

## OFFICER REPORT

**Application Number:** 18/P/0829/CND

**Received Date:** 11th December 2018

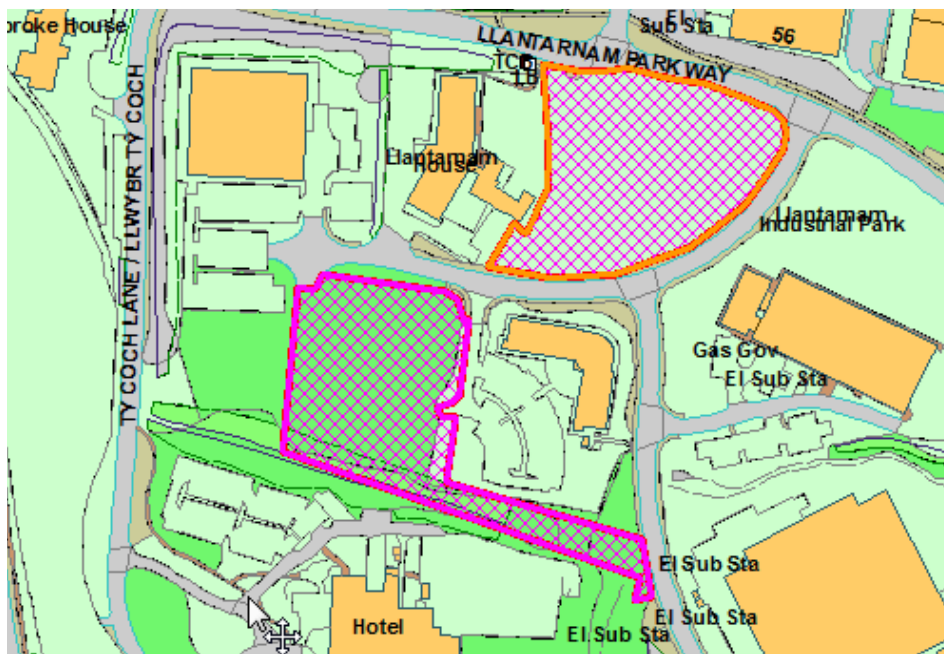
**Proposal:** Discharge of condition 8 of planning consent 18/P/0129/FUL(south eastern boundary treatments)

**Site Address:** Plot C2 And C3, Llantarnam Industrial Park, Cwmbran

**Ward:** Llantarnam

**Applicant:** Gwent Police

**Agent:** Miss Emma Harding



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### **SITE HISTORY:**

App Number	Proposal	Decision
18/P/0129/FUL	Construction of a new Police Headquarters, multi-storey car park, landscaping and associated works	Approved subject to S106 07.11.2018

## **BACKGROUND**

Members will recall that Committee resolved to approve an application for a new headquarters building for Gwent Police at Llantarnam Park in September 2018, subject to a S106.

The proposed boundary treatment, as well as the integrated vehicle and pedestrian accesses, were considered to be critical elements of the scheme as they both form part of the setting of the adjacent Ty Coch Farm, a Grade II listed farmhouse. However, given the strict security requirements associated with the Police HQ building, during the consideration of the planning application, it was difficult to find an acceptable solution which resolved both security and design requirements.

Therefore, in order to address this concern, a condition was attached to the consent which requires details of the proposed boundary treatment and associated vehicular and access points around the south and eastern boundaries of the site to be submitted and approved.

## **DESCRIPTION OF SITE**

The proposed Police HQ building will be located on an area of land which sits in a prominent position on the junction of Llantarnam Parkway and the access road which leads to Springboard Innovation Centre. This site is triangular in shape and is currently a vacant area of grassland. This application for discharge of condition relates to the treatment of the southern and eastern boundaries of the site

## **DESCRIPTION OF DEVELOPMENT**

Consent is sought to discharge condition 8 of planning consent 18/P/0129/FUL relating to the boundary treatment and associated vehicular and access points around the south and eastern boundaries of the site.

Since the determination of the application, talks regarding these issues have continued between the Local Authority, the applicants and their agent. Therefore, the details submitted in respect of this condition reflect these discussions. The application proposes the following:

- A stone clad retaining wall around the perimeter, which ranges from 0.6 and 2.1 metres in height. A 2.4 metre deep Mesh security fence would be fitted to the front of the stone wall. This would extend above the stone wall, but security purposes also overlap some of the wall. The wall and the fence would have a combined overall maximum height of which ranges from 2.6 and 3.1 metres.
- The proposed vehicular access gate would consist of the security mesh, identical to the fencing, but 2.4 metre high stone pillars have been added to each side of them.
- The proposed pedestrian turnstile would be of a standard design but would

also include 2.4 metre high stone pillars.

- In order to soften the impact of the proposed boundary treatment, trailing rosemary would be planted through the fencing, to trail down the wall. Additionally, trees would be planted in landscaped areas to the rear of the security fencing.

Gwent Police have submitted a statement in respect of the security requirements at the site:

*The proposed new Gwent Police HQ site has the potential to be at risk from International Terrorism, Domestic Extremists and General Criminality. The plans for the proposed building have been audited by Counter Terrorism Security Officers and the Organisation for Critical Police National Infrastructure as the building will contain specific resources that assist in the management of both of these vital national security matters ... The fence cannot be less than the 2400 mm high and must be anti-climb. The sample that has been offered to the Planning Officers is the best complaint product that we have been able to source and we have been able to omit the hostile topping.*

## **PLANNING POLICY:**

### **National Policy**

#### **TAN 12: Design**

This offers guidance on how to achieve a good standard of design. It notes that the public sector has a responsibility to set high standards in achieving good design in its own buildings stating,

*Innovative design of public buildings can act as a powerful regenerative tool and the potential for social and economic benefits associated with the design of a 'flagship' public building should not be underestimated (paragraph 10.1.5).*

### **Torfaen Local Development Plan**

LDP Policy BW1 - provides a detailed Borough wide General Policy on Development Proposals with criterion covering 'Amenity and Design', the 'Natural Environment', the 'Built Environment', 'Utilities Provision' and 'Design and Transport', against which all planning applications will be determined in conjunction with other relevant policies of the Local Development Plan.

LDP Policy S7 - seeks to ensure that development proposals promote the conservation and enhancement of the Natural, Built and Historic Environment.

## **CONSULTATION RESPONSES:**

Highways And Transportation No objections raised.

Conservation Officer

The boundary treatment and the fence reflect the discussions we had at a recent meeting with the applicants and are welcome. We could do with a little more detail on the stonework. I'm assuming it will be coursed and laid as the picture shows but we don't have any detail of stone type/colour which is important.

Landscape Officer

No objections to the proposed boundary treatment detail. The Trailing Rosemary is acceptable, but the applicants need to ensure adequate planting pockets are provided.

## **ASSESSMENT AND CONCLUSION**

The application seeks to discharge condition 8 of planning consent 18/P/0129/FUL relating to the proposed boundary treatment and the integrated vehicle and pedestrian accesses, on the southern and eastern boundaries of the new Police HQ site in Llantarnam Park. The main planning issues for consideration are:

- The visual impact / impact upon the setting of the adjacent listed building.
- Highway safety

### **Visual Impact/ Setting of Listed Building: LDP policies BW1 & S7**

During the course of considering the original planning application for this site it was always acknowledged that a fine balance needed to be achieved between the security requirements for the site and the visual amenities of the area and the need to preserve the setting of the adjacent listed building. Following the determination of the application, discussions between Officers, the applicants and their agents have been undertaken in order to achieve a design solution which satisfies addresses each issue. The information submitted in respect of this application reflects these discussions.

It is considered that the stone clad wall and gate posts element of the scheme offers a good quality and attractive retaining wall solution. Whilst the addition of the mesh security fencing to this wall - particularly given the overall combined height of the two - is not ideal in terms of visual impact, it is recognised that the Police HQ has to achieve a high level of security. It is considered that the proposed planting of trailing rosemary and trees to the rear will soften this visual impact. Also, it should be noted that the design of the security fence submitted as part of this application represents a significant improvement to the original fencing proposed as part of the full application in terms of bulk and visual impact. Similarly, whilst the gate and turnstile design are utilitarian and not ideal, the introduction of stone clad piers either side of each feature significantly improve their visual impact.

The Authority's Conservation and Landscape Officers confirm that they do not object to the proposals, as they reflect discussions which have been undertaken with the applicants.

It is therefore considered that the visual impact upon the area as well the setting of the adjacent listed building is on balance acceptable.

### **Highway Safety: LDP policy BW1**

The Authority's Highways Engineer confirms that the proposals would secure satisfactory visibility splays when exiting the site from the proposed vehicular access point. The proposal is therefore considered acceptable in terms of highway safety.

In conclusion, the proposals are on balance considered to be acceptable. It is therefore recommended that the application be approved and the condition formally discharged.

**RECOMMENDATION:** Approve unconditionally

#### INFORMATIVES:

1 The above conditions are discharged on the basis of the following Plans/Documents:

- GPHQ-ATK-HQ-Z0-DR-L-9451 Rev P10.0
- GPHQ-ATK-HQ-Z0-DR-L-9120 Rev P2.0

Rebecca McAndrew

<b>Appendices</b>	None
<b>Background Papers</b>	<b>Note: Members of the public are entitled, under the Local Government Act 1972, to inspect background papers to reports. The following is a list of the background papers used in the production of this report.</b>  Planning Application File: 18/P/0829/CND

**For a copy of the background papers or for further information about this report, please telephone: Richard Lewis, Head of Development Management (Tel. 01633 647628)**