

## PLANNING COMMITTEE – 15TH MAY 2013

**SUBJECT: SITE VISIT - 13/0005/RM - SEEK APPROVAL OF THE RESERVED MATTERS REGARDING ACCESS, APPEARANCE, LANDSCAPING AND LAYOUT IN CONNECTION WITH THE RESIDENTIAL DEVELOPMENT APPROVED UNDER PLANNING APPLICATION 06/0821/OUT, LAND AT THORNCOMBE ROAD, BLACKWOOD**

**REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE**

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PRESENT:

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

Councillors M. Adams, Mrs P. Cook, H. Davies, Mrs D. Ellis, J.E. Fussell, L. Gardiner, N. George, Mrs E. Stenner and J. Summers

1. Apologies for absence were received from Councillors Mrs. A. Blackman and A. Higgs.
2. The Planning Committee deferred consideration of this application on the 10th April 2013 for a site visit. Members and Officers met on site on Monday 22nd April 2013.
3. Details of the application to seek approval of the reserved matters regarding access, appearance, landscaping and layout in connection with the residential development approved under planning application 06/0821/OUT, land at Thorncombe Road, Blackwood were noted.
4. Those present viewed the site from the rear lane, roadside and the High Street car park and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the proposed site comprised of 5 x 2.5 storey dwellings, a 3-storey block of flats and a 2.5 storey unit containing 8 self-contained bedsits. Access to the site was clarified and it was noted that improvements would be made to Thorncombe Road and a footway from the site entrance continuing up to the High Street junction would be introduced.
6. Members were concerned that the proposed development would have an overbearing effect and questioned its impact on the adjoining residential properties. Clarification was sought with regard to the amount of fill material to be removed from the site. Although Officers did not have the exact figures, they confirmed that a substantial amount of fill material would be removed resulting in a reduced need for retention works and lower finished levels. It was noted that the existing hedge would also be protected and enhanced under the proposed scheme. Officers and Members compared the proposed levels and ridge heights in relation to the neighbouring properties at different points and concerns were again expressed by members that the development in terms of its massing and height would have an overbearing effect.

7. Members also expressed concerns in relation to drainage, surface water and sewerage issues connected to the site. Reference was made to incidents of flooding and foul odours emanating from the site. Officers confirmed that conditions attached to the outline planning permission required the applicant to submit a land drainage plan to the Senior Engineer for approval before any works commenced. Members requested that further advice be sought with regard to the sewerage system and the outcome reported back to the next Committee. It was acknowledged that the tipping of material onto the site had in all probability contributed to the drainage issues, however once this was removed and the developments drainage scheme implemented an improvement should be noted.
8. Members were also concerned that the site had a history of stability issues and was an area of risk due to previous coal mining activity. Officers confirmed that consultation had taken place with the Coal Authority who had confirmed the site to be in an area of low risk. The Local Ward Members disputed this and clarification from the Coal Authority was requested. Members were reassured that thorough ground investigations would need to be undertaken as part of required building regulations and these would be subject to approval from the Building Inspectors.
9. Officers confirmed there were no statutory objections, and following advertisement to 18 neighbouring properties, advertisement in the press and a site notice being posted, 39 letters of objection representing 34 addresses and a petition of 55 signatures representing 36 addresses were received and additional letter of objection was also noted at Planning Committee on the 10th April 2013. Details of objections are within the Officer's original report.
10. 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.
11. A copy of the report submitted to the Planning Committee on 10th April 2013 is attached. Members are now invited to determine the application.

Author: E. Sullivan, Committee Services Officer, Ext. 4420  
Consultees: T. Stephens, Development Control Manager  
S. Hockaday, Senior Planner  
J. Rogers, Principal Solicitor  
M. Noakes, Senior Engineer (Highway Development Control)  
L. Cooper, Engineer (Highway Development Control)  
C. Davies, Senior Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 10th April 2013