

PLANNING COMMITTEE – 31ST OCTOBER 2012

SUBJECT: SITE VISIT - CODE NO. 12/0465/COU - CHANGE THE USE FROM USE CLASS A1 TO USE CLASS A3 TAKEAWAY, UNIT 4, RIVERBANK COURT, NEWPORT ROAD, TRETTHOMAS, CAERPHELLY, CF83 8BY

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor S. Jenkins – Chairman

Councillors Mrs E.M. Aldworth, R.T. Davies, Mrs J. Gale and D. Havard

1. An apology for absence was received from Councillor D.G. Carter
2. The Planning Committee deferred consideration of this application on 3rd October 2012 for a site visit. Members and Officers met on site on Wednesday, 17th October 2012.
3. Details of the application to change the use from use class A1 to use class A3 takeaway, Unit 4, Riverbank Court, Newport Road, Tretthomas, Caerphilly, CF83 8BY were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members noted that the development is part of a group of three small units attached to a Tesco Express, which includes parking across the front of the development with a bike shop and a charity shop occupying the other two units on the site.
6. Members raised concerns in relation to the increased traffic movements that would be caused by the introduction of a take-away establishment to an area already suffering from congestion and the additional pressure that this would place on its limited parking facilities. Members advised that delivery vehicles accessing the site were also an issue of concern, as they would often block the main road and cause an obstruction to other road users. Officers confirmed that the parking requirements for a take-away were no more intensive than that of the existing A1 use class the building has and therefore the spaces provided on site were adequate to support the proposed take-away use, as was the access and egress to and from the site. Members were also particularly concerned that the proposed development would have a detrimental effect on existing local businesses.
7. Members sought clarification as to the identity and nature of the proposed takeaway operator that would finally occupy the unit, as they felt this information would be of significant importance to the local community. Officer's confirmed that they would contact the applicant in this regard and if the information was available provide an update at the next Planning Committee meeting.
8. Officers confirmed there were no statutory objections, and following advertisement to 19 neighbouring properties, and a site notice being posted, 2 letters of objection had been received. Details of objections are within the Officer's original report.

9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on the 3rd October 2012 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Committee Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	M. Noakes	Highways Engineer
	G. Mumford	Environmental Health Officer
	L. Carpenter	Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 3rd October 2012