

PLANNING COMMITTEE – 5TH DECEMBER 2012

SUBJECT: SITE VISIT - CODE NO. 12/0635/RET - RETAIN BOUNDARY FENCE, 77 RIDGEWAY, GRAIG-Y-RHACCA, CAERPHILLY, CF83 8RD.

REPORT BY: DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter - Vice Chairman

Councillor R.T. Davies

1. An apology for absence was received from Councillor S. Jenkins.
2. Having previously declared an interest Councillors Mrs E.M. Aldworth, Mrs J. Gale and D. Havard did not attend the site visit.
3. 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.
4. Details of the application to retain a boundary fence at 77 Ridgeway, Graig-y-Rhacca, Caerphilly, CF83 8RD were noted.
5. Those present viewed the site to fully appreciate the application.
6. Members noted that the host dwelling was a semi-detached, corner property, with highway to the front and side. The fencing runs at the rear of the property with the front and front side of the property remaining open plan with landscaping. The fence at the rear side of the property runs for a length of 15.1m and 2m in height and runs for 17.6m at a height of 1.6m at the rear.
7. Members raised concerns in relation to the impact of the fencing on the existing street scene, which is open plan in nature. It was noted that there were a variety of boundary types within the immediate area of the development and as such Officers considered the fence as erected to be acceptable.
8. Officers confirmed there were no statutory objections, however Bedwas, Trethomas and Machen Community Council objected to the application and following advertisement to 7 neighbouring properties, no responses had been received. Details of objections of 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.

Author: E.Sullivan Committee Services Officer, Ext. 4420
Consultees: G. Lewis Team Leader, Planning.
 M. Noakes Highways Engineer

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