



PLANNING COMMITTEE - 5TH NOVEMBER 2014

SUBJECT: SITE VISIT - CODE NO. 14/0411/OUT – ERECT RESIDENTIAL DEVELOPMENT AND ASSOCIATED WORKS, LAND AT TON Y FELIN, CROESPENMAEN, NEWPORT

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

PRESENT:

Councillor W.H. David - Vice Chair

Councillors M. Adams, N. George, K. Lloyd and Mrs J. Summers

1. Apologies for absence were received from Councillors Mrs E.M. Aldworth, H.R. Davies, L. Gardiner and A.G. Higgs.
3. The Planning Committee deferred consideration of this application on 8th October 2014 for a site visit. Members and Officers met on site on Monday, 20th October 2014.
4. Details of the application to erect residential development and associated works, land at Ton Y Felin, Croespenmaen, Newport, were noted.
5. Those present viewed the site and examined the plans submitted with the application to fully appreciate the proposals.
6. Members noted that the application site is located at the edge of Croespenmaen, bounded to the south by the B4251, to the west by Parkway industrial estate road. Pen-Y-Fan Industrial Estate is to the north of the site open countryside to the east. The site measures approximately 140 metres west to east, and 150 metres north to south, and has an area of 1.68 hectares. Outline Planning permission has been sought for the residential development of the site to accommodate 38 dwellings. This includes four 1-bed flats, four 2-bed houses, eight 3-bed houses, and twenty-two 4 bed houses, 25% of which would be allocated as affordable housing units. The vehicular access into the site is approximately 25 metres off Parkway Industrial estate road. Pedestrian footpath access points are also proposed in the northeast, southwest, and southeast corners of the site. A village green/ area of public open space is proposed across the northern portion of the site.
7. Concerns were raised in relation to noise levels and pollution generated by the industrial units and the potential for manufacturing to resume at the industrial site adjacent to the application site. Officers from Environmental Health shared Members concerns and highlighted that daytime noise assessments have been conducted, therefore officers are working with the applicant to implement conditions to the application to mitigate noise disturbance. In addition, Officers highlighted that the site is currently operating by Use Class B8 storage and warehousing. Residential development at the application site may constrain future potential uses at the neighbouring industrial site, which would require planning permission for a change of use.

8. Clarification was sought on the highway implications associated with the site, in particular, access to the site and increase in traffic and queuing on Parkway Industrial Estate road. Officers highlighted that there is a condition on the application to improve the lane width and provide adequate visibility to allow for better access to the site and significant impact had not been identified to the level of traffic on the Parkway industrial estate road.
9. Members raised concerns in relation to the level of development that has taking place in the area over recent years and sought further information on the impact to the Local Development Plan (LDP). Officers highlighted that the LDP is currently under review, however the application site is located outside of the defined settlement boundary and is currently classed as open countryside, therefore the development is contrary to Policy SP5 of the LDP.
10. Officers confirmed that following advertisement to 39 neighbouring properties and a site notice being posted, 2 letters of objection had been received. Details of the objections are within the Officer's original report.
11. 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.
12. A copy of the report submitted to the Planning Committee on 8th October 2014 is attached. Members are now invited to determine the application.

Author:	C. Evans	Committee Services Officer, Ext. 4210
Consultees:	T. Stephens	Development Control Manager
	C. Boardman	Area Senior Planner
	M. Noakes	Senior Engineer (Highway Development Control)
	L. Cooper	Engineer (Highway Development Control)
	C. Davies	Senior Environmental Health Officer
	J. Rogers	Principal Solicitor

Appendices:

Appendix 1 Report submitted to Planning Committee on 8th October 2014