



PLANNING COMMITTEE – 8TH JULY 2015

**SUBJECT: SITE VISIT - CODE NO. 14/0847/FULL – LAND TO THE REAR OF
BRYNMYNACH AVENUE, YSTRAD MYNACH, HENGOED**

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

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors Mrs E.A. Aldworth, A. Angel, Ms J. Gale and M. James

1. Councillor M. James declared an interest in that family members live on Brynmynach Avenue and although he was present at the site, he took no part in the formal meeting.
2. Apologies for absence were received from Councillors A. Lewis, Mrs J. Summers and J. Taylor.
3. The Planning Committee deferred consideration of this application on 10th June 2015 for a site visit. Members and Officers met on site on Thursday, 18th June 2015.
4. Details of the application to erect three detached residential dwellings, on land to the rear of Brynmynach Avenue, Ystrad Mynach, Hengoed were noted.
5. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
6. Officers confirmed that following advertisement to neighbouring properties and a site notice being posted, 20 letters of objection and 10 letters of support had been received. Details of the objections are contained within the Officer's original report.
7. Members noted the proximity of the proposed site to the existing lane and the neighbouring dwellings. The Planning Officer confirmed that there would be a distance of approximately 7.5 - 9 metres between the existing properties and proposed new dwellings. Officers also outlined access arrangements to the proposed development on the application plans.
8. Clarification was sought on the location of a number of trees within the proposed site which are currently the subject of a Tree Preservation Order. The Planning Officer outlined the location of these trees and confirmed that the Council's Arboricultural Officer is in agreement with the tree survey submitted by the developer, which suggests that the majority of trees could be removed and replaced with new specimens that would achieve the same amenity value.
9. Members noted the proposed improvements of the existing lane access to the proposed development, to incorporate lane widening where necessary, to achieve a minimum width of

4.8 metres. Officers confirmed that these improvements would not impede access to existing garages along the lane and that boundary treatments would be erected accordingly.

10. Members were asked to note that Officers have had regard for the appeal decision to refuse consent in a previous planning application for housing at the southern end of Brynmynach Avenue but that those reasons for refusal were not directly relevant to the determination of this application.
11. Members sought clarification on the ownership and maintenance of the rear lane, along with the responsibility for the costs of improving it in order to accommodate additional dwellings (including widening works, the provision of a vehicle turning facility, street lighting and surface water drainage). Officers confirmed that the lane forms part of the adopted highway network, and as such is maintainable at the public expense and is therefore accessible by all members of the public. Officers also confirmed that, should consent be granted, the necessary improvements to the lane would be undertaken at the expense of the developer.
12. A Local Ward Member, on behalf of local residents, summarised a number of concerns regarding the application, which included the method of notification to residents, drainage and sewerage arrangements, provision of refuse bin storage and concern regarding a watercourse/open culvert within the application site. Residents' queries on a number of conditions attached to the application were also outlined to Members.
13. Officers confirmed that the connection to the main sewers would be a matter for discussion between the developer and Welsh Water. Officers made reference to visual amenity considerations and explained that the proposed dwellings are considered to be acceptable and not out of character with the surrounding area. Members also noted that those Officers consulted on the application have no objections to the development, subject to the conditions outlined in the report, which include a condition requiring the provision of a drainage scheme.
14. 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.
15. A copy of the report submitted to the Planning Committee on 10th June 2015 is attached. Members are now invited to determine the application.

Author:	R. Barrett	Committee Services Officer, Ext. 4245
Consultees:	C. Powell	Area Planning Officer
	G. Lewis	Team Leader
	R. Crane	Senior Solicitor
	G. Mumford	Senior Environment Health Officer
	M. Noakes	Senior Engineer (Highway Development Control)
	L. Cooper	Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 10th June 2015