



PLANNING COMMITTEE – 4TH SEPTEMBER 2013

SUBJECT: SITE VISIT - CODE NO. 12/0376/FULL - ERECT ONE FOUR BEDROOM DWELLING AND ONE THREE BEDROOM DWELLING INCLUDING OUTBUILDINGS, LAND ADJACENT TO 128-134 LLANCAYO STREET, BARGOED

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

Councillor W. David – Vice Chairman (Presiding)

Councillors H.R. Davies, N. George, D.T. Davies and Mrs D. Price

1. Apologies for absence had been received from Councillors M. Adams, Mrs. E. Aldworth, Mrs. A. Blackman, D. Bolter and Mrs. J. Summers.
2. Councillor D.G. Carter did not attend the site visit having previously declared an interest in this matter. The Vice-Chairman, Councillor W. David, therefore chaired the meeting.
3. The Planning Committee deferred consideration of this application on 7th August 2013 for a site visit. Members and Officers met on site on Tuesday, 20th August 2013.
4. Details of the application to erect one four bedroom and one three bedroom dwelling including outbuildings on the land adjacent to 128-134 Llancayo Street, Bargoed were noted.
5. Those present viewed the site from several vantage points and examined the initial plans submitted with the application in order to fully appreciate the proposals.
6. It was noted that concerns had been expressed by residents of Graig Farm that the proposed development would result in the loss of an informal turning area which is currently used by lorries entering their property to empty their septic tank. It was noted, however, that the loss of this facility is a private matter and therefore not material to the determination of this planning application.
7. Members noted that vehicular access to the site is proposed off Llancayo Street via an existing single-track road. The internal site road would lead off the track and would be cut into the slope of the land to gain access to the dwellings that are located towards the upper levels of the site.
8. Members expressed concerns with regard to the visual impact and gradient of the proposed internal site access road/driveway in terms of the potential for hazards in particular, during icy conditions. Officers advised that the proposed private driveway would have a maximum gradient not exceeding 12.5% (1 in 8) and would be not less than 4.1m wide. It was

suggested that a barrier, with appropriate screening, could be erected at appropriate points along this road as a precautionary measure.

9. If consent is granted, it was proposed that a condition be imposed stipulating that the internal site access road be constructed to an acceptable standard prior to the development of the site commencing and that full details of the design and materials to be used in the construction of the road, together with any associated landscaping, be submitted to and approved by the Local Planning Authority.
10. Officers confirmed there were no statutory objections and following advertisement to 7 neighbouring properties and a site notice being posted, 7 letters of objection had been received. Details of the objections are within the Officer's original 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 recommend that permission be granted subject to conditions.
12. A copy of the report submitted to the Planning Committee on 7th August 2013 is attached. Members are now invited to determine the application.

Author: S.M. Kauczok, Committee Services Officer, Ext. 4243
Consultees: T. Stephens, Development Control Manager
J. Rogers, Principal Solicitor
M. Noakes, Senior Engineer (Highway Development Control)

Appendices:
Appendix 1 Report submitted to Planning Committee on 7th August 2013