

PLANNING COMMITTEE SITE INSPECTION PANEL

Tuesday 25th September 2018

18/P/0125/FUL: Proposed Class C3 residential development comprising of 10 no. houses, 12 no. apartments and 7 no. supported living units, creation of new vehicular access from Court Road, parking, hard and soft landscaping including works to trees and ancillary works at Land at Llantarnam Road, Cwmbran.

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| Councillors in attendance | Norma Parrish (Chair), Stuart Ashley, Len Constance, Janet Jones, Jason O'Connell and Alan Slade. |
| Llantarnam Ward Members in attendance | Councillors Alan Slade and Dave Thomas. |
| Apologies | Councillors Ron Burnett, Steven Evans, Jon Horlor, Richard Overton and Louise Sheppard |
| Officers in attendance | Rachel Beale – Senior Business Support Officer (Democratic Services) Norman Jones – Team Leader (Applications) Rebecca McAndrew – Principal Planner Helen Smith – Principal Planner Paul Wheeldon – Group Leader for Transportation and Highways Development |

The Chair welcomed everyone to the visit and asked Members if they had any interests to declare. Councillor Stuart Ashley declared a personal interest as a Member of Cwmbran Community Council who had been consulted on the application.

The Principal Planner (HS) outlined the application and made the following comments:

- The application site was designated as important urban open space within the LDP.
- Issues were raised in relation to the removal of some of the trees and also the close proximity of the trees to the proposed dwellings and the Applicant had agreed to move a number of units to overcome the concerns.
- Access to the site would be off Court Road.
- There were a number of protected trees on site.
- The proposal was for 12 apartments in one block, 10 dwellings each with 2 bedrooms and 7 supported living units.
- The trees on site were currently unmanaged and Melin, the Applicant, was proposing a Management Scheme for the trees.
- The area of open space was to be retained.

- The landscaping proposed would tie in with the existing landscaping on Llantarnam Road.
- The supported living units would be occupied, potentially by people with Huntington's disease and Learning Difficulties.
- The scheme would have less parking spaces than the standards required, however it was deemed acceptable.

In response to Members questions the following replies were given by Officers:

- A CO2 assessment had not been carried out.
- A noise assessment had been undertaken and noise mitigation was proposed in the form of sufficient glazing on the properties to reduce the noise from the road, the Council's Environmental Health Officer was satisfied with the proposal.
- All the trees on site were protected by TPOs and there was a Management Plan proposed.
- An overshadowing assessment in relation to the trees had also been carried out.
- The site was also an area of important nature conservation due to the important grassland. The Applicant was proposing to provide the Council with funds to enhance the area of open space opposite the application site to mitigate for the loss of grassland.
- An ecological assessment had been carried out and the main issue identified was the important grassland.
- The only access of Llantarnam Road would be for pedestrians.
- There was a brook to the rear of the site, however it would not be made in to a feature by the applicant.

The ward members welcomed the proposal and pointed out that it had good bus links.

The Chair thanked everyone for their attendance and closed the meeting.

Site notes written by Rachel Beale, Senior Business Support Officer (Democratic Services) Tuesday 25th September 2018