

**Members' site visit update**

PLANNING APPLICATION REFERENCE: 18/1089/FULL

PROPOSED DEVELOPMENT: Erect residential development of 30 No. affordable homes, highway improvement works, access, car parking and associated works

LOCATION: Land At Grid Ref 315195 191134, Wingfield Crescent East Lane, Llanbradach

DATE OF SITE VISIT: 18<sup>th</sup> March 2019

MEMBERS PRESENT: Cllr M. Adams, Cllr C. Andrews, Cllr R. Gough, Cllr A. Hussey, Cllr C. Mann.

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

- Members queried the relationship of the proposed dwellings to the existing residential properties surrounding the site and in particular to the Bungalows to the east in Heol Ty Gwyn. Members were advised of the site layout, scale of the new dwellings and separation distances.
- Members requested clarification on site levels and importation of material and were advised that the development plateau would be raised to accord with the advice from Natural Resources Wales and that a planning condition requested by the Environmental Health Officer requires any imported material to meet with recognised standards.
- Members queried the point of access and whether the existing double yellows lines on Wingfield Crescent were required to be extended. It was clarified that no extension of double yellows lines was required to achieve the required visibility splay.
- Members requested clarification on the proposed parking bays to the rear lane of Plasturtwyn Terrace and whether it would result in narrowing of the lane and the access implications for the existing garages served from the lane. It was clarified that the new parking would not result in narrowing of the existing lane and access to the garages would be maintained.