

**Planning Site Visit - Briefing Note**

PLANNING APPLICATION REFERENCE: 18/0160/OUT

PROPOSED DEVELOPMENT: Erect Residential Development up to 131 Dwellings and Associated Works

LOCATION: Tir-y-Berth Farm, Hengoed Road, Penpedairheol, Hengoed, CF82 8BS

DATE OF SITE VISIT: 20th January 2020

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

- Cllr Parry raised concerns regarding the loss of hedgerows fronting and adjacent to the site. Officer's advised that there would inevitably be some hedgerows lost as part of any development, but their loss has to be balanced against the need to provide housing.
- Cllr David raised concerns with regard to the loss of the green wedge and the coalescence of the two communities of Cefn Hengoed and Penpediarheol and the precedent that approval of this application would set in that regard. Officers advised that a distance of 213m and 275m would be maintained between the two communities with two intervening field parcels. It should also be noted that approval of this application would not set a precedent for any future applications in the vicinity of the site, which would have to be considered on their own planning merits.
- Cllr Cushing queried whether the hedgerow on the northern boundary of the site would be retained as part of this development. The Planning Officer advised that there may be a requirement to remove some of this hedgerow as part of this development. As this is an outline application it is not possible to confirm what works would be required in respect of this hedgerow. However, if members are minded to do so, a condition could be attached to any consent granted which would provide additional protection in this regard.
- Cllr Higgs raised concerns with regard to the location of the access on the indicative site layout plan and the works that would be required to provide an acceptable access to the site, with particular regard for the loss of the roadside hedgerow to the north of the existing access into the site. Officers advised that again it is difficult to be certain with regard to the precise works that would be required at this stage as this is an outline application. However, members are also advised that the submitted plan is purely indicative and as such the access may not be where shown. At reserved matters stage consideration would have to be given to identifying the most acceptable

location for any access having regard for highway safety and the retention of hedgerow. Given the curve in the road at this point, it is perfectly conceivable that there would not be need for the removal of any hedgerow to the north of the existing access, but that is a matter for future consideration.