



## PLANNING COMMITTEE – 9TH DECEMBER 2015

**SUBJECT: SITE VISIT - CODE NO. 15/0670/FULL – FORMER SARON  
CONGREGATIONAL CHURCH, PANDY ROAD, BEDWAS, CAERPHILLY**

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

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### PRESENT:

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

Councillors M. Adams, Mrs E.A. Aldworth, Ms J. Gale, L. Gardiner, D. Havard, Ms L. Jones, J. Simmonds and Mrs J. Summers

1. Following the presentation of the Case Officer's report, Councillor L. Gardiner declared an interest in that he is related to the applicant. He left the site and took no further part in the formal meeting.
2. Apologies for absence were received from Councillors J. Bevan, R.W. Gough, A.G. Higgs, K. Lloyd, Mrs E. Stenner and J. Taylor.
3. The Planning Committee deferred consideration of this application on 4th November 2015 for a site visit. Members and Officers met on site on Monday, 23rd November 2015.
4. Details of the application to demolish the former church and erect two dwellings at the site of the former Saron Congregational Church, Pandy Road, Bedwas, Caerphilly were noted.
5. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note that the application dwellings would be sufficiently far away from neighbouring dwellings as not to have an overbearing impact on or cause loss of privacy to these properties. Members were referred to the Officer's report which responded to objections in respect of parking and highway safety, and were also advised that a number of available on-street parking spaces had been observed on the surrounding highway that morning.
7. In response to queries from Members, Officers confirmed that the height of the proposed dwellings would be approximately 1m higher than that of adjacent buildings, consisting of 5 bedrooms each with 3 car spaces per dwelling. Each dwelling would have a dropped kerb to access the drive. In terms of the significance and use of the former chapel, Officers advised that CADW have been consulted on this application and have no objections to its loss, and as the chapel is not listed it has no historic importance that would justify its retention in planning terms. It was confirmed that the chapel had seen minimal use in the last year (including for the use of a local playgroup).

8. Members raised concerns regarding street parking problems in the area and queried whether 3 spaces per dwelling would be adequate. Concerns were also raised that the proposed dwelling would impact on an already busy junction adjacent to the proposed dwellings. Officers explained that the previous consent was for a single dwelling with no available off-street parking and therefore this proposal was a gain in terms of parking space.
9. Concerns were also raised as to the impact for on-street parking, should an application subsequently be made to convert the integral garages included within the proposed dwellings for other uses. Officers confirmed that in such cases the applicant would need to demonstrate alternative means of off-street parking, with the possibility of objections to the application if this could not be achieved.
10. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, at the time of preparation of the report, 13 letters of objection and a petition containing 251 signatures had been received. Details of the objections are contained within the Officer's original report.
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 acceptable and Officers recommended that permission be granted.
12. A copy of the report submitted to the Planning Committee on 4th November 2015 is attached. Members are now invited to determine the application.

Author: R. Barrett Committee Services Officer, Ext. 4245  
Consultees: C. Powell Area Principal Planner  
G. Lewis Planning Team Leader  
L. Cooper Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 4th November 2015