

## PLANNING COMMITTEE – 16TH JANUARY 2013

**SUBJECT: SITE VISIT - CODE NO. 12/0653/RM - ERECT DEVELOPMENT OF FOURTEEN DWELLINGS AND ASSOCIATED LANDSCAPING, LAND AT MORIAH HILL, RISCA, NEWPORT**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor D.G. Carter - Chairman  
Councillor W. David – Vice-Chairman

Councillor N. George

1. Apologies for absence were received from Councillors S. Jenkins and Mrs R. Passmore.
2. The Planning Committee deferred consideration of this application on 5th December 2012 for a site visit. Members and Officers met on site on Tuesday, 18th December 2012.
3. Details of the reserved matters application to erect a development of fourteen dwellings and associated landscaping on land at Moriah Hill, Risca, Newport were discussed and it was noted that as outline permission had already been granted, the application was for design and layout purposes only. Those present viewed the site and examined the plans submitted to fully appreciate the proposals. The submitted layout indicated an 'L' shaped cul-de-sac with the existing access remaining.
4. The local ward member raised concerns in relation to the surrounding road infrastructure, in particular the unsuitability of the road junction (with Rosemount Avenue and Mount Road); the access road (Moriah Hill); and the bridge along Moriah Hill and its capacity to carry any additional traffic. The levels, control and removal of surface water from both the road and application site were also raised as a concern.
5. Officers advised conditions placed on the application (if successful) would ensure the developer widened the access road (Moriah Hill) and vehicles were not encouraged to use the lower part of Moriah Hill due to the bridge's size and condition. The actual access road to the site would be widened and would provide a turning point for vehicles, something that the current road structure lacked. To remove surface water from the road, gullies would be located on site and no objections to the development had been received from Dŵr Cymru Welsh Water.
6. Members were asked to note that no works would commence on site until the road access had been improved and a pump/pumping station to be located on site would be subsequently adopted (and thereby maintained) by Dŵr Cymru Welsh Water. This would help distribute water from the site into the main sewer and were commonplace on housing estates due to the local topography. When asked, Officers confirmed that in relation to potential noise nuisance generated by the water pump/pumping station, residents at other locations had made no complaints. In addition, the proposed drainage solutions would have a positive effect on the immediate vicinity as the flow of surface water would be more controlled.

7. In closing, the local ward member expressed concerns regarding the increase in levels to facilitate the application site's access road, and the effect this would have on the party wall, and drainage, with a neighbouring property. Officers stated it was inevitable that a gradient would have to be put into place to facilitate access, but that screening could be introduced.
8. Officers confirmed there were no statutory objections, and following advertisement to six neighbouring properties, and a site notice being posted, two letters of objection had been received. Details of objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted, subject to conditions.
10. A copy of the report submitted to the Planning Committee on the 5th December 2012 is attached. Members are now invited to determine the application.

Author: R.J. Thomas, Committee Services Officer, Ext. 4245  
Consultees: T. Stephens, Development Control Manager  
M. Noakes, Highways Engineer  
G. Mumford, Environmental Health Officer

Appendices:  
Appendix 1 Report submitted to Planning Committee on 5th December 2012