PLANNING COMMITTEE – 6TH OCTOBER 2010

SUBJECT: SITE VISIT - CODE NO. 10/0434/FULL - ERECT RESIDENTIAL DEVELOPMENT TO CREATE 8, ONE BEDROOM EXECUTIVE HOMES - FORMER ROYAL MAIL SORTING OFFICE, ASHFIELD ROAD, NEWBRIDGE, NEWPORT, NP11 4RA

REPORT BY: CHIEF EXECUTIVE

PRESENT:

Councillor J. Criddle – Chairman
Councillor J.O. Evans – Vice Chairman

Councillors Mrs K.R. Baker and M Davies

1. An apology for absence was received from Councillor Ms. L Ackerman.

2. The Planning Committee deferred consideration of this application on the 8th September 2010 for a site visit. Members and Officers met on site on Thursday 16th September 2010.

3. Details of the application to erect a residential development to create 8, one bedroom executive homes at Ashfield Road, Newbridge were noted.

4. Those present viewed the site from the road and examined the initial and current plans submitted with the application to fully appreciate the proposals.

5. Members were asked to note the previous history of the planning application and the Planning Officer advised the different stages and consultations involved. It was noted that the development was similar in nature to the adjacent properties and the final plan layout afforded more space and garden availability. Clarification was given on ‘Front to Front’ restrictions. It was confirmed that the development would be on a split level and the individual plot size was outlined. Members were advised that a condition had been placed on the application prohibiting the enlargement of the dwellings without the approval of the Local Planning Authority in order to maintain residential amenity.

6. Members raised concerns with regard to the highway safety and restricted parking facilities at Ashfield Road and were mindful that this was the access road for the G.P. Surgery and Primary School. The increased size and volume of vehicles using the road during the construction period, should the application be approved, was of a particular concern. Members were advised that the application included a condition that garages be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings. In relation to the increase traffic during building works the Planning Officer confirmed that he would provide separate feedback to colleagues regarding the concerns expressed and suggest a further condition for Members consideration at the next Planning Committee. It was noted that apart from securing the provision of a footway and parking areas the Group Manager (Transportation Planning) had no objections to the application.
7. Officers confirmed there were no statutory objections, and following advertisement to 19 neighbouring properties and a site notice being posted, 1 e-mail of objection had been received. Details of objections are within the Officer’s original report.

8. 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, subject to the conditions contained therein.

9. A copy of the report submitted to the Planning Committee on 8th September 2010 is attached. Members are now invited to determine the application.

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Consultees: P. Den Brinker Planning Officer
S. Burgess Principal Engineer (Highway Planning)

Appendices:
Appendix 1 Report submitted to Planning Committee on 8th September 2010