

Members' Site Visit

PLANNING APPLICATION REFERENCE: 16/0626/FULL

PROPOSED DEVELOPMENT: Demolish existing structures and construct a 32 bed care home facility with associated external works

LOCATION: Ty Yn Y Pwll Hotel, Newport Road, Trethomas

DATE OF SITE VISIT: 7 November 2016

MEMBERS PRESENT: D Carter, M Adams, L Aldworth, J Gale, L Jones.

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

- Concerns rose regarding the type of care home being provided.
 - It is unknown what type of care home is to be provided. This is something that will be determined at a later date, should planning permission be approved. Social Services would need to be involved in determining what type of care home is needed.
- Concerns were raised regarding a potential change of use of the property from a Care Home to a Medium Secure Unit (MSU).
 - It was explained that the Care Home and Medium Secure Units have different Use Classes, thereby Planning Permission would be required for change the use from a Care Home (use class C2) to a Medium Secure Unit (C2a). To reinforce this, a condition could be added to ensure that only C2 development is provided for on the site.
- Are the 13 car parking provisions adequate?
 - The site is considered in a sustainable location with bus routes connecting Trethomas to Newport and Caerphilly, and accords with the Council's Adopted Parking Standards.
- Ridge Height of development and impact on neighbouring buildings.
 - The height of the proposed development will not be significantly higher than the current disused public house. The second floor will be within the roof space.

Members' Site Visit

PLANNING APPLICATION REFERENCE: 16/0617/OUT

PROPOSED DEVELOPMENT: Erect 16 Dwellings

LOCATION: Land South of the Glade, Wyllie, Blackwood.

DATE OF SITE VISIT: 7 November 2016

MEMBERS PRESENT: D Carter, M Adams, J Jones.

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

- How far will the development extend southwards?
 - The southernmost part of the development will be approximately in line with the dwellings on the other side of the Valley at Pontgam Terrace.
- What are the parking requirements?
 - This will be addressed at a reserved matters case, should the site be approved for development.
- Where will the development be in relation to the hillside?
 - The development will require the removal of an existing deposit of rubble and will follow the line of the hillside
- Will there be bungalows on the site?
 - Bungalows would be best positioned to the front of development on the eastern edge. This is not though a conditional requirement and would require an additional condition.

Members' Site Visit

PLANNING APPLICATION REFERENCE: 16/0506/OUT, 16/0507/OUT, 16/0508/OUT
16/0509/OUT, 16/0510/OUT

PROPOSED DEVELOPMENT: Erect 5 individual residential self-build dwellings

LOCATION: Land adjacent to Islwyn Bowls Centre, Gelli Lane, Pontllanfraith.

DATE OF SITE VISIT: 7 November 2016

MEMBERS PRESENT: D Carter, M Adams

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

- How will the plots be dealt with?
 - Individually, as they have all been submitted as separate parcels of land.
- Is this land classified as Leisure land?
 - It is classified as white land within settlement limits.
- Is there a PROW from Dan-y-Bryn?
 - There isn't a formal footpath, although section of fencing has been removed and trampled on.
- Concerns regarding the design of the site. It appears that the dwellings would be facing the Bowls Centre.
 - It was felt that the site as a whole would benefit from a more imaginative layout and landscaping. As it stands, the site is divided into separate plot and the individual applicants will put forward their own layouts. Notwithstanding the illustrative layout the design of the site could still be improved, at the reserved matters stage.
- Access to the site
 - Access will be off the Bowls Club road, and will cut in through the embankment to the southern corner of the club car park. Highways will determine the engineering details at reserved matters, and it is likely that the majority of the trees currently facing the car park could be retained.

Site meeting closed 11.40