



PLANNING COMMITTEE – 5TH AUGUST 2015

SUBJECT: SITE VISIT - CODE NO. 15/0226/COU – 55 CARDIFF ROAD, BARGOED, CF81 8PA.

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

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors D.T. Davies, A. Lewis and Mrs P. Cook

1. Apologies for absence were received from Councillors R. Gough, Mrs J. Gale and Mrs D. Price.
2. The Planning Committee deferred consideration of this application on 8th July 2015 for a site visit. Members and Officers met on site on Wednesday, 22nd July 2015.
3. Details of the application to change the use from a Florist Shop to a Micro-Bar at 55 Cardiff Road, Bargoed, CF81 8PA were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application property is an established florist shop within the defined town centre of Bargoed and is surrounded by a variety of commercial properties, including shops, offices, restaurants and takeaway establishments. There are also a number of existing public houses and clubs in close proximity to the proposed development. Officers confirmed that the development would include the provision of a small bar area to the front of the premises, accommodating a total of four tables with chairs and a further four stools, a small darts room to the rear, with the cellar operations housed within the basement of the property. It was also noted that there was a residential unit above the retail unit and there would be no changes made to the external appearance of the building.

Reference was made to the objections raised by the Head of Public Protection and clarification was sought in this regard. The Environmental Health Officer confirmed that their objection related to the level of noise generated by both the customers and operations of the proposed micro-bar would that this would be to the detriment of the occupants of the above residential unit.

6. Concerns were expressed in relation to the hours of operation of the proposed bar and the impact this would have on neighbouring residential properties; reference was made to the concerns raised by residents in the area to the Local Ward Member. The Local Ward Member advised that as the development was situated on the fringe of the Town Centre, rather than at its core, it was much closer to residential homes and its change of use from a retail shop

use/hours to that of a bar, with its associated hours would have an unacceptable impact on residential amenity.

The hours of operation were discussed further and the Development Control Manager confirmed that these could be restricted by condition should the Planning Committee wish to do so. He also confirmed that additional conditions requiring acoustic isolation to mitigate the impact on the existing residential unit and that the basement space be kept solely for cellar use would be reasonable and could be discussed further at the next Planning Committee meeting.

7. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, no objections had been received.
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 8th July 2015 is attached. Members are now invited to determine the application.

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| Author: | E.Sullivan | Democratic Services Officer, Ext. 4420 |
| Consultees: | T. Stephens | Development Control Manager |
| | G. Mumford | Senior Environmental Health Officer |

Appendices:

Appendix 1 Report submitted to Planning Committee on 8th July 2015