



PLANNING COMMITTEE – 10TH SEPTEMBER 2014

SUBJECT: SITE VISIT - CODE NO. 13/0520/OUT - ERECT A 4 BEDROOM DETACHED DWELLING WITH INTEGRAL GARAGE, GRAIG COTTAGE, THE GRAIG, CWMCARN, NEWPORT.

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

PRESENT:

Councillor D.G. Carter – Chair

Councillors H. Davies, L. Gardiner, N. George, A. Higgs, A. Lewis and Mrs J. Summers

Councillor K. James having previously declared an interest in that a family member lives opposite the proposed development and Councillor D.W.R. Preece having previously declared an interest in that one of the main objectors to the application is well known to him, did not attend the site visit.

1. Apologies for absence were received from Councillor W. H. David and J. Rogers (Principal Solicitor)
2. The Planning Committee deferred consideration of this application on 6th August 2014 for a site visit. Members and Officers met on site on Thursday, 28th August 2014.
3. Details of the application to erect a four bedroom detached dwelling with integral garage, Graig Cottage, The Graig, Cwmcarn were noted.
4. Those present viewed the site from Graig Cottage and Glen Brook Bungalow and examined the plans submitted with the application to fully appreciate the proposals.
5. Members were asked to note that the applicant sought outline planning permission to erect a 4 bedroom detached dwelling with basement level. Access to the development and its position and height within the plot was established and the Officer confirmed that substantial excavation work would be required in order to achieve the proposed levels. These works would reduce the current gradient of the site to approximately 1/8. It was noted that the proposed development was surrounded by variety of property styles on varying elevations.
6. Members sought clarification in relation to the scale parameters of the proposed dwelling and were advised that as this was an outline planning permission only the maximum and minimal measurements had been submitted, these were confirmed as 11.65m maximum/11.1m minimum. Section plans were also examined in order to illustrate the height of the development in relation to the existing properties allowing Members to judge its scale in context.
7. Members raised concerns with regard to the electricity supply pole and the mining shaft and levels that were present within the plot. Concerns were also expressed with regard to the

overbearing nature of the development on neighbouring properties due to its elevated position. Officers confirmed that electricity pole would be replaced with underground cabling by the developer. In relation to the mining concerns it was noted that the applicant had submitted a Coal Mining Risk Assessment to which the Coal Authority raised no objection, subject to a condition requiring intrusive site investigation works prior to the commencement of the development.

Members expressed concern that these investigations would be undertaken after the granting of planning permission and queried if these could be completed prior to the applications consideration at committee. Clarification was also sought in relation to any impact the excavation works might have on the integrity of the road to the rear of the development.

Officers confirmed they would not normally override the recommendation of the Coal Authority but would look at the risk assessment report in more detail and provide further information to the Planning Committee.

Members were advised that privacy distances between the proposed dwelling and the neighbouring properties exceeded the statutory requirement and privacy would be further controlled at the reserved matters stage when the details of window positions would be agreed.

In terms of the development undermining the adjoining highway Officers confirmed that it would be the responsibility of the developer to ensure that this did not occur and would be controlled by the Highway Authority.

8. Members also noted that a water sprout /culvert was present on the site and this had been subject to flooding. Officers confirmed that access on to the land and culvert would be a private matter between the interested parties. It was also noted that the Senior Engineer (Land Drainage) raised no objections to the development subject to the submission of a comprehensive drainage scheme.
9. Officers confirmed that following advertisement to 8 neighbouring properties and a site notice being posted, 4 letters of objection from 3 addresses, a letter representing 7 addresses, a letter from Cwmcarn Residents Association and a petition of 18 signatures had been received. Details of the objections are 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 6th August 2014 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Democratic Services Officer, Ext. 4420
Consultees:	P. Den Brinker	Area Principal Planner
	C. Boardman	Senior Planner
	M. Noakes	Senior Engineer (Highway Development Control)

Appendices:

Appendix 1 Report submitted to Planning Committee on 6th August 2014