

## PLANNING COMMITTEE – 7TH JUNE 2012

**SUBJECT: SITE VISIT - CODE NO. 11/0934/FULL - ERECT FREESTANDING RESTAURANT WITH ASSOCIATED DRIVE THROUGH, CAR PARKING AND LANDSCAPING, NEWBRIDGE GATEWAY, BRIDGE STREET, NEWBRIDGE, NEWPORT, NP11 5GH**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

---

---

PRESENT:

Councillor S. Jenkins – Chairman  
Councillor D.G. Carter – Vice Chairman

Councillors L. Ackerman, K. Baker, G. Johnston

1. The Planning Committee deferred consideration of this application on 12th April 2012 for a site visit. Members and Officers met on site on Tuesday, 29th May 2012.
2. Details of the application to erect a freestanding restaurant with associated drive through, car parking and landscaping at Newbridge Gateway, Bridge Street, Newbridge were noted.
3. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
4. Members were asked to note that in 2004 planning permission had been given to a drive through type restaurant as part of the site's commercial development, together with the existing three-storey office building and public house/restaurant. Officers highlighted that it would therefore be difficult to defend a refusal to the planning application.
5. Members raised several questions that focused on highway safety. These included concerns for pedestrians (including children from the nearby school), site congestion and the number of available parking spaces. A number of accidents on the main road were highlighted and concerns were given for people who could be seated outside the restaurant, due to the perceived lack of adequate road safety barriers.
6. Members received confirmation that information relating to recorded road accidents had been taken into consideration. In addition, the number of car parking spaces allocated was actually over the number required by planning standards. Acknowledgement was given that the site was used as a safe route to school, but commented that the children should be accompanied by an appropriate adult when travelling to the school's playground.
7. In closing, officers agreed to review the plans to confirm the dimensions quoted and to check if any Section 106 agreements were in place from the original planning application, granted in 2004.
8. General clarification will be sought regarding the location of the refuse storage and turning area.

9. Officers confirmed that there were no statutory objections, other than the Head of Public Protection on health grounds, and following advertisement to 15 neighbouring properties and a site notice being posted, 9 letters of objection had been received. Details of objections are within the Officer's original report. Officers responded to comments made in regard to healthy eating, however as Caerphilly County Borough Council currently has no supplementary guidance in regard to this, a refusal on these grounds could not be supported.
10. 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.
11. A copy of the report submitted to the Planning Committee on 12th April 2012 is attached. Members are now invited to determine the application.

Author: R.J. Thomas, Committee Services Officer, Ext. 4245  
Consultees: T. Stephens, Development Control Manager  
M. Noakes, Senior Engineer (Highway Development Control)  
G. Mumford, Environmental Health Officer

Appendices:  
Appendix 1 Report submitted to Planning Committee on 12th April 2012