



## PLANNING COMMITTEE – 13TH MARCH 2013

**SUBJECT: SITE VISIT - CODE NO. 12/0782/COU - CHANGE THE USE TO CLASS A1 (RETAIL), ONE STOP FOOD STORE, HIGH STREET, NEWBRIDGE, NEWPORT NP11 4GU.**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

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

Councillors Ms. L. Ackerman, Mrs K.A. Baker, H. Davies, N. George, G. Johnston, K. Lloyd and Mrs J. Summers

1. Apologies for absence were received from Councillors J.E. Fussell, Mrs G. Oliver and Mrs A. Blackman.
2. The Planning Committee deferred consideration of this application on 13th February 2013 for a site visit. Members and Officers met on site on Wednesday, 26th February 2013.
3. Details of the application to change the use to Class A1 (Retail), One Stop Food Store, High Street, Newbridge, Newport, NP11 4GU were noted.
4. Those present viewed the site from the roadside and site area in order to fully appreciate the application site.
5. Members noted the location of the proposed development on Newbridge, High Street and its proximity to a terrace of residential properties and a mixture of commercial buildings including a garage, furniture store, funeral directors and public house.
6. Members raised concerns in relation to the development's hours of operation, the effect on the residential amenity of the neighbouring properties, and the impact on highways safety due to the increased traffic movements and lack of parking facilities on an already busy and highly congested road. The number of junctions in close proximity to the site and the lack of operational space for delivery vehicles were also of concern. Members felt that this, coupled with the fact that the High Street provided the main bus route into and out of Newbridge Town Centre, would only exacerbate existing pressure on the roadway. The speed of traffic using the road was also noted to be an issue of concern and the Local Ward Member confirmed that a speed analysis by Gwent Police was currently under consideration.
7. Officer's acknowledged the concerns raised and confirmed that the hours of operation had been amended by condition and were now 07:00 - 23:00 hours Monday-Sunday as these were typical of other convenience stores in the Borough. In terms of the highways issues, Officer's confirmed that 13 customer and 3 staff spaces had been proposed and this level of parking was in accordance with approved standards. With regard to operational space it was noted that all deliveries would be made to the rear of the store and the applicant would be required to submit a delivery strategy plan. An 'in and out' access system would also be

required as a condition of the application and should help to mitigate access and egress issues. Officers were mindful that the development site had an existing commercial use and as such the proposed change of use complied with the relevant planning policies. However in light of the concerns raised Officers confirmed that they would look at revising certain conditions and provide further information at the next Planning Committee meeting.

8. Concerns were also express in relation to the affect of the development on the vitality and viability of Newbridge Town Centre. Members felt that the need for this type of store had not been demonstrated and would be detrimental to the economic future of the Town.
9. Officers confirmed there were no statutory objections, and following advertisement to seven neighbouring properties, and a site notice being posted, one letter of objection had been received. Details of objections are within the Officer's report.
10. 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.
11. 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.

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Consultees: P. Denbrinker Senior Planner (Team Leader East)  
M. Noakes Highways Engineer  
L. Cooper Highways Engineer  
C. Davies Senior Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 13th February 2013