

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0919/COU 27.10.2016	Mr G Elliott 6 Druids Close Caerphilly CF83 2XR	Change the use from A1 to D1 for use as a veterinary practice Unit 4 Riverbank Court Newport Road Trethomas Caerphilly CF83 8BY

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: The application property is situated on the southern side of Newport Road.

Site description: The application property is a modern retail unit within a purpose built development comprising of four units. This is the end unit of the four and it is a small rectangular unit at the eastern end of the building with two units of the same size adjacent and a larger unit at the western end which is currently operated as a supermarket. The application unit is currently vacant but has a lawful A1 retail use.

Development: The application seeks consent to change the use of the unit from a shop into a vets surgery. It is proposed to operate the business from 08.30 to 19.30 Monday to Friday, 09.00 to 17.00 on Saturdays with no opening on Sundays and Bank Holidays and there would be 2 full time members of staff.

Dimensions: The building has a floor area of 102 square metres.

Materials: Not applicable.

Ancillary development, e.g. parking: There are 21 shared parking spaces to the front of the units.

### PLANNING HISTORY 2005 TO PRESENT

P/05/0107 - Provide temporary permission to change the use from former filling station to be used for Jaguar Car Sales - Granted 11.03.05.

08/0388/RET - Retain palisade enclosure for a temporary period of six months - Granted 28.05.08.

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Application 16/0919/COU Continued

08/0815/FULL - Erect Class A1 retail foodstore and three A1 retail units with associated car parking, access and servicing - Granted 20.08.09.

11/0600/ADV - Erect one gantry sign and three car parking signs - Granted 17.01.12.

12/0465/COU - Change the use class from A1 to class A3 takeaway - Refused 06.12.12.

## POLICY

Local Development Plan: Within settlement limits.

### Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

## CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to a condition to control roof mounted plant.

## ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: One letter was received.

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Application 16/0919/COU Continued

Summary of observations: Concerns is raised with regard to parking in the area.

### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?  
None.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This is a vacant retail unit within a purpose built development of four units. Off street parking is provided to the frontage of all of the units and this is shared for all of the units. Concerns has been raised in respect of the proposal in terms of parking at the site but this should be considered having regard for the lawful use of the premises as a retail unit. It is not considered that the vets surgery would place more demands on car parking than a retail unit and as such it is considered that the proposal is acceptable in terms of highway safety.

There would be no impact on the amenity or privacy of neighbouring land uses and no alterations are proposed to the exterior of the building so there are no issues in respect of visual amenity.

Comments from consultees: No objections raised. The request from the Council's Ecologist for a Breeding Bird box is not considered to be reasonable or necessary in respect of this proposal.

Comments from public: None.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of suitably worded conditions.

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Application 16/0919/COU Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: 4141(L)101-3.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The use hereby permitted shall not be open to customers outside the following times : (a) 07.00 hours to 23.00 hours Monday to Saturday, and (b) 07.00 hours to 22.00 hours Sunday.  
REASON: In the interests of residential amenity.
- 04) Prior to development commencing on site, details of all external and roof mounted plant/machinery associated with the application shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.  
REASON: In the interests of residential amenity.
- 05) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.  
REASON: In the interest of public health.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2.

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