



PLANNING COMMITTEE – 4TH SEPTEMBER 2013

SUBJECT: SITE VISIT - CODE NO. 13/0416/FULL - CONSTRUCT 17 DWELLINGS AND ASSOCIATED WORKS, LAND AT MILL ROAD, CAERPHILLY

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

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

Councillors H.R. Davies, N. George, C. Cuss and M. Prew

1. Apologies for absence had been received from Councillors M. Adams, Mrs. E. Aldworth, Mrs. A. Blackman, D. Bolter and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 7th August 2013 for a site visit. Members and Officers met on site on Tuesday, 20th August 2013.
3. Details of the application to construct 17 dwellings and associated works on land at Mill Road, Caerphilly, were noted. The three pieces of land that make up this application are located adjacent to the former Gasworks site.
4. Those present viewed the site and examined the initial plans submitted with the application to fully appreciate the proposals. Members were asked to note that the applicant had agreed to sign a Section 106 Agreement in respect of the requirements of the Housing, Education and Highway Officers.
5. Members sought clarification on the height and proximity of the proposed dwellings in relation to existing dwellings having regard to concerns that had been expressed by residents of nearby properties. In addition, assurances were sought regarding the results of ecological surveys that had been undertaken in the area in relation to bats and other protected species.
6. Arising from discussion on the proposals for landscaping the area, Members sought further information on the Council's proposals for a small area of unused land in the vicinity of 37 and 39 Lewis Drive.
7. Officers confirmed there were no statutory objections and following advertisement to 67 neighbouring properties and a site notice being posted, 4 letters had been received from nearby residents who expressed concerns in the main about loss of privacy in respect of properties in Gwyn Drive, Lewis Drive, Caenant Road and Mill Road. Details of the objections are set out in the Officer's original report.
8. Having given due regard to relevant planning policy and the comments from consultees and objectors, Officers recommend that the application be deferred to allow the completion of a

Section 106 Obligation as set out in the report and upon completion of the legal agreement, permission be granted in accordance with the conditions set out in the report.

9. A copy of the report submitted to the Planning Committee on 7th August 2013 is attached. Members are now invited to determine the application.

Author: S.M. Kauczok, Committee Services Officer, Ext. 4243
Consultees: T. Stephens, Development Control Manager
J. Rogers, Principal Solicitor
M. Noakes, Senior Engineer (Highway Development Control)
C. Davies, Senior Environmental Health Officer

Appendices:
Appendix 1 Report submitted to Planning Committee on 7th August 2013