



PLANNING COMMITTEE – 7TH OCTOBER 2015

SUBJECT: SITE VISIT - CODE NO. 15/0423/FULL – MCDONALD'S RESTAURANT'S LTD, UNIT C, CROSSWAYS PARK, PARC PONTYPANDY, CAERPHILLY CF83 3NL

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors Mrs E.M. Aldworth, Mrs P. Cook, Mrs J. Gale, J. Simmonds and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan, P. J Bevan, L. Gardiner and Mrs G. Oliver.
2. The Planning Committee deferred consideration of this application on 9th September 2015 for a site visit. Members and Officers met on site on Tuesday, 22nd September 2015.
3. Details of the application to erect extensions, provide minor reconfiguration of the car park, alter the roof, install new glazing and stall riser including associated works to the site at McDonalds Restaurants Ltd, Unit C Crossways Park, Parc Pontypandy, Caerphilly were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application sought full planning permission for the erection of an extension to the front and side of the premises which would increase capacity by 14 seats, consent was also being sought for two smaller extensions to the rear of the building to accommodate additional office and staff dining space.
6. The local Member expressed concern with regard to highway safety in particular the speed and volume of cars entering and leaving the retail park and the impact this had on the adjacent residential estate and queried as to whether traffic calming measures could be implemented. The Highways Officer confirmed that there was a specific process in place with regard to traffic calming and that would need to be taken forward to the Traffic Management Team, who would look at the accident statistics relating to that specific roadway and then make an assessment. Members were advised that given the existing use of the development and that the application proposes only an additional 14 this would have a negligible impact.
7. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 3 letters of objection and a petition of 31 signatures had been received. Details of the objections are within the Officer's original report.

8. 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.
9. A copy of the report submitted to the Planning Committee on 9th September 2015 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	C. Powell	Principal Planner
	M. Noakes	Senior Engineer (Highway Development Control)
	G. Mumford	Senior Environmental Health Officer
	R. Crane	Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th September 2015