

MEMBERS SITE VISIT - 10TH OCTOBER 2016

PLANNING APPLICATION REFERENCE: CODE NO. 16/0373/OUT

LOCATION: LAND SOUTH OF A472 MAFON ROAD, TY DU, NELSON, TRESHARRIS

DATE OF SITE VISIT: 10TH OCTOBER 2016

MEMBERS PRESENT: Councillors W David (Vice Chair), M. Adams, S. Morgan and A. Lewis

OFFICERS PRESENT: Paul den Brinker, Mark Noakes, Maria Godfrey

The meeting was opened by Cllr David.

Paul den Brinker explained that the site is allocated for employment in the approved local development plan and a copy of that plan was produced to show the extent of the site. The description of the application was read out and the illustrative plan showing a layout of residential and employment uses was produced for examination. The points of pedestrian access and the location of bus stop were noted. An affordable housing contribution of 25% was also noted. It was explained that the site has been identified for employment for a number of years without any development coming forward.

Cllr Morgan raised a question regarding the additional traffic flows onto the very busy A4672 and the safety of pedestrians crossing in the vicinity of the roundabout. Mark Noakes explained that the application is supported by a traffic assessment that concludes the additional traffic can be accommodated within the existing capacity and it was pointed out that the adopted LDP employment use would likely produce significantly higher volumes of traffic. With regard to pedestrian movements some improvements would be required in the vicinity of the roundabout although the pedestrian crossing would be the safer but possibly slightly longer route.

Further questions were raised regarding the possibility of higher density residential developments being considered at a later stage. Paul den Brinker explained that it is always possible for a developer to apply for an alternative development. In further discussion it was questioned whether a cap should be placed on the number of dwellings. Mark Noakes explained that from the Highway perspective this could be challenging in terms of justification, but in any event it was pointed out that the description of the development is "up to 200 dwellings" obviating the need for a cap.

There was discussion regarding off site highway improvements in the locality of the Railway Inn. It was pointed out that whilst such works had been discussed in the past with particular regard to additional land and traffic onto Llanfabon Road as an extension of the employment allocation in the review of the LDP, this has now been shelved.

It was questioned as to whether the scheme could provide for the lost leisure facilities that previously existed on this site but have now been lost. Paul den Brinker explained that the leisure requirement should be for the needs of the proposed dwelling only.

The purpose of the ponds shown on the illustrative layout was raised. It was explained that these are water features often used to attenuate water flows from site to drainage receptors. It was suggested that the sewerage system in the locality is at capacity and it was pointed out that Welsh Water have not raised a capacity objection.