garden of 6, Salmons Wood including access and parking	

From: Penllyn Community Council

Summary of Comments:

The previous two applications for the site have both been refused and believe that the previous objections are still relevant, i.e. outside of the village boundary and cannot be deemed to be infill; and would detract from the unspoilt and undeveloped rural landscape. The numerous objections on the previous refusal notice still remain valid.

Officer Response:

None.

Action required:

None.

MATTERS ARISING FOR COMMITTEE

COMMITTEE DATE: 27 September 2018

Application No. 2018/00730/FUL	Case Officer: Mrs Y J Prichard
Location: 6, Salmons Wood, Graig Penllyn	
Proposal: New dwelling within rear garden of 6, Salmons Wood including access and parking	

From: Council's Highway Development team.

Summary of Comments:

Request additional information before any observations can be given. These include:-

1 Details of turning facilities to ensure the provision of adequate car parking and manoeuvring facilities are provided within the boundary of the site, in interests of highway safety.

2 Appears to be an existing visibility problem with the adjacent access as a fence has been erected over the half near the wall to improve visibility. Visibility splays of 2.4 x 43.0m from the site access along the adjacent highway will need to be provided in accordance with Manual for Streets. This should be shown on a plan to enable further consideration.

3 The means of access will need to be constructed as a formal vehicle crossover in accordance with the Councils standard details for adoption.

Officer Response:

Bearing in mind the highway comments on previous applications, the appeal decision, and the existing agricultural use, it is not considered that highway safety would be adversely affected by the proposed development and should not be included within the reason for refusal.

Action required:

None.