

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0018/FULL 30.01.2012	One Stop Store Limited Mr P Taylor Apex Road Brownhills WS8 7TS	Install new ATM machine, 12 bollards, new double automatic sliding doors and install new condenser and air condensers to the rear of the store Former Tony Morgan Cars High Street Newbridge Newport NP11 4GU

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The application premises are located on High Street, Newbridge.

Site description: Detached commercial building with associated curtilage.

Development: Front elevation - New ATM, 12 bollards, new double automatic sliding doors.

Rear elevation - new condenser and air condensers.

Dimensions: The building measures 30 metres in width and 11.5 metres in depth. The proposed ATM unit is located at the eastern extent of the front elevation and measures 1.1 metres in width and 1.2 metres in height.

The automatic double sliding doors are proposed in the centre of the front elevation and measure 4.2 metres in width and 2.5 metres in height.

The 12 bollards are proposed across the front elevation and measure 1 metre in height at 1.4 metre spacings.

The 4 condenser units proposed on the rear elevation are sited 9.5 metres off the eastern boundary of the application site.

Materials: Stainless steel bollards.

Ancillary development, e.g. parking: Change of use of premises to A1 food sales being considered under Application Ref: 12/0782/COU.

Cont....

Application No. 12/0018/FULL Continued

### PLANNING HISTORY

2/09038 - Removal of petrol forecourt and refurbishment of car showroom -  
Granted 27.10.89.

2/12128 - Extension to building, extension of existing forecourt/Parking area and  
additional use for hire of light commercial vehicles - Granted 25.01.95.

11/0941/ADV - Erect new One Stop corporate signage scheme to new  
development - Granted 13.04.12.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy CW2 (Amenity).

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

#### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

#### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not applicable

#### CONSULTATION

Transportation Engineering Manager - No comment as the application is for the  
physical works associated with the change of use. A separate change of use  
application has been considered and the Transportation Engineering Manager  
requests appropriate conditions (Application Ref: 12/0782/COU).

Head Of Public Protection - No objection subject to condition.

Police Architectural Liaison Officer - No comment.

Cont....

Application No. 12/0018/FULL Continued

### ADVERTISEMENT

Extent of advertisement: Nine neighbouring properties were consulted and a site notice was displayed near the application site.

Response: Two letters of objection were received. One of these letters was signed by three neighbouring properties.

### Summary of observations:

- Competition to existing similar businesses;
- Confusion regarding position of proposed ATM;
- Inadequate level of customer parking will lead to on street parking;
- Lack of operational space for delivery vehicles;
- Anti-social opening hours;
- Concern relating to vehicles accessing the site out of hours;
- Concern relating to staff having to leave the site for smoking breaks with associated litter from cigarette butts;
- Concern that if a satellite dish is installed on the premises this could block light and views to neighbouring properties;
- Alleged Japanese Knotweed onsite;
- Existing number of similar businesses in area.

### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? Crime and disorder are not considered to be an issue for this application.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

## ANALYSIS

Policies: The application is for the installation of an ATM, 12 stainless steel bollards, install automatic double sliding doors, as well as the installation of 4 condenser units on the rear elevation. An application for a change of use of the premises is being considered under a separate application, Planning Ref: 12/0782/COU. It is considered that the proposed physical works are acceptable in terms of their siting, design and materials, and are typical of such commercial premises. A condition will be attached to the permission requiring details of external finishes, as well as noise levels for the proposed external condensers located on the rear elevation.

Comments from consultees: The Head of Public Protection raises no objection subject to conditions.

### Comments from public:

Confusion regarding position of proposed ATM - The proposed ATM is sited at the eastern end of the front elevation.

Inadequate level of customer parking will lead to on street parking - 13 customer parking spaces and 3 staff spaces are proposed (under Planning Application Ref: 12/0782/COU). This level of parking is in accordance with Council Approved Supplementary Planning Guidance LDP5, Car Parking Standards (November 2010), and therefore considered acceptable.

Lack of operational space for delivery vehicles - It has been demonstrated (under Planning Application Ref: 12/0782/COU) that adequate operational space has been provided within the application site to allow delivery vehicles to enter and leave the site in a forward gear, as well as undertake all required manoeuvres off the public highway. The issue shall also be controlled by way of a condition requiring the submission and agreement of a delivery strategy plan.

Anti-social opening hours - Although the applicant proposes 06.00 - 23.00 hours Monday - Sunday (under Planning Application Ref: 12/0782/COU), a condition will be imposed restricting the hours of operation to 07.00 - 23.00 hours Monday - Sunday, as these are typical of such convenience stores in the Borough.

Concern relating to vehicles accessing the site out of hours - If access to the car park led to anti-social behaviour associated with 'boy racers' this is a matter to be dealt with by the Police.

Cont....

Application No. 12/0018/FULL Continued

Concern relating to staff having to leave the site for smoking breaks with associated litter from cigarette butts - Littering is controlled under other legislation and the scale of littering in this case would not justify a refusal of permission.

Concern that if a satellite dish is installed on the premises this could block light and views to neighbouring properties - Whilst no satellite equipment is shown on the submitted plans, the size of such equipment that can be installed under permitted development rights would not significantly impact on the amount of light received by neighbouring properties. Loss of view is not a material planning consideration.

Alleged Japanese Knotweed on-site - No evidence of Japanese Knotweed has been observed on-site.

Existing number of similar businesses in area - Competition is not a matter to be controlled through the Planning system.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the installation of any condenser units commencing on site, details of all external and roof mounted plant/machinery associated with the application shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.  
REASON: In the interests of residential amenity.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.

Cont....

Application No. 12/0018/FULL Continued

Advisory Note(s)

The following policy of the Caerphilly Council Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions attached to this consent: Policy CW2.

---