



## PLANNING COMMITTEE - 14TH MAY 2014

**SUBJECT: SITE VISIT - CODE NO. 13/0712/OUT - ERECT DETACHED TWO BEDROOM DWELLING LAND AT HOMELEIGH, 1 TUCKERS VILLAS AND ADJACENT TO 13 WOODBINE ROAD, BLACKWOOD, NP12 1QH**

**REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER**

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PRESENT:

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

Councillors Mrs P. Cook, L. Gardiner and N. George

1. Apologies for absence were received from Councillors H. Davies and Mrs J. Summers
2. Mr John Rogers (Principal Solicitor) having previously declared an interest in that he represents Cancer Care Line who have objected to the application, did not attend the site meeting.
3. The Planning Committee deferred consideration of this application on 9th April 2014 for a site visit. Members and Officers met on site on Wednesday, 30th April 2014.
4. Details of the application to erect a detached two bedroom dwelling on the land at Homeleigh, 1 Tuckers Villas and adjacent to 13 Woodbine Road, 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 site comprises a narrow strip of land between an end of terrace dwelling fronting Woodbine Road and a detached property side on to Woodbine Road. The site affords pedestrian access to the front of Tucker's Villas and is predominately grassed with a mature hedge abutting the eastern boundary. The front boundary of the site is formed by a low wall, with an access gap served by a dropped kerb. The proposal seeks to erect a single dwelling to the rear of the plot including a small amenity area and 2 car parking spaces to the front of the development. Officers confirmed that a private right of way exists on the site and the proposed development would reduce this to a narrow 1m strip tight to the boundary with the neighbouring dwelling at No. 13 Woodbine Road. Members were advised that the right of way issues were a private matter between residents and could not be addressed as part of the planning process.
7. Members expressed concern with regard to the sites' access. It was noted that access would be via a narrow highway frontage with restricted visibility and due to the proposed layout no allowance had been made for vehicles to turn within the site. This could require vehicles to

reverse out onto Woodbine Road with potentially hazardous results. Given the lack of visibility and intensification of use through the increased vehicles movements associated with a dwelling this was considered to be unacceptable in planning terms and as such the Transportation Engineering Manager objects to the proposal.

8. Members were referred to the Officers report and reason for refusal (03) contained therein. It was noted that since the report's date the applicant had commissioned and submitted an arboricultural report. This had been scrutinised by the Council's Arboricultural Officer who agreed the reports findings and as a result this reason for refusal would be withdrawn when the matter came before the Planning Committee.
9. Officers confirmed that an objection had been received from the Transportation Engineering Manager and following advertisement to 11 neighbouring properties, and a site notice being posted, 13 letters or emails representing 8 addresses of objection had been received. Details of objections are within the Officer's 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 unacceptable and Officers recommended that permission be refused.
11. A copy of the report submitted to the Planning Committee on 9th April 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Committee Services Officer, Ext. 4420
Consultees:	R. Crane	Senior Solicitor
	S. Hockaday	Principal Planner
	L. Cooper	Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th April 2014