

## PLANNING COMMITTEE – 5TH DECEMBER 2012

**SUBJECT: SITE VISIT - CODE NO. 12/0296/FULL - ERECT PAIR OF SEMI-DETACHED HOUSES, LAND ADJACENT TO OLD STATION HOUSE, OLD STATION YARD, BEDWAS, CAERPHELLY, CF83 8QZ**

**REPORT BY: DEPUTY CHIEF EXECUTIVE**

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PRESENT:

Councillor D.G. Carter - Vice Chairman

Councillors R.T. Davies, Mrs J. Gale and D. Havard.

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth and S. Jenkins.
2. The Planning Committee deferred consideration of this application on 31st October 2012 for a site visit. Members and Officers met on site on Tuesday 20th November 2012.
3. Details of the application to erect a pair of semi-detached houses on land adjacent to Old Station House, Old Station Yard, Bedwas, Caerphilly, CF83 8QZ were noted.
4. Those present viewed the site from Brynhydryd Terrace and Bryn-Gwyn Street and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members noted that consideration had been given to the size of the application site in relation to the proposed dwellings and as such they did not represent an overdevelopment of the site with each property having a moderate amount of private amenity space and appropriate levels of off-street parking.
6. Members raised concerns in relation to access to the site and the impact it would have on the privacy and visual amenity of neighbouring properties. Officer's confirmed that privacy distances were far in excess of the guidance and given that the proposed dwellings were in excess of 21m from the fronts of properties on both Brynhydryd Terrace and Bryn Gwyn Street would not have an overbearing impact on the adjoining properties. In terms of access the applicant had agreed to make improvements to the lane servicing the site and the Transport Engineering Manager had assessed the proposal and found it acceptable.
7. Members sought clarification as to the impact the development would have on the proposed Linear Cycle Route and future rail transport use. Officers confirmed that following discussions with Sustrans they had confirmed the cycle route would be implemented along Bryn Gwyn Street itself and therefore this application would have no impact on the scheme. With regard to rail transport use, Members were advised that the LDP had not sought to protect this line for future rail use and the recent SEWTA Rail Strategy Review did not consider this line in its assessment of future rail links.

8. Officers confirmed there were no statutory objections, and following advertisement to 36 neighbouring properties, a site notice being posted, and a further site notice and press notice were posted relating to the departure from the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010, 40 letters of objection had been received. Details of objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees, the application is considered to be acceptable and Officers recommended that permission be granted.
10. A copy of the report submitted to the Planning Committee on the 31st October 2012 is attached. Members are now invited to determine the application.

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Consultees: G. Lewis                      Team Leader Planning  
                  M. Noakes                              Highways Engineer

Appendices:

Appendix 1      Report submitted to Planning Committee on 31st October 2012