

## **MEMBERS SITE VISIT**

PLANNING APPLICATION REFERENCE: 15/0311/FULL

PROPOSED DEVELOPMENT: Erect a new dwelling.

LOCATION: Brynfyfryd, 6 Old Parish Road, Hengoed

DATE OF SITE VISIT: 1.8.16

MEMBERS PRESENT: D Carter (Chair), W David (Vice Chair), D Bolter and J Gail

OFFICERS PRESENT: Michele Davies, CCBC Planning

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

Councillors viewed the site and gave consideration to the location, scale and orientation of the proposed dwelling and its impact upon the neighbouring dwellings at both 21 Cae Canol to the north and The Haven to the east. In particular the potential overbearing and overshadowing impact of the dwelling upon the living conditions of occupiers at 21 Cae Canol was considered together with the potential loss of privacy that may result by the occupiers of the proposed dwelling using the living roof.

It was considered that a more favourable recommendation would be given if the proposed dwelling were to be located further away from the common boundary with 21 Cae Canol, subject to any such proposal complying with other general development control criteria.

## MEMBERS SITE VISIT

PLANNING APPLICATION REFERENCE: 16/0437/RET

PROPOSED DEVELOPMENT: RETENTION OF BOUNDARY FENCE

LOCATION: 74 HALF ACRE COURT, CAERPHILLY

DATE OF SITE VISIT: 1.8.16

MEMBERS PRESENT: Councillors D Carter (Chair), W. David (Vice Chair) and M Prew.

OFFICERS PRESENT: Michele Davies, Ruth Amundson CCBC Planning; Mark Noakes, Lisa Cooper, CCBC Highways;

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The planning officer confirmed permitted development rights for all boundary treatments on the estate had been removed when permission was granted for the estate and the original concept of brick walls, railings and planting made an important contribution to the character of the area and to the street scene. The original design brief for the estate precluded the use of wooden fences as boundary treatments facing public land.

Councillors noted the presence of several wooden fences on the boundary of houses on Half Acre Court on the approaches to the leisure centre. The planning officer advised that the only application that had been made for boundary treatments on the estate was for low railings at 21 Half Acre Court and councillors also viewed that property.

Councillor M Prew said that the applicants had been unaware of the need for permission and that they had suggested planting a Virginia creeper or similar to soften the appearance of the fence.

The planning officer referred to a letter that had been received in response to advertisement. The letter neither supported nor opposed the proposal but raised the issues of the visual appearance and the loss of the planting, the fact that it had been carried out without permission and the fact that additional land had been enclosed within the garden. In response to those issues RA advised that it was not an offence to carry out building work without permission and that the land that had been enclosed was not highway land.