

## **P/2022/1001 – Chapel House Surgery, High Street, Bangor-on-Dee**

### **Change of use from medical practice to dwelling.**

The site lies within the settlement limit of Bangor-on-Dee where the principle of such a change of use would be considered acceptable under policy PS of the Wrexham Unitary Development Plan (UDP).

However, such a use would be regarded as an important community facility. Whilst I note that permission was only granted for its current use in 2012, its loss should be considered under policies **S9** and **CLF1** of the UDP.

**Policy S9** aims to protect the loss of community facilities in villages which are vital to their social and economic wellbeing. The loss of such facilities such as a medical centre could have a detrimental impact upon the quality of life of local residents and create a need to travel to facilities further afield. I believe the nearest similar facility is located in Overton. **Therefore, in order to justify the loss of this facility and to meet the requirements of this policy, further evidence will be needed to demonstrate that the use is no longer viable and all reasonable attempts for this facility to be taken over by another health care provider over a 12 month period have proved unsuccessful. It also needs to be made clear that the loss of this facility would not be detrimental to the social and economic fabric of the locality.**

**Policy CLF1** does not permit development which adversely affects community facilities, particularly within settlement limits. Changes of use of such facilities will therefore be resisted unless they are clearly redundant or badly located. **Again, further evidence is therefore required to demonstrate that this policy can be met. The information referred to above in policy S9 will be sufficient.**

### **Planning Policy Wales**

PPW doesn't say an awful lot about protecting such facilities but does refer to them as being important in the place making agenda and to help avoid the need to travel – see paras below. But this does help to highlight that such provision should be protected unless there is a fundamental and justifiable reason why it cannot be retained.

**Para 4.4.1** Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable places. They can include schools, cultural facilities, health services, libraries, allotments and places of worship.

**Para 4.4.2** When considering development proposals planning authorities should consider the needs of the communities and ensure that community facilities continue to address the requirements of residents in the area.