



PLANNING COMMITTEE – 27TH NOVEMBER 2013

SUBJECT: SITE VISIT - CODE NO. 13/0465/FULL - DEMOLISH EXISTING BUILDINGS AND ERECT 29 DWELLINGS (COMPRISING OF A MIX OF 1 BED APARTMENTS AND 2 AND 3 BEDROOM HOUSES) WITH ALL ASSOCIATED INFRASTRUCTURE AND LANDSCAPING, THE GREENFLY AND CATS HOUSE, NEWPORT ROAD, BEDWAS, CAERPHILLY, CF83 8BJ.

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

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

Councillors Mrs E. M. Aldworth, D. Bolter, H. Davies, J. E. Fussell, Mrs J. Gale, L. Gardiner, N. George, D. Havard and Mrs J. Summers.

1. Apologies for absence were received from Councillors R.W. Gough, Mrs B. Jones and A.G. Higgs and Mr J. Rogers (Principal Solicitor).
2. At the Planning Committee meeting on the 30th October 2013, Councillor Mrs J. Gale had declared an interest in this application as her grandson worked for the developer. However in the intervening period her grandson has changed employment and as such the conflict of interest no longer applied.
3. The Planning Committee deferred consideration of this application on 30th October 2013 for a site visit. Members and Officers met on site on Tuesday, 12th November 2013.
4. Details of the application to demolish existing buildings and erect 29 dwellings (comprising of mix of 1 bed apartments and 2 and 3 bedroom houses) with all associated infrastructure and landscaping, The Greenfly and CATS House, Newport Road, Bedwas, Caerphilly, CF83 8BJ were noted.
5. Those present viewed the site from Newport Road and The Bryn and examined the initial plans submitted with the application to fully appreciate the proposals.
6. Members were asked to note that the site is divided into two parts, the western portion was formally used as a transportation depot with the remainder being occupied by a social club, which is at a higher level. The proposal seeks to demolish the existing buildings and redevelop the site for the provision of 29 dwellings made up of 1 x three-storey apartment block of 12 (1 bed) units, 1 x two storey building containing 2 (1 bed) units, 10 x 3 bed houses and 5 x 2 bed houses. The development would provide 35 off road parking spaces designated to the outside of each of the individual properties.

7. Members raised concerns in relation to drainage issues in the area which they felt would be further exacerbated by the proposed development. Reference was made to several incidents during recent periods of heavy rain where large pools of surface water had formed adjacent to the site, making certain parts of the roadway impassable. Members were concerned that adding an additional 29 dwellings to an already pressured system would increase risks of flooding and cause further problems to adjoining properties and road users. Officers confirmed that Dwr Cymru had been consulted in this regard and had raised no objections to the development. It was noted that the applicant would also be required, by condition, to submit a comprehensive drainage scheme which should address the issues raised. The applicant also confirmed their intention to make improvements to the existing drainage system which they believed would alleviate many of the problems currently being experienced.
8. Members expressed their concerns on what they felt to be the overdevelopment of the site and were also concerned about the proposed arrangements for the collection of its refuse bins from the main road. Particular reference was made to the lack of bin storage for the proposed apartment blocks. Members were also concerned about the overbearing nature and visual impact that the development would have on the neighbouring Bedwas Workingmen's Hall. Concerns were also raised in relation to parking problems and additional traffic movements that a development of this size would bring to an already highly congested area. Members also referenced the 106 Agreement settlement and the wish to see the money allocated to this ward.
9. Officers acknowledged Members concerns about bin storage and agreed that they would discuss adding bin storage facilities for the apartment blocks with the developer. In relation to the Bedwas Workingmen's Hall building, the Conservation Officer had been consulted and offered no objections. Furthermore careful consideration had been given to the position of the block of flats that extend some 10m forward of the listed building and on balance it was felt that given its own imposing structure and setting it would not be harmed by the new buildings. Officers confirmed that 35 outside parking spaces had been allocated to the development and were assigned to the individual properties. In addition to this a road traffic order had been agreed with the applicant which would prohibit on-street parking around the site. In respect of over-development concerns, Members were assured that this had been closely looked at and the design, appearance, scale and massing of the site itself and its impact on the surrounding land uses was considered to be acceptable in planning terms. With regard to the 106 Agreement, Officer's advised that the relevant departments would be responsible for the allocation of funds, to the benefit of both the local and wider community.
10. Officers confirmed that no statutory objections had been received and following advertisement to 35 neighbouring properties, and a site notice and press notice being posted, 4 letters of objection and an objection from Bedwas, Trethomas and Machen Community Council had been received. Details of the objections are within the Officer's 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 recommended that permission be granted.
12. A copy of the report submitted to the Planning Committee on 30th October 2013 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Committee Services Officer, Ext. 4420
Consultees:	G. Lewis	Team Leader (Planning)
	M. Noakes	Senior Engineer (Highway Development Control)
	L. Cooper	Engineer (Highway Development Control)
	G. Mumford	Senior Environmental Health Officer
	A. Brown	Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 30th October 2013