

PLANNING COMMITTEE – 15TH MAY 2013

SUBJECT: SITE VISIT - 12/0870/FULL - ERECT 25 RESIDENTIAL UNITS, LAND AT UPPER TRELYN, FLEUR-DE-LIS, BLACKWOOD

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

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

Councillors M. Adams, H. Davies, J.E. Fussell, N. George and D.V. Poole

1. Mr John Rogers (Principal Solicitor), having previously declared an interest did not attend the site meeting.
2. Apologies for absence were received from Councillors Mrs. A. Blackman, L. Gardiner, A. Higgs, Mrs. J. Summers and Mrs. E. Stenner.
3. 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.
4. Details of the application to erect 25 residential units, Land at Upper Trelyn, Fleur-de-Lis, Blackwood were noted.
5. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note that the proposed development comprised of 15 x 3 bed houses, 3 x 2 bed houses, 6 x 1 bed flats and a four bed adapted bungalow. The layout of the properties and point of access was confirmed and Officers advised that all parking would be self-contained within the site.
7. Members raised concerns in relation to the proximity of the site to neighbouring dwellings particularly given the elevated nature of the development and the height of the retaining boundary wall. The height and position of the retaining wall at different points was clarified and it was noted that at certain sections would measure up to 2m. Members felt that this would have an overbearing impact, as the surrounding properties would be looked down on by the development. Officers confirmed that the separation distances between the development and the nearest residential properties ranged from a minimum of 21m upwards and was therefore acceptable in planning terms.
8. Members were also concerned that access and egress to and from the site was onto the main B4254 road, which serviced nearby Cwm Rhymni School and was therefore in constant use. Officers advised that when the by-pass road had been designed this point of access had been factored in and confirmed that the visibility splay exceeded statutory guidelines.

9. Officers confirmed there were no statutory objections, and following advertisement to neighbouring properties, and a site notice being posted, 2 letters were received. 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
J. Forrester, Senior Planner
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