



PLANNING COMMITTEE - 13TH FEBRUARY 2013

SUBJECT: SITE VISIT - CODE NO. 12/0441/FULL - DEMOLISH EXISTING CHAPEL AND ERECT FOUR 1 BED APARTMENTS IN A SINGLE BLOCK, CHAPEL, DE WINTON TERRACE, LLANBRADACH, CAERPHILLY

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

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

Councillors R. Gough, A. Higgs, C. Mann and J. Summers.

1. An apology for absence was received from Councillor J.E. Fussell.
2. Councillor H. Davies declared an interest in that the applicant is known to him and did not attend the site visit.
3. The Planning Committee deferred consideration of this application on 16th January 2013 for a site visit. Members and Officers met on site on Wednesday, 6th February 2013
4. Details of the application to demolish the existing Chapel and erect four, 1-bed apartments in a single block, The Chapel, De Winton Terrace, Llanbradach, Caerphilly were noted.
5. Those present viewed the site from the roadside along De Winton Terrace and the rear lane in order to fully appreciate the application site.
6. Members were asked to note that the site fronts on to the main road running through the village. The proposed development would have an external appearance similar to that of the existing street scene when viewed from the front and a three-storey elevation when viewed from the rear. It was noted that three garages would be provided within the under croft plus one other off-street parking space at the rear of the development.
7. Local Members raised concerns in relation to the rear lane access, which they felt would be too narrow to safely accommodate the proposed development and would prefer that De Winton Terrace be the main point of access. Officers acknowledged the limitations of the rear lane, however it was a secondary means of access and having given consideration to access along the whole of the street and in order to protect visibility and existing parking requirements the proposed layout, incorporating the use of the rear lane would, on balance provide the best solution.
8. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties, and a site notice being posted, one letter of objection and a petition of 283 signatories had been received. Details of objections are within the Officer's 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, subject to conditions.
10. A copy of the report submitted to the Planning Committee on the 16th January 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan Democratic Services Officer, Ext. 4420
Consultees: T. Stephens Development Control Manager
M. Noakes Highways Engineer
L. Cooper Highways Engineer

Appendices:
Appendix 1 Report submitted to Planning Committee on 16th January 2013