

PLANNING COMMITTEE – 31ST OCTOBER 2012

SUBJECT: SITE VISIT - CODE NO. 12/0581/RET - RESTORE AND REFURBISH EXISTING BUILDINGS, INCLUDING THE DEMOLITION OF THE EXISTING CANOPY, THE RETENTION OF WORKS UNDERTAKEN TO DATE AND THE CONTINUATION OF ESTABLISHED USES, INCLUDING A RETAIL SHOP UNIT, VEHICLE REPAIRS AND MAINTENANCE, STORAGE AND NEW TOILET FACILITIES, PARK SERVICE STATION, BEDWELTY ROAD, CEFN FFOREST, BLACKWOOD, NP12 3HA

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor S. Jenkins – Chairman

Councillor T.J. Williams

1. Apologies for absence were received from Councillors D.G. Carter and C. Hawker
2. The Planning Committee deferred consideration of this application on 3rd October 2012 for a site visit. Members and Officers met on site on Wednesday 17th October 2012.
3. Details of the application to restore and refurbish existing buildings, including the demolition of the existing canopy, the retention of works undertaken to date and the continuation of established uses, including a retail shop unit, vehicle repairs and maintenance, storage and new toilet facilities, Park Service Station, Bedwellty Road, Cefn Fforest, Blackwood, NP12 3HA were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the proposed works detailed within the application included the demolition of the southern most lockup garage, the removal of the security fencing and gates along the front of the site, parking spaces along the front and southern boundary, landscaping, the demolition of the existing canopy and a rendered finish to all the units. These works would ensure that the proposed development was more sympathetic to the existing street scene than the existing metal cladding. Members welcomed the removal of the canopy and the replacement of the metal cladding, but were still concerned this was too large a development for a residential area and not in keeping with the surrounding area.
6. Members raised concerns with regard to the hours of operation at the site and the impact this would have on neighbouring properties. Officers confirmed that the hours of operation for both the vehicle/maintenance unit and shop would be limited by condition. The vehicle maintenance unit would be limited to 08:00-18:00 hours Monday to Friday, 08:00-13:00 hours on Saturday and no opening on Sunday and the shop limited to 07:00-22:00 hours Monday to Saturday and 08:00 to 21:00 hours on Sundays. Concerns were also raised with regard to cars being inappropriately parked around the site and Officers confirmed that further enquiries would be made with the applicant.

7. Members asked if a schedule of work would be possible in order to better facilitate the program of improvements. Officers confirmed that the application would be subject to a Section 106 agreement requiring that all works be completed within three calendar months, however they would take the request back to the applicant and provide an update to Members at the next Planning Committee.
8. Officers confirmed there were no statutory objections, and following advertisement to 11 neighbouring properties, and a site notice being posted, 4 letters of objection had been received. Details of objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on the 3rd October 2012 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Committee Services Officer, Ext. 4420
Consultees:	T. Stephens	Development Control Manager
	M. Noakes	Highways Engineer
	G. Mumford	Environmental Health Officer
	L. Carpenter	Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 3rd October 2012