

## PLANNING COMMITTEE SITE INSPECTION PANEL

Tuesday 25<sup>th</sup> September 2018

**14/P/00424: Proposed residential development of the former Cwmbran Rifle Club, demolition of the disused public toilets and change of use of two storey offices at 15 Victoria Street, Cwmbran to form 5 no. 1 bedroom and 5 no. 2 bedroom apartments at Land at 15 Victoria Street, Cwmbran.**

Councillors in attendance	Norma Parrish (Chair), Stuart Ashley, Len Constance, Janet Jones, Jason O'Connell and Alan Slade.
Llantarnam Ward Members in attendance	Councillors Alan Slade and Dave Thomas.
Apologies	Councillors Ron Burnett, Steven Evans, Jon Horlor, Richard Overton and Louise Sheppard
Officers in attendance	Rachel Beale – Senior Business Support Officer (Democratic Services) Norman Jones – Team Leader (Applications) Rebecca McAndrew – Principal Planner Helen Smith – Principal Planner Paul Wheeldon – Group Leader for Transportation and Highways Development

The Chair welcomed everyone to the visit and asked Members if they had any interests to declare. Councillor Stuart Ashley declared a personal interest as a Member of Cwmbran Community Council who had been consulted on the application.

The Principal Planner (RM) outlined the application and made the following comments:

- The proposal was for 10 apartments and would involve the refurbishment of the former Cwmbran Rifle Club building and the Keith Smart Solicitors Offices. The disused public toilets would be demolished and new in-fill buildings would be constructed in place on them as well as on the existing car park on Victoria Street.
- The development would be served by two new accesses off Victoria Street.
- The proposal included 10 parking spaces, 1 per apartment. The parking provision was lower than the adopted parking standards, however Officers felt on balance that it was acceptable as there was a large public car park to the rear and there were frequent buses.
- A wall with railings would be constructed along the boundary of the site with Victoria Street
- Residents raised concerns in relation to highway safety, loss of outlook and overlooking.
- A viability assessment has been carried out by Officers which showed that any Section 106 contributions would make the scheme unviable. On balance, Officers consider it to be acceptable given that the proposal would improve

the visual amenities of the site and the wider area and would also provide homes.

In response to Members questions the following replies were given by Officers:

- The applicant was Keith Smart Solicitors.
- The parking proposed would not be available for use by the public and the applicant would be responsible for controlling that.
- The tenure of the apartments was not known. However, in view of the viability assessment, there would be no formal requirement for affordable housing on the site.
- There would be a traffic management plan in place during construction.
- The plans showed a limited amount of hedgerow to be planted along with a number of trees.
- The Applicant would not be required to widen the footways as part of the development; it would be the responsibility of the Highway Authority. However, the Authority's Highways Officer considered that it was unlikely to happen as it would remove the parking spaces adjacent to the footway.
- The large public car park to the rear had no time restrictions and was open 24 hours a day.

Councillor Dave Thomas, ward member stated that he had spoken to a number of local residents in relation to the application and they did not have any objections. Councillor Stuart Ashley added that when it was discussed at the Cwmbran Community Council meeting Members did not raise any concerns.

The Chair thanked everyone for their attendance and closed the meeting.

Site notes written by Rachel Beale, Senior Business Support Officer (Democratic Services) Tuesday 25<sup>th</sup> September 2018