



PLANNING COMMITTEE – 7TH OCTOBER 2015

SUBJECT: SITE VISIT - CODE NO. 15/0424/ADV – RECONFIGURE EXISTING SIGNAGE SUITE, MCDONALD'S RESTAURANTS LTD, CROSSWAYS PARK, PARC PONTYPANDY, CAERPHILLY

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

PRESENT:

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

Councillors Mrs E.M. Aldworth, Mrs P. Cook, Mrs J. Gale, M. Prew, J. Simmonds and Mrs J. Summers.

1. Apologies for absence were received from Councillors J. Bevan, P. J. Bevan, L. Gardiner and Mrs G. Oliver.
2. The Planning Committee deferred consideration of this application on 9th September 2015 for a site visit. Members and Officers met on site on Tuesday, 22nd September 2015.
3. Details of the application to reconfigure the existing signage suite at McDonalds Restaurants Ltd, Unit C Crossways Park, Parc Pontypandy, Caerphilly 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 signage is to be re-configured in association in association with the proposed extension that is subject of a separate planning application.
6. Clarification was sought with regard to the revised position of the signage and the hours of illumination. The local Member expressed concern with regard to the 24-hour illumination of the large M and its impact on residential amenity. The Officer confirmed that this could be limited by condition and agreed to provide further information at the next Planning Committee meeting.
7. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 3 letters of objection and a petition of 31 signatures had been received. Details of the 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 9th September 2015 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	C. Powell	Principal Planner
	M. Noakes	Senior Engineer (Highway Development Control)
	L. Cooper	Engineer (Highway Development Control)
	M. Godfrey	Environmental Health Officer
	R. Crane	Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th September 2015