



PLANNING COMMITTEE – 6TH AUGUST 2014

SUBJECT: SITE VISIT - CODE NO. 14/0297/RET - GELLI HAF BUNGALOW, ROCK VILLAS, ARGOED, NP12 0AD.

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair

Councillors Mrs E.M. Aldworth, Mrs. P. Cook, H. Davies, N. Dix, Mrs. J. Gale, L. Gardiner, N. George and Mrs. J. Summers

1. Apologies for absence were received from Councillors D. Bolter, W. David, A. Higgs and J. Taylor.
2. The Planning Committee deferred consideration of this application on 9th July 2014 for a site visit. Members and Officers met on site on Wednesday, 23rd July 2014.
3. Details of the application to retain a detached two-storey training facility and gymnasium, at Gelli-Haf Bungalow, Rock Villas, Argoed, Blackwood, NP12 0AD were noted.
4. Those present viewed the site, photographs and examined the original plans to fully appreciate the proposals.
5. Officers confirmed that planning permission had been granted for a single storey building however the now partially constructed development was larger than that approved and was by virtue of its scale out of keeping with the host dwelling. It was noted that there had been ongoing negotiations with the applicant in relation to amending the height of the development and the applicant had submitted a supporting statement confirming the personal reasons for the structure and its design.
6. Clarification was sought with regard to parking provision and the Officer confirmed that the proposal would be able to provide adequate ancillary parking for the host dwelling and would also allow vehicles to turn within the site allowing access and egress in a forward gear.
7. Members noted the training needs of the applicant and how this related to the dimensions of the proposed development. Members also noted that the site was not overlooked on either side and would not therefore have a detrimental impact on any other dwelling. Members were also mindful that no objections had been received from either statutory consultees or neighbouring properties.

8. Clarification was sought in relation to any subsequent change of use for the development should the circumstances of the applicant change. Officers confirmed that further planning permissions would need to be sought on any change of use.
9. The ridge height of the development and the nature of the trusses to be used in relation to the host dwelling was discussed at length. The Officer confirmed that the applicant would need to submit amended plans to incorporate the change in ridge height of the trusses viewed on site as these differed from that stated on the original plans. Members were advised that the plans currently before them sought permission for a lower ridge height requiring a different truss. The applicant agreed to discuss submitting revised plans with his Agent and Officers. It was agreed that further information would be provided at Committee should amended plans be received.
10. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties and a site notice being posted no objections had been received.
11. 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 unacceptable and Officers recommended that permission be refused.
12. A copy of the report submitted to the Planning Committee on 9th July 2014 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Committee Services Officer, Ext. 4420
Consultees: C. Powell, Senior Planner
J. Rogers, Principal Solicitor
L. Cooper, Engineer (Highway Development Control)

Appendices:
Appendix 1 Report submitted to Planning Committee on 9th July 2014