

Members' site visit update

PLANNING APPLICATION REFERENCE: 15/1258/FULL

PROPOSED DEVELOPMENT: Build a housing association development providing 37 dwellings

LOCATION: Land at Penywrlod, Gelligaer

DATE OF SITE VISIT: 7 March 2016

MEMBERS PRESENT: D Carter, W David.

The following points were raised by members, and the answers provided:

- There are drainage issues in the adjacent school with water appearing in its car park.
 - Drainage will be introduced as part of the development, and any existing redundant drainage on the site associated with the previous school would be removed.
- The existing open space would be lost. It is the only area where football can be played that is not in front of houses, and which does not generate complaints from residents to councillors and the Police.
 - The site is allocated for residential development in the adopted LDP, the proposed development includes a local equipped area of play, and an open space assessment was submitted with the planning application in accordance with policy CW7 of the LDP which concluded that there would be sufficient open space available in the locality.
- There should be no access to the estate from the rear of Claerwen because it would provide an escape route for anyone vandalising the playground.
 - This would limit accessibility for residents of Claerwen
- How much longer will the area of open space be maintained in its current condition if permission is granted and the land sold to the applicants?
 - Officers will update at Planning Committee
- Officers advised that Dwr Cymru Welsh Water had withdrawn their objection to the proposals subject to the imposition of conditions concerning a scheme to improve water supply in the area. Officers remain of the opinion that this is a private matter between DCWW and the developers and is controlled by other statutes, and it was not raised prior to the allocation of this site for housing in the LDP, nor during a recent round of consultations associated with the replacement LDP.