

## PLANNING COMMITTEE – 7TH JUNE 2012

**SUBJECT: SITE VISIT - CODE NO. 12/0057/FULL - REPOSITION EXISTING SHOP WITH SMALL STORE AND CONVERT EXISTING SHOP INTO LOUNGE, 102 FAIRVIEW, CEFN FOREST, BLACKWOOD, NP12 3NL**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

---

PRESENT:

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

Councillors C. Hawker and T.J. Williams

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 reposition the existing shop with a small store and convert existing shop into a lounge at 102 Fair View, Cefn Forest, Blackwood, NP12 3NL 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 a previous application to extend the store had been refused, and upheld at appeal. However, this application was recommended for approval as the actual increase in square footage serving the retail outlet was minimal and would not significantly increase vehicular movements. Assurances were given that the domestic usage of the extension could be controlled by condition.
5. Members sought clarification of the increased footprint of the building and advised several complaints had been received regarding existing road conditions and highway safety. Concerns were raised that should planning consent be given, problems with street parking and the poor vision splay at the junction of Elgar Close and Fair View would increase.
6. The extension's measurements were paced out, and officers reiterated that the extension to the retail store would be minimal (2½ m<sup>2</sup>). As a result of the proposed conditions, officers stated there would be no additional impact to the highway network. Small retail outlets were also allowed to increase the shop floor size by 20% without the need for extra parking spaces. Further confirmation was given that the extension to the side of the property, 3.6m in width, would not require any amendments to the existing pavement and parking bay. Officers would however consider the suggestion made on site in regard to lowering the curb.
7. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties and a site notice being posted, 1 letter of objection and a petition containing 9 signatures had been received. Details of 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 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)

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