



PLANNING COMMITTEE – 15TH JANUARY 2014

SUBJECT: SITE VISIT - CODE NO. 13/0422/FULL - CHANGE THE USE TO PROVIDE 18 ACCOMMODATION UNITS FOR HOMELESS PEOPLE AND ASSOCIATED OFFICE SPACE AND SUPPORT FACILITIES, MAES Y DDERWEN, HEOL LAS, NELSON, Treharris, CF46 6PW.

REPORT BY: INTERIM CHIEF EXECUTIVE

PRESENT:

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

Councillors H. Davies and S. Morgan

1. Apologies for absence were received from Councillors Mrs A. Blackman, Mrs J. Summers, Mrs B. Jones and M. Adams.
2. The Planning Committee deferred consideration of this application on 27th November 2013 for a site visit. Members and Officers met on site on Tuesday 17th December 2013.
3. Details of the application to change the use to provide 18 accommodation units for homeless people and associated office space and support facilities Maes y Dderwen, Heol Las, Nelson, Treharris, CF46 6PW were noted.
4. Those present viewed the site, walked the pedestrian route from the proposed development and examined the initial plans submitted with the application to fully appreciate the proposals.
5. Members raised concerns with regard to the pedestrian access to the site and particular reference was made to the number of breaks in the footpath alternating on different sides of the roadway, which would mean that pedestrians would need to cross a very busy road (A472) several times in order to make their way to either Ystrad Mynach or Nelson. Officers confirmed that a contribution would be made by the developer to secure footway improvements along the A472 to Ystrad Mynach and the submission of a travel plan would also be a condition of any approval as would cycle and car parking spaces within the site. The Officer also advised that a mini-bus would be provided to transport residents to and from educational and development opportunities.
6. The Local Ward Member asked that consideration be given to reducing the speed limit along this section of the A472, that representations be made to make the bus-stop servicing the site an allocated rather than request stop with the introduction of a lay-by on either side of the road and that improvements be made to the small gully lane opposite the entrance to the development, as this lane meets up with the cycle-path that runs directly to Ystrad Mynach. These alternations he left would provide greater safety to the residents of the proposed development as well as other pedestrians. Officers confirmed that they would contact colleagues in Countryside and Landscape Services, Traffic Management as well as the Applicant's Agent with regard to the feasibility and affordability of the proposals made by the

Member and report the outcome of those discussions at the next Planning Committee meeting.

7. Officers confirmed there were no statutory objections, and following advertisement to 1 neighbouring property and a press advertisement, 2 letters of objection had been received. Details of objections are within the Officer's original 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 27th November 2013 is attached. Members are now invited to determine the application.

Author:	E.Sullivan	Committee Services Officer, Ext. 4420
Consultees:	M. Davies	Senior Planner
	J. Rogers	Principal Solicitor
	M. Noakes	Senior Engineer (Highway Development Control)
	L. Cooper	Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 27th November 2013