

## Members' Site Visit Update

PLANNING APPLICATION REFERENCE: 15/0442/OUT

PROPOSED DEVELOPMENT: Erect residential development comprising approximately 18-20 houses and eight flats

LOCATION: Land at Abertridwr Road, Penyrheol

DATE OF SITE VISIT: 4<sup>th</sup> July 2016

MEMBERS PRESENT: D Carter, W David, L Whittle, M Sargent, H Davies, J Taylor, L Binding.

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

- The Cabinet Member has stated that development on greenfield sites will not be approved. Why has that view changed?
  - Members are entitled to express their views on matters, but the Local Planning authority can only determine applications on the basis of their planning merits.
- The veracity of the submitted traffic statement was questioned.
  - Members were advised that as the development is for less than 100 units a Traffic impact Assessment could not be requested and that what was submitted was a traffic statement (TS). This TS considered the existing traffic movements in the area and factored the increases in traffic as a result of the proposed development. The submitted report indicates that the increase in traffic was at such a level that it would be considered insignificant in highway safety terms and as such there was no objection to the development.
- Does the TS take account of the approved development at the Windsor Colliery site.
  - No.
- Why is the only one bus stop proposed on the southbound side of the road.
  - Members were advised that the developer would be required to provide an in line bus stop (within the existing carriageway) as part of the development. The condition proposed should be amended to reflect this.
- Members queried why the long held view of the Highway Department, that there should be an objection to any development on this site, has now been changed.
  - Members were advised that a thorough search of records did not indicate any previous highway objections to the development of this site. In any event the current application has to be considered on its own planning merits.
- Why have the flats been sited at the southern end of the site immediately adjacent to the existing housing thereby having an overbearing impact on those dwellings.
  - Given the details that have been submitted for consideration it is not considered that the flats would have an overbearing impact on the adjacent dwellings. The proposal is for two two-storey blocks of flats sited sufficiently far enough away from the adjacent dwellings that there would be no overbearing impact or loss of privacy. Whilst this application is in outline, the scale parameters submitted will have to be adhered to in any future

development and an adequate privacy distance (of at least 21m) will have to be achieved. In that regard it is not felt that the LPA could justify requiring the re-siting of the flats in planning terms.

- There have been public meetings on highway safety in the recent past. What impact do these have on this development?
  - This is an issue that will be addressed by the Transportation Engineering Manager
- Concerns were raised with regard to ground stability in the area as a result of the steepness of the site and the presence of an old mine on this site.
  - Members were advised that the Coal Authority has not identified this area as a high risk mining area and as such a ground investigation is not required at this time. It is the responsibility of the developer to ensure that any development is carried out safely using the correct construction methods. Given the steepness of the site and the need to provide retaining walls this is likely to require specialist engineering advice which would be at the cost of the applicant.
- There is an electricity line crossing the site. What will be done with this?
  - This is a matter between the developer and the relevant statutory undertaker.