



PLANNING COMMITTEE – 10TH APRIL 2013

SUBJECT: SITE VISIT - CODE NO. 12/0851/FULL - DEMOLISH EXISTING OUTBUILDINGS TO REAR OF PROPERTY, CHANGE USE FROM PART RETAIL TO TOTAL RESIDENTIAL USE, CARRY OUT INTERNAL ALTERATIONS AND ERECT REAR EXTENSION TO INCREASE EXISTING RESIDENTIAL UNIT TO 3 NO. SELF CONTAINED RESIDENTIAL UNITS, 5 GWERTHONOR PLACE, GILFACH, BARGOED, CF81 8JP

REPORT BY: ACTING CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter – Chairman
Councillor W. David – Vice Chairman

Councillors H.A. Andrews, H. Davies and A. Higgs

1. Apologies for absence were received from Councillors J. Bevan and Mrs G. Oliver
2. The Planning Committee deferred consideration of this application on 13th March 2013 for a site visit. Members and Officers met on site on Tuesday 2nd April 2013.
3. Details of the application to demolish existing outbuildings to rear of property, change use from part retail to total residential use, carry out internal alterations and erect rear extension to increase existing residential unit to 3 self-contained residential units, 5 Gwerthonor Place, Gilfach, Bargoed, CF81 8JP were noted.
4. Those present viewed the site from the roadside and rear lane and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application site is a corner property comprising of what used to be a retail unit with a dwelling to the rear and above. The proposal sought to create 1 two-bedroom flat and 2 three-bedroom flats and the dimensions and composition of the flats was clarified for Members information. Officers confirmed that the application site also incorporated amenity areas for the flats together with off-street car parking.
6. Members raised concerns in relation to access to the site and Officers confirmed that this would be provided off the rear lane for unit 3 and from Margaret Street for units 1 and 2, and advised that the width of the rear lane would be increased to 3m. Concerns were then expressed that vehicles using the rear lane would need to reverse out onto the street. Officers agreed to consult with the applicant and establish if a turning space could be provided within the site and report back at the next Planning Committee meeting. Members also raised concerns in relation to the parking issues on Margaret Street an already busy and congested street. Officers acknowledged Members concerns and confirmed that the application site was acceptable in terms of parking provision providing 1 space per dwelling as defined by the

sustainability criteria as set out in Supplementary Planning Guidance LDP5.

7. Members were also concerned about the effect that ongoing construction work would have on residential amenity. It was confirmed that the applicant hoped to have the development completed within two years and would work with residents in order to minimise the amount of disruption experienced.
8. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties and a site notice being posted, 11 letters of objection and a petition of 28 signatures 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 and objectors, 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 13th March 2013 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	C. Powell	Senior Planner
	L. Cooper	Highways Engineer
	G. Mumford	Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 13th March 2013.