



16^h April 2021

2020/01588/ FUL – Old Police Station, St. Nicholas

This application was discussed for a second time at our meeting on April 14, 2021, due to additional information related to the planning application becoming available – this is contained within the application 2021/00023/FUL.

The former Police Station (built 1841) is believed to be the first purpose-built Police Station in Glamorgan, and is an important feature of the St Nicholas Conservation Area. It is located on the A48, a busy, primary route, with a public layby in front of it. This layby is used by GoSafe for the benefit of the community.

The Community Council has resolved to **object** to this planning application. We believe it would go against LDP Policy MD2, criterion 6:

“Have no unacceptable impact on highway safety ... to an unacceptable degree;”

And LDP Policy MD5, criterion 6:

“Has no unacceptable impact on the amenity and character of the locality by way of ... parking”

Members are disappointed that the application fails to mention the loss of a significant area of **parking** due to access to a proposed new dwelling to the rear. This means that the three flats will have just three parking spaces, with the applicant relying on future occupants using the highway for parking. The layby on the A48 is not provided for this purpose.

Concerns were once again raised about the lack of an application for **Change of Use**, as the “Live/Work Area” in each dwelling would probably be predominantly be for residential use.

The Community Council would be unhappy for this planning application, as it is, to be approved without going to the Planning Committee.

Cllr Ian Perry

For and on behalf of St Nicholas with Bonvilston Community Council