



PLANNING COMMITTEE – 13TH JANUARY 2016

SUBJECT: SITE VISIT - CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE

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

PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, K. Lloyd, D. Rees, R. Saralis

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, W.H. David (Vice-Chair), Ms J. Gale, L. Gardiner, R.W. Gough, A.G. Higgs, A. Lewis and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 9th December 2015 for a site visit. Members and Officers met on site on Monday, 21st December 2015.
3. Details of the application to erect a residential development of up to 175 units including open space provision, access and parking arrangements on land at Oakdale Golf Course, Oakdale Golf Course Lane, Oakdale, Blackwood, were noted.
4. Those present viewed the site and the surrounding area, including adjacent roads leading to the site and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the application site lies outside the settlement boundary of Oakdale and is not allocated for residential use, and therefore represents a departure from the Local Development Plan. However, it was the view of Officers that the proposed dwellings would help address the lack of a five-year housing land supply. Concerns had been raised in respect of whether the application site lay within a 'Green Belt' area. Officers explained that this is a planning term used in England and that the equivalent term within Caerphilly Council planning policy is 'Green Wedge', and confirmed that the site is not contained within a 'Green Wedge' area. The report addressed concerns in respect of a neighbouring conservation area and Officers confirmed that any visual impact on this area would be very limited.
6. Members were referred to the Officer's report which responded to a number of objections and concerns, including parking issues and increased traffic as a result of the new dwellings and highway safety. They were advised that the submitted Transport Assessment concluded that the additional traffic flows can be accommodated within the existing highway network and that suggested traffic calming measures within the surrounding area were not considered necessary.

7. During the course of the site visit, Members viewed an adjacent road leading to the proposed entrance to the new residential development. Reference was made to a nearby primary school, with concerns raised that the proposed development would exacerbate parking issues in this area during school drop-off and collection periods. Particular emphasis was placed on the exceptionally high pupil roll at the school (the largest primary school in the county), together with the concern that the road leading to the proposed estate is a primary ingress/egress point for residents of the existing estate.
8. Concerns were also raised in respect of the impact of the new development on school pedestrian access and safety. Officers referred to the significant information contained in the report in respect of traffic considerations and explained that there would be no adverse impact on the local area as a result of the proposed development. Members requested that a summary of the main conclusions of the Transport Assessment be made available to them and to other interested parties following the meeting.
9. Officers confirmed that following advertisement to neighbouring properties, advertisement in the press and a site notice being posted, 6 letters of objection and a petition containing 240 signatures had been received. Details of the objections are contained 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 upon satisfactory agreement of a Section 106 agreement.
11. A copy of the report submitted to the Planning Committee on 9th December 2015 is attached. Members are now invited to determine the application.

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Consultees:	P. den Brinker	Planning Team Leader
	C. Campbell	Transportation Engineering Manager
	G. Mumford	Senior Environment Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 9th December 2015