



PLANNING COMMITTEE – 4TH NOVEMBER 2015

SUBJECT: SITE VISIT - CODE NO. 14/0855/FULL – LAND AT WATFORD ROAD, CAERPHILLY.

REPORT BY: ACTING DIRECTOR OF CORPORATE SERVICES AND SECTION 151 OFFICER

PRESENT:

Councillor D.G. Carter – Chair

Councillors M. Adams, Mrs E.M. Aldworth, Miss J. Gale and S. Kent.

1. Apologies for absence were received from Councillors J. Bevan, D. Bolter, Mrs P. Cook, W. David, C. Elsbury, J.E. Fussell, D. Rees, L. Gardiner, A. Lewis, K. Lloyd, J. Simmonds and Mrs J. Summers.
2. The Planning Committee deferred consideration of this application on 7th October 2015 for a site visit. Members and Officers met on site on Monday, 26th October 2015.
3. Details of the application to erect a residential development and associated works on land at Watford Road, Caerphilly were noted.
4. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals. It was confirmed that the land owned by Caerphilly County Borough Council and is located south of the former Caerphilly Miner's Hospital site. It is within the defined settlement limits and is identified as part of the housing allocation for residential development within the LDP.
5. Members were asked to note that the application is for a total of 34 dwellings which would be a mixture of 2, 3 and 4 bed houses and one three storey block of flats and would comprise of private sales units, social units and intermediate properties.
6. Concerns were raised with regard to on going issues arising from the adjacent Caerphilly Miner's housing development with regard to anti-social behavior and noise nuisance and the Local Ward Member confirmed that the proposed development area has acted as a 'buffer zone' between the estate and neighbouring residential homes, was one of the few remaining green wedges in the area and was well used by local people as a 'right of way'. He expressed concern that this addition would constitute an overdevelopment of the area to the detriment of residential amenity and that the introduction of a further junction onto Watford Road would have a detrimental impact on highway safety.

The Highways Officer confirmed that full consideration had been given to highway safety and the proposed access to the development would afford adequate visibility, meeting the relevant criteria and as such no objection had been raised subject to conditions as detailed in the

Officer's report. It was noted that a 'speed survey' had been undertaken on Watford Road and clarification was sought as to its findings, the Officer advised that although he did not have the findings available on site he would be able to provide further information to the Planning Committee.

The Principal Planner confirmed that there was no enshrined public right of way through the site and the development forms part of land which was specifically identified as a housing site in the Adopted Local Development Plan 2010. As to the anti-social behavior issues this would be a management matter for United Welsh Housing.

7. Officers confirmed that following advertisement to 55 neighbouring properties, advertisement in the press and a site notice being posted, 13 letters of objection and a petition by 17 residents had been received. Details of the 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 7th October 2015 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	G. Lewis	Principal Planner
	M. Noakes	Senior Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 7th October 2015