

PLANNING COMMITTEE – 7TH AUGUST 2013

SUBJECT: SITE VISIT - CODE NO. 13/0051/COU - CONVERT 2 AND 3 BEEHIVE BUILDINGS INTO A PHOTOGRAPHY STUDIO, CONVERT 1 BEEHIVE BUILDINGS INTO A PERFORMANCE CAFÉ AND CONVERT UPSTAIRS FLAT, BEEHIVE HOUSE, INTO A RECORDING STUDIO, BEEHIVE BUILDINGS, CRUMLIN ROAD, CRUMLIN, NEWPORT, NP11 3QH

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

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

Councillors M. Adams, A. Lewis, K. Lloyd and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan and N. George
2. The Planning Committee deferred consideration of this application on 10th July 2013 for a site visit. Members and Officers met on site on Monday, 29th July 2013.
3. Details of the application to convert 2 and 3 Beehive Buildings into a photography studio, convert 1 Beehive Buildings into a performance café and convert upstairs flat, Beehive House into a recording studio, Beehive Buildings, Crumlin Road, Newport, NP11 3QH were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the proposed development involved three phases and these were fully explained.
6. Members raised concerns in relation to associated noise pollution generated by a performance café and recording studio in close proximity to residential homes and were also concerned by the lack of off street parking. Officers advised that adequate measures would be put in place to mitigate any potential disturbance to neighbouring properties and confirmed that the applicant had submitted a noise mitigation report. The first floor of the building housing the recording studio would be soundproofed and live music would be limited to the basement of the development. Should there be any instances of noise nuisance then Environment Health Officers would take appropriate action by way of a noise abatement notice. In relation to the lack of off street parking, consideration had been given to the existing lawful use of the building, and on balance Officers felt the calculated parking generation of 11 spaces plus 1 commercial space was acceptable when off set against the level of parking the existing lawful uses could generate.
7. Members also expressed concern with regard to the proposed opening hours of the development. Officer's felt that given the developments close proximity to an already licensed premises that had the potential to open past 11pm, the restrictions placed on the applicant by

condition were sufficient to protect the residential amenity of the area.

8. Officers confirmed there were no statutory objections, and following advertisement to 21 neighbouring properties and a site notice being posted, 2 letters of objection had been received and a petition. Details of objections are within the Officer's original report.
9. The 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 10th July 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Committee Services Officer, Ext. 4420
Consultees: T. Stephens, Development Control Manager
J. Rogers, Principal Solicitor
M. Noakes, Senior Engineer (Highway Development Control)
C. Boardman, Senior Planning Officer
C. Evans, Environmental Health Officer
L.A. Carpenter, Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 10th July 2013