

PLANNING COMMITTEE SITE INSPECTION PANEL

TUESDAY 5th JUNE 2018

17/P/0914/FUL- Hybrid application comprising full planning application for 22 residential dwellings and associated access, public open space, landscaping and engineering works and outline planning application for A1 retail land use of the remainder of the site with all matters reserved apart from layout and access: Land off Newport Road, Llantarnam, Cwmbran

Councillors in attendance	Norma Parrish (Chair), Stuart Ashley, Steven Evans, Janet Jones, Jason O'Connell and Alan Slade.
Llantarnam Ward Members in attendance	Councillors Alan Slade and Dave Thomas.
Apologies	Councillors Ron Burnett, Richard Overton and Louise Sheppard.
Officers in attendance	Rachel Beale – Senior Business Support Officer (Democratic Services) Frances Galbraith - Graduate Surveyor Norman Jones – Team Leader (Applications) Rebecca McAndrew – 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. Councillors Stuart Ashley declared personal interests as a Member of Cwmbran Community Council who had been consulted on the application.

The panel viewed the application site from the access road into the Cottage site and the Principal Planner outlined the application and made the following comments:

- The application was for full planning permission for 22 dwellings and outline planning permission for retail use.
- The site originally formed part of the Llantarnam Strategic development area and was designated in the LDP.
- Outline planning consent for the development of the strategic area was granted in 2015. A village core area for the wider development of the site had also been approved.
- The outline consent was for 1800 square meters of retail space with 25 flats. The applicant wanted to change the scheme and had submitted the current application, which was for 743 square metres of retail space and 23 houses.
- The applicant had submitted full details for the residential area, however was seeking outline consent for the retail area and would need to submit an application for reserved matters.
- The proposed dwellings would be a similar design to the properties on the Cottage site.

- The key concerns were to ensure that the hedgerow and mature trees were retained and ensuring there was sufficient parking on site.
- Pentre Lane would need to be narrowed, and the proposal included the implementation of a 0.5m marginal strip.
- There had been a number of objections from local residents which included the size of the village green area, however the recent version of the scheme submitted showed a significantly larger green area.
- Other concerns raised by resident were in relation the narrowing of Pentre Land and issues with people parking on Ty Coch Lane.

The Group Leader for Transportation and Highways Development informed Members that he had undertaken extensive negotiations with the Applicant and he was now satisfied with the scheme. The local residents were concerned with the proposal to narrow Pentre Lane as they already had experience of cars hitting their properties, however the implementation of the marginal strip would prevent the cars from getting close to the properties.

Members asked a number of questions and the following response were given by Officers:

- The Applicants were working on a more detailed scheme for the village green area which they would be submitting shortly. When the new scheme was received Officers would be go back out to consultation with the neighbours.
- The details of the retail units had not be submitted, however it would most likely to be a convenience store such as a Co-op.
- The application would provide off site affordable housing.
- There was no specific proposal to include a doctors surgery on the site, outline consent had already been granted for 25 dwellings and the current proposal was for 22 dwellings.
- The development would link with the wider area and connect with the cycle and pedestrian ways.

Members walked to Pentre Lane as Councillor Dave Thomas had a number of concerns with the narrowing of the lane, especially as the Recycling Trucks used that route, he felt it was an accident waiting to happen and the lane needed a footway.

The Group Leader for Transportation and Highways Development showed Members where the marginal strip would be implemented and stated that the road would be narrowed to 5.5m wide and the yellow lines would remain. There would be a footpath within the development which would lead to opposite the Blackbirds Pub.

The Principal Planner informed Members that the front of the hedge was being opened up to the Village Green area however the hedge between the existing dwellings and the proposed dwellings would remain. The Council's Ecologist did not raise any concerns with the removal of the hedge. Officers were awaiting a Green Infrastructure Plan when that was submitted Officers would look at what mitigation was required.

Site notes written by Rachel Beale, Senior Business Support Officer (Democratic Services) Tuesday 5th June 2018