

BRECON BEACONS NATIONAL PARK AUTHORITY

PLANNING, ACCESS & RIGHTS OF WAY COMMITTEE

Minutes of the Site Visit carried out on Tuesday, 29th July 2014

13/10295/FUL – Land at Cae Meldon, Gilwern

Present

Cllr E Morgan (Chair)
Cllr D Meredith
Cllr G Hopkins
Cllr J Holmes
Cllr P Ashton
Cllr A Webb
Cllr M Hickman
Cllr G Davies
Cllr R Thomas
Cllr Mrs J Ward
Mr M Buckle (Deputy Chair)
Prof A Lovell
Mr I Rowat
Mrs J James
Mrs M Underwood
Ms M Doel
Mr C Morgan (Director of Planning)
Ms T Nettleton (Planning and Heritage Manager)
Mr R Davies (Principal Planning Officer)
Mr D Jones (Agent for Applicant)

Apologies

Apologies were received from Cllrs C Davies, M Jones, A James and M Bartlett (only recorded are those Members who were eligible to attend the site visit)

The proposal is for -

13/10295/FUL This application seeks permission for the development proposal comprising of 92 residential units and associated works, including a new road, public open space and recreational space.

Members and Officers arrived on site at 10:45am.

The Case Officer, Mr Rhodri Davies, gave Members a brief explanation as to the site highlighting which trees would be retained and lost, access points and dissemination of

ENCLOSURE 4 Item I

properties. On moving onto the site the Case Officer explained the situation regarding the levels of this application and concerns raised given that Lancaster drive is made up entirely of bungalow properties stating that there would be engineering work undertaken to ensure that the apex of the properties nearest to Lancaster Drive properties would be no higher than the apexes there.

Members raised a question regarding 'pepperpotting' of the affordable housing properties on this site, this was answered by both Mr Rhodri Davies and Mr Darryl Jones. The Case Officer asked Members to note that a letter had been submitted by the preferred RSL for this site (Melin Homes) explaining their reasons for preferring to have all properties in one location. It was highlighted that if this were a much larger site then the 'pepperpotting' of such properties would be a more viable option.

Members then walked to the rear of Lancaster Drive to view the distances that the homes would be in relation to these properties. The Case Officer also asked Members to note that the access point through the trees would entail the removal of a bat roost but that an EPS Licence would be applied for and mitigation set in place to remedy this issue as set out in the conditions set by the Ecologist.

Members asked for the quantities of contributions to be explained and Mr Rhodri Davies gave a full break down of the sums for this. It was noted that the Doctor's surgery in the area was already at full capacity but that this may be an opportunity for them to expand.

Members queried the issue of adoption of roads. Mr Darryl Jones stated that Persimmon will make these roads to an adoptable standard but that they will not be adopted, instead a management company would be set in place from day one and the fees for this would be met by the private householders on an annual basis.

The Members then left the site itself and were taken to Lancaster Drive. On leaving the site the Case Officer asked Members to note that the lane would remain a 'quiet lane'. On reaching the end of Lancaster Drive the issues regarding Glenside were discussed with Members able to have a better understanding of the increase of 1m distance from Glenside to the proposed property and also the change of property type to a smaller property than was previously submitted. Mr Rhodri Davies asked Members to note that residents of Lancaster Drive had raised issue over the 'loss of view' but that this is not a planning consideration and that a 'loss of privacy' is and that issue had been addressed fully.

Members were then taken to Broadmead to view the access point at this location. The issue of Right of Way was raised and this was addressed by the Agent and Case Officer.

The site visit ended at 12:00pm.

Signed as a correct record
Chairman of the PAROW Site Visit