



PLANNING COMMITTEE – 10TH JULY 2013

SUBJECT: SITE VISIT - CODE NO. 13/0245/RM - SEEK APPROVAL OF THE RESERVED MATTERS REGARDING ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN CONNECTION WITH THE CONSTRUCTION OF 35 DWELLINGS AND ASSOCIATED WORKS APPROVED UNDER PLANNING APPLICATION 09/0469/OUT, FORMER COAL YARD, LLANCAIACH VIEW, NELSON, TREHARRIS.

REPORT BY: ACTING DEPUTY CHIEF EXECUTIVE

PRESENT:

Councillor D.G. Carter – Chairman

Councillors Mrs A. Blackman and Mrs J. Summers.

1. Apologies for absence were received from Councillors W. David, N. George, S. Morgan and H. Davies and Mr John Rogers.
2. The Planning Committee deferred consideration of this application on 12th June 2013 for a site visit. Members and Officers met on site on Wednesday 26th June 2013.
3. Details of the application to seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in connection with the construction of 35 dwellings and associated works approved under planning application 09/0469/OUT, Former Coal Yard, Llancaiach View, Nelson, Treharris were noted.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals.
5. The composition of the development was confirmed and Members noted that this would be made up of a combination of 2 and 3 bedroom houses and 1 and 2 bedroom flats including a pumping station with access provided off Llancaiach View which Officers confirmed would become a T-junction with the priority for traffic coming out of the site.
6. Members raised concerns in relation to the historic flooding issues on the site and surrounding residential area. Instances of foul water and surface water flooding were regular occurrences and Members were very concerned that the introduction of an additional 35 dwellings into the present sewerage and land surface water drainage systems would have a detrimental impact on residential amenity. Officers acknowledged the history of the site and confirmed that the applicant had submitted a comprehensive drainage scheme to Dwr Cymru for approval, the details of which would be available at the next Planning Committee meeting. Officers confirmed that the proposed pumping station would help to alleviate the existing problems experienced in Llancaiach Court as well as accommodating the needs of the new development.

7. Officers confirmed there were no statutory objections, and following advertisement to 23 neighbouring properties, advertisement in the press and a site notice being posted 2 letters of objection had been received. Details of the objections are contained within the Officers Report.
8. 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.
9. A copy of the report submitted to the Planning Committee on 12th June 2013 is attached. Members are now invited to determine the application.

Author: E.Sullivan Committee Services Officer, Ext. 4420
Consultees: T. Stephens Development Control Manager
 M. Noakes Senior Engineer (Highway Development Control)
 C. Powell Area Senior Planner
 G. Mumford Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 12th June 2013