



PLANNING COMMITTEE – 9TH DECEMBER 2015

SUBJECT: SITE VISIT - CODE NO. 15/0978/FULL – LAND AT OGILVIE TERRACE, DERI

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

PRESENT:

Councillor D.G. Carter – Chair
Councillor W.H. David - Vice Chair

Councillors Mrs P. Cook, L. Gardiner, J. Simmonds and Mrs J. Summers

1. Apologies for absence were received from Councillors M. Adams, J. Bevan, R.W. Gough, A.G. Higgs, K. Lloyd, Mrs E. Stenner and J. Taylor.
2. The Planning Committee deferred consideration of this application on 4th November 2015 for a site visit. Members and Officers met on site on Friday, 20th November 2015.
3. Details of the application to erect a residential development at Ogilvie Terrace, Deri were noted.
4. Those present viewed the site from various vantage points, walked the boundary, roadway and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note the application site comprises of undeveloped land surrounded by residential properties to the eastern and western boundaries. There is a small triangular area of open space including trees, shrubs and an electrical substation to the south east of the site, which is outside the application site. There is an existing public footpath, lane and steps surrounding the site which provide connectivity to the existing adopted highway, which abuts the western boundary to the site. The topography of the site is sloping with a cross fall of some 10 metres from west to east. The application has been supported by a Reptile Mitigation Strategy and Method Statement together with a Design and Access Statement.

Full planning approval is sought in respect of the erection of one two-storey, dormer style, four-bedroom, dwelling and detached double garage. The site layout proposes the dwelling to be located in the southern half of the site with the detached garage to the northern half of the site. Vehicular access is proposed off the rear lane serving 1 – 4 Ogilvie Terrace and Oaklands. A new footpath is proposed across the frontage.

6. Members sought clarification on the objections to the development and it was confirmed that, whilst objections were raised relating to loss of view, this was not a planning consideration. In addition, it was noted that the development would not have an overbearing impact on the view of the surrounding properties. Additional objections were raised in reference to the loss of open space in the area. An assessment was conducted on the site and whilst it was identified

to inhabit species of reptile, which have now been relocated to the nearby country park, the site was compliant with the assessment.

7. A Member, in noting that planning permission was refused in 2002, queried the Officer recommendation to approve the application. Officers highlighted that, since 2002, a housing development has been erected adjacent to the site and adaptations have been made to the highway. In addition, Members were assured that the development would be subject to building regulations.
8. Discussions took place regarding Rights of Way, in particular referring to the footpath through the site and fence around the boundary. Officers clarified that the erected fence was a permitted development. If permission is granted, a report on the application to add the footpath to the Definitive Map and Statement will be determined by the Rights of Way Cabinet.
9. Officers confirmed that following advertisement in the press, on site and to 29 neighbouring properties, 13 letters of objection had been received. Details of the objections are contained within the Officer's original report.
10. 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.
11. A copy of the report submitted to the Planning Committee on 4th November 2015 is attached. Members are now invited to determine the application.

Author:	C. Evans	Committee Services Officer, Ext. 4210
Consultees:	R. Amundson	Principal Planner
	M. Davies	Principal Planning Enforcement Officer
	L. Cooper	Engineer (Highway Development Control)
	J. Piper	Countryside & Rights of Way Support Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 4th November 2015