



PLANNING COMMITTEE – 4TH NOVEMBER 2015

SUBJECT: SITE VISIT - CODE NO. 14/0836/FULL – THE SURGERY, OAKFIELD STREET, YSTRAD MYNACH, HENGOED, CF82 7WX

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

PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, A. Angel, Mrs E.M. Aldworth and Ms J. Gale

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, P. Cook, L. Gardiner, A.G. Higgs, D. Rees, J. Summers and J. Simmonds.
2. Councillors D. Bolter and W. David having previously declared a prejudicial interest in that there are both patients at this Surgery were not present at the site visit.
3. The Planning Committee deferred consideration of this application on 7th October 2015 for a site visit. Members and Officers met on site on Monday, 26th October 2015.
4. Details of the application to create new pedestrian access onto The Surgery, Oakfield Street Ystrad Mynach, Hengoed, CF82 7WX were noted.
5. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note the position of the proposed access at the north-west corner of the Surgery's main forecourt and the alteration to the car park and new pedestrian path, it was noted that a Builder's Merchant also has access onto the lane.
7. Members raised concerns with regard to the close proximity of the proposed pedestrian gate to the neighbouring Builder's Merchants particular when this area is continually used by large delivery vehicles/lorries accessing the yard, this coupled with the volume of traffic utilising the lane as a short cut from the school and leisure centre would make it unsafe for pedestrian use. The Local Ward Member suggested that the proposed access be moved to the eastern edge of the surgery forecourt from the public car park area, which was felt to be a quieter and safer location. Officers agreed that the access gate could be accommodated in this area, but advised that there was no facility to provide pedestrian segregation. Members viewed the change of position and were of the opinion that it offered an acceptable alternative.

The Planning Officer agreed to enter into further discussions with the applicant with regard to the proposed change of position as this would require an amendment to the submitted plans and provide an update to the Planning Committee.

Members recommended that subject to the agreement of the applicant, and providing there were no objections raised by Highways Engineering that the Planning Committee authorise Officer's to deal with the matter under delegated powers.

8. Officers confirmed that following advertisement to 18 neighbouring properties, a site notice and a re-consultation process on amended plan, on which the consultation period has not yet expired, a letter of objection and an email response had been received. Details of the responses are within the Officer's original report.
9. A copy of the report submitted to the Planning Committee on 7th October 2015 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	A. Pyne	Planning Officer
	L. Cooper	Engineer (Highway Development Control)

Appendices:
Appendix 1 Report submitted to Planning Committee on 8th October 2015