



PLANNING COMMITTEE – 9TH DECEMBER 2015

SUBJECT: SITE VISIT - CODE NO. 15/0775/COU – BANK CHAMBERS, 2 PANDY ROAD, BEDWAS, 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 M. Adams, Mrs E.A. Aldworth, Ms J. Gale, L. Gardiner, D. Havard, Ms L. Jones, J. Simmonds and Mrs J. Summers

1. Apologies for absence were received from Councillors J. Bevan, R.W. Gough, A.G. Higgs, K. Lloyd, Mrs E. Stenner and J. Taylor.
2. 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.
3. Details of the application to change the use of the ground floor and first floor from A2 to A3 food and drink (fish and chip shop) at the ground floor and add two C3 dwelling houses (flats) at the first floor of Bank Chambers, 2 Pandy Road, Bedwas, 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 referred to the Officer's report which, in accordance with national guidance, local plan policy and supplementary planning guidance, considered the issues of acceptable proposed use and availability of parking. The application property is situated in a mixed use area which includes a number of hot food takeaways and in that regard the proposal is acceptable in principle. Officers also advised that competition (in respect of hot food suppliers) is not a material planning consideration.
6. Members were asked to note that in terms of parking for takeaway customers, there are a number of short-term waiting zones along Church Street which would be sufficient for these users, and thus the application is acceptable in terms of highway safety. In addition, Officers had observed a number of available parking spaces in the area over the lunchtime and evening period.
7. Members raised concerns regarding street parking problems in the area and the lack of parking for new residents of the proposed dwellings. Members were reminded of the Council's adopted design guidance which advises that a comparison should be made between the existing parking requirements at the premises and that for the proposed use. In that regard the proposed conversion of the office space into flats would lead to a reduction in the number of off-street parking spaces required by the developer. Officers explained that a

new off-road parking space had been secured for residents and added that most premises within the town centre do not have allocated parking spaces. Members raised a possible issue in that the owner of the takeaway could choose to use this allocated space for his own purposes instead.

8. Concerns were expressed regarding deliveries and access for the unloading of goods to the premises and the impact of these on highway safety, especially around busy school periods. Officers confirmed that it is permissible for such vehicles to park and unload on double yellow lines as long as they are not left unattended. Members also raised concerns over a lack of regard for time limits within short-term parking bays in the town centre and the subsequent impact on parking availability, with Officers explaining that this is an enforcement matter.
9. Reference was made to a previous application for a change of use by the premises which was refused. Officers clarified that this was granted on appeal but limited to restaurant use.
10. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 1 letter of objection had been received. Further information was contained within the Officer's 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.

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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