

PLANNING COMMITTEE – 15TH MAY 2013

SUBJECT: SITE VISIT - PREFACE ITEM CODE NO. 11/0471/FULL - CONSTRUCT GARDEN SHED/STORE AND WORKS TO ACCESS PATH, 36 GARDEN SUBURBS, PONTYWAUN, NEWPORT, NP11 7GB

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter – Chairman
Councillor W. David – Vice Chairman

Councillors N. George and D.M. Gray

1. Apologies for absence were received from Councillors Mrs. G. Oliver and H. Davies and from J. Rogers (Principal Solicitor).
2. The Planning Committee deferred consideration of this application on the 13th March 2013 for a site visit. Members and Officers met on site on Thursday 11th April 2013.
3. Details of the application to construct garden shed/store and works to access path, 36 Garden Suburbs, Pontywaun, Newport, NP11 7GB were noted.
4. Those present viewed the site from the footpath and surrounding area and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that although the site is located partly within the Garden Suburbs conservation area the works proposed were outside. The works to the rear footpath were confirmed and Members noted the position, setting and scale of the proposed outbuilding/shed.
6. Members raised concerns in relation to the construction of the rear path and were advised that a Building Inspector had visited the site and made recommendations to the applicant in order to ensure its structural integrity. Members were also concerned that the position of the shed and rear path would cause drainage issues for neighbouring properties and Officers confirmed that due to the limited scale of the development it was unlikely to impact on land drainage.
7. The Local Ward Member requested an update on the position of a further report from the Conservation Officer and disputed the conservation area boundary. He was also concerned that the appropriate land ownership certificates had not been submitted. Officers confirmed that the report would be made available upon completion and agreed to seek further clarification in relation to the boundary and certificate issues in order to be fair to all parties and provide feedback at the next appropriate Planning Committee. Concerns were also expressed with regard to the loss of land identified for soft landscaping at the proposed Hillary Rise development. Officers confirmed that as the developer had gone into receivership such landscaping was unlikely to take place. In relation to the 'rights of way' issues Officers confirmed that this was a private legal matter between the interested parties.

8. Officers confirmed there were no statutory objections, and following advertisement to 18 neighbouring properties, advertisement in the press and a site notice being posted, 7 letters of objection and an email from the local Councillor were 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 and objectors, 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 13th March 2013 is attached. Members are now invited to determine the application.

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Consultees: T. Stephens, Development Control Manager

Appendices:
Appendix 1 Report submitted to Planning Committee on 13th March 2013