

## PLANNING COMMITTEE – 30TH OCTOBER 2013

**SUBJECT: SITE VISIT - CODE NO. 13/0537/FULL - EXTEND EXISTING CAR PARK ON ADJACENT VACANT LAND WHICH INCLUDES THE INTRODUCTION OF 38 NEW BAYS, WITH THE RECONFIGURATION OF THE EXISTING CAR PARK AND SITE ACCESS WITH ASSOCIATED WORKS TO THE SITE, MCDONALDS RESTAURANTS LTD, UNIT C CROSSWAYS PARK, PARC PONTYPANDY, CAERPHILLY, CF83 3NL**

**REPORT BY: INTERIM CHIEF EXECUTIVE**

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PRESENT:

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

Councillors Phil Bevan, Huw Davies, Michael Prew, James Pritchard, Jean Summers.

1. Apologies for absence were received from Councillors Mrs A. Blackman, A.G. Higgs, Mrs. B. Jones
2. The Planning Committee deferred consideration of this application on 2nd October 2013 for a site visit. Members and Officers met on site on Thursday, 10th October 2013.
3. Details of the application to extend the existing car park on adjacent land which includes the introduction of 38 new bays, with the reconfiguration of the existing car park and site access with associated works to the site, McDonalds Restaurants Ltd, Unit C Crossways Park, Parc Pontypandy, Caerphilly, CF83 3NL were noted.
4. Those present viewed the site from the car park area and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application is a vacant plot of land to the southwest of McDonalds Restaurant and the proposed development would extend the existing car park onto this land. Officers advised that a limit would be imposed by condition on the times that the southern end of the car park could be used in order to mitigate any impact on residential amenity.
6. Members raised concerns in relation to the close proximity of the car park to residential properties and the detrimental impact this would have on residential amenity in terms of increased traffic, noise nuisance, litter and antisocial behaviour. Officers confirmed that a barrier of retractable bollards would be used to restrict access to the part of the car park nearest the houses from 10.00pm to 8.00am the following day. In addition a bund with tree and shrub planting would be introduced to the southern boundary of the car park to further mitigate potential noise sources from within the car park.
7. Officers confirmed there were no statutory objections, and following advertisement to 10 neighbouring properties and a site notice being posted, 10 letters and 1 email of objection had

been received and one letter with a petition 38 signatures. Details of objections are within the Officer's original report.

8. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
9. A copy of the report submitted to the Planning Committee on 2nd October 2013 is attached. Members are now invited to determine the application.

Author: C. Evans, Democratic Services Officer, Ext. 4210  
Consultees: T. Stephens, Development Control Manager  
J. Rogers, Principal Solicitor  
M. Noakes, Senior Engineer (Highway Development Control)  
C. Grimes, Area Principal Planning Officer  
L. Cooper, Assistant Engineer  
G. Mumford, District Environmental Health Officer

Appendices:  
Appendix 1 Report submitted to Planning Committee on 2nd October 2013