

## PLANNING COMMITTEE SITE INSPECTION

Tuesday 12 September 2017

17/P/0612/FUL – Construction of 2 adapted Bungalows, improvement to play area and associated works at Graigddu View, Garndiffaith.

Councillors	Norma Parrish (Chair), Stuart Ashley, Steven Evans, Janet Jones, Richard Overton and Alan Slade.
Abersychan Ward Member in attendance	Councillors Chris Tew and Ray Williams. Apologies from Councillor Giles Davies.
Apologies	Councillors Fay Jones, Sue Malson, Jason O'Connell and Neil Waite.
Officers	Rachel Beale – Senior Business Support Officer (Democratic Services) Claire Hall – Senior Planner Norman Jones – Team Leader (Applications)

The Chair welcomed everyone and asked if Members had any interests to declare. The following interests were declared:

- Councillor Steven Evans declared a personal interest as his brother lived in close proximity to the application site.
- Councillor Richard Overton declared a personal interest as a Member of Pontypool Community Council who had been consulted on the application.
- Councillor Norma Parrish declared a personal interest as a Member of Pontypool Community Council who had been consulted on the application.

The Senior Planner displayed plans and highlighted the following the points:

- The proposal was for two assisted living bungalows with rear gardens, on the tarmac area of the land.
- The developer was proposing to upgrade the remaining open space, replace the play equipment and plant a number of trees.
- There had been a considerable amount of objection to the application regarding the loss of recreational open space.
- The trees on site would be retained.

Councillor Ray Williams, ward councillor said that he fully objected the application and said that it was also misleading. He showed the panel an email he received from a Housing Officer which stated that the proposal was for 3 bungalows.

The Senior Planner said that the email was a mistake and the proposal was for 2 bungalows only.

Councillor Chris Tew, ward councillor also objected to the application and said that he did not know who would want to live in the bungalows as there would be children playing on the rest of the land, kicking footballs etc as it was heavily used.

Councillor Ray Williams told the panel that residents took pride in the area of open space and there was no vandalism as people looked after it. The site had been an area to play on for around 20 years, there was always children using the play equipment, playing on the tarmac with their remote control cars and playing football. He felt that the development would not be as bad if it was placed on the bottom corner of the open space area, but it was right in the centre of the land. He told members that approximately 500 yards away there was a site where there was a proposal to put a number of houses on, he said he could not understand why the bungalows could not be placed on there. He said that there was nothing for the children in the area apart from this area of space.

Panel members and ward Members asked a series of questions and Officers gave the following answers:

- The existing walk way which lead to the bus stop would be retained.
- The bungalows would be built on the footprint of the tarmac area, as it had previously had dwellings on there and all the underground services were still there.
- The bungalows would be situated on the only flat piece of the open space and due to this the developer had agreed to resculpture the rest of the open space area to make it more usable.
- The developer was proposing to install football goals, resite the play equipment area so it would be further away from the bungalows and to start a community planting scheme.
- Officers would ask the developer for further justification for the development, both in terms of the nature of the assisted living/future occupiers of the bungalows as well as a survey of the type and nature of users of the recreational area/play space to assess the potential for future conflict.

Site notes written by Rachel Beale, Senior Business Support Officer (Democratic Services) Tuesday 12 September 2017