

## Report of the Cabinet Member for Finance and Strategy

Cabinet – 20 January 2015

### REQUEST TO SEEK PLANNING CONSENT TO ENLARGE AND INCORPORATE THE OLD PETROL STATION INTO THE CIVIC CENTRE WEST CAR PARK

<b>Purpose:</b>	To seek approval to submit a planning application to facilitate a change of use of the former petrol station on Oystermouth Road to provide additional car parking within the Civic Centre to support the relocation of the Joint Health / Social Services Community Hub.
<b>Policy Framework:</b>	Council Constitution.
<b>Reason for Decision:</b>	The Council Constitution requires Cabinet approval to submit a planning application.
<b>Consultation:</b>	Legal, Democratic Services & Procurement, Finance and Access to Services.
<b>Recommendation(s):</b>	It is recommended that :-  1) A planning application is submitted for change of use of the former petrol station to provide the maximum number of car parking spaces.
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<b>Finance Officer:</b>	Jayne James
<b>Legal Officer:</b>	Christopher Allingham
<b>Access to Services Officer:</b>	Phil Couch

#### 1.0 Introduction

- 1.1 The previous Esso petrol station on Oystermouth Road (**Appendix A**) has been vacant for some time and due to its proximity to the junction and the busy nature of Oystermouth Road, stand alone development would not be considered acceptable.
- 1.2 The only possible alternative is to reconfigure the site to permit additional car parking accessed from the existing Civic Centre west car park.
- 1.3 Previous investigations have been undertaken to establish if there is a business case, however, the cost of undertaking such works has not been considered economically viable.

## **2. MAIN BODY OF REPORT**

- 2.1 As part of ongoing discussions with the Health Board around the creation of a Community Hub to assist Older Person Services, there will be a relocation into part of the Civic Centre. This will predominantly provide touch down accommodation which limits the need for office space; however, there will be a requirement for additional short-term car parking.
- 2.2 The funding for this scheme would be via Welsh Government as part of the wider Community Hub project and there is no cost to the authority or any future liability for the area. In addition, the ownership of the land in question remains with the City and County of Swansea.

## **3. GENERAL ISSUES**

- 3.1 This will provide a benefit to the specific working of the Community Hub without there being additional impact on existing parking arrangements to be funded externally.
- 3.2 Due to the relatively limited nature of the proposals this will not impact on any future proposals for the Civic Centre. The fact that the future use of the Civic Centre is under consideration has been made known as part of the Community Hub discussions.

## **4. EQUALITY & ENGAGEMENT APPLICATIONS**

- 4.1 There are no direct Equality and Engagement Implications at this stage as the report is only requesting Cabinet approve the submission of a planning application. If Cabinet approval is given, a full Equality Impact Assessment will be carried out.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 There are no financial implications relating to this request to seek planning. The financial implications of the scheme will be included in a separate report.

## **6. LEGAL IMPLICATIONS**

- 6.1 The Constitution provides (at Part 3: Page 7 and Part 3: Page 14) that authority must be obtained from Cabinet to enable officers to make any application for development (including change of use) on Council owned land. Consideration of any application for consent is a matter for the relevant Development Control Committee.

**Background Papers:** None.

**Appendices:** Appendix A – Location Plan.