

PLANNING COMMITTEE – 16TH JANUARY 2013

SUBJECT: SITE VISIT - CODE NO. 12/0219/RET - RETAIN RENOVATION OF OLD BARN FOR USE AS LEISURE FACILITY/GAMES ROOM, BRYNTIRION, LLANFABON, NELSON, TREHARRIS, CF46 6PG

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter - Chairman
Councillor W. David – Vice-Chairman

Councillors Mrs A. Blackman and S. Morgan

1. The Planning Committee deferred consideration of this application on 5th December 2012 for a site visit. Members and Officers met on site on Tuesday, 18th December 2012.
2. Details of the application to retain the extension and conversion of the old barn for use as a leisure facility / games room at Bryntirion, Llanfabon, Nelson, Treharris, CF46 6PG were noted.
3. Those present viewed the site from various locations within the applicant's curtilage, inside the application premises and from the neighbouring graveyard to fully appreciate the renovated barn.
4. Members were asked to note that an agreement had been reached between Property Services and the applicant in relation to encroachment onto cemetery land. In addition, while the property was large, it formed part of the domestic use of the main house and did not occupy more than 50% of the curtilage of that dwelling.
5. Members were also advised that building regulations had subsequently been applied for by the applicant.
6. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties, and a site notice being posted, one letter of objection had been received. Details of objections are within the Officer's original report.
7. 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, subject to conditions.
8. A copy of the report submitted to the Planning Committee on the 5th December 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, Highways Engineer

Appendices:
Appendix 1 Report submitted to Planning Committee on 5th December 2012