

PLANNING COMMITTEE – 30TH OCTOBER 2013

SUBJECT: SITE VISIT - CODE NO. 12/0860/RM - SEEK APPROVAL OF THE RESERVED MATTERS LAYOUT, SCALE, APPEARANCE AND LANDSCAPING IN CONNECTION WITH THE RESIDENTIAL DEVELOPMENT OF 142 DWELLINGS AND ASSOCIATED WORKS APPROVED UNDER PLANNING PERMISSION P/04/1325, MACKWORTH GRANGE, PONTYPANDY LANCE, CAERPHILLY, CF83 3HT

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

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

Councillors J. Fussell, R. Gough, J. Pritchard

1. Councillors M. Prew and P.J. Bevan declared an interest in that the applicant is known to them and did not attend the site visit.
2. Apologies for absence were received from Councillors Mrs A. Blackman, A.G. Higgs, Mrs. B. Jones
3. The Planning Committee deferred consideration of this application on 2nd October 2013 for a site visit. Members and Officers met on site on Thursday, 10th October 2013.
4. Details of the application to seek approval of the reserved matters layout, scale, appearance and landscaping in connection with the residential development of 142 dwellings and associated works approved under planning permission p/04/1325, Mackworth Grange, Pontypandy Lane, Caerphilly, CF83 3HT were noted.
5. Those present viewed the site from Pontypandy Lane and South Pandy Road and examined the initial plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note that the application relates to land which forms part of a larger site approved in outline for residential purposes. The application is a reserved matters submission in respect to 142 dwellings. All these properties are designed as houses. The outline consent was for 199 dwellings. The first phase of 57 is currently being built out. This current submission is for the remaining number of houses to take the development up to that approved total
7. Members raised concerns in relation to the height of the new development in relation to the existing properties in the lane and privacy for existing residents. Officers referred to amended plans that have been submitted. Concerns were also raised for the hedgerow in the lane. Officers confirmed that there are plans to thicken the hedgerow at the edge of the development, which will prevent access from the site to the lane as well as increase the privacy for the residents. Members raised concerns with flooding and changing the layout of

the lane. Officers stated that this would be an issue between the developer and residents to clarify ownership.

8. Officers confirmed there were no statutory objections, and following advertisement to 59 neighbouring properties and a site notice being posted and advertisement in the press, 14 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 and objectors, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on 2nd October 2013 is attached. Members are now invited to determine the application.

Author: C. Evans, Democratic Services Officer, Ext. 4210
Consultees: T. Stephens, Development Control Manager
J. Rogers, Principal Solicitor
M. Noakes, Senior Engineer (Highway Development Control)
G. Lewis, Area Principal Planning Officer
L. Cooper, Assistant Engineer
G. Mumford, District Environmental Health Officer

Appendices:
Appendix 1 Report submitted to Planning Committee on 2nd October 2013