

MEMBERS' SITE VISIT UPDATE

PLANNING APPLICATION REFERENCE: 15/0563/OUT

PROPOSED DEVELOPMENT: Erect up to 50 dwellings and access with all other matters reserved

LOCATION: Land at Ty-Mawr, Ty-Mawr Farm Lane, Croespenmaen

DATE OF SITE VISIT: 6 June 2016

MEMBERS PRESENT: Cllr D. Carter, Cllr K. Lloyd and Cllr A. Lewis

---

The following points were raised by members, and the answers provided:

- There are existing problems at the junction of Ty Mawr Lane with the main road. The Council's Transportation Engineering Manager is satisfied that the junction is adequate for the additional traffic arising from the development but further information on this matter will be presented at Planning Committee
- Traffic will be increased at the existing traffic light junction at the top of Kendon Hill. The Council's Transportation Engineering Manager is satisfied that the junction is adequate for the additional traffic arising from the development
- How much of the green wedge would be lost? 10.55% of the green wedge defined in the adopted LDP would be lost.
- What is the distance to the existing houses? To the west, the distance between the existing and new houses would be approximately 40m, and to the north that distance would be approximately 34m. The submitted layout is illustrative only and so those distances may change, but there is clearly adequate room on site to accommodate the development and maintain well over the 21m distance between the habitable room windows of existing and proposed properties.