

DEVELOPMENT CONTROL COMMITTEE

6 JULY 2017

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

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A Development Control Committee Panel site visit was undertaken on Wednesday 5th July 2017.

The objectors who have registered a request to speak at Committee, a local resident who has not registered a request to speak at Committee and the agent for the development attended the site visit.

Further to advice from the Council's Drainage Officer, Condition 5 should be reworded as follows:

5. No development shall commence on site until a suitable geotechnical test, sufficient to support the design parameters and suitability of any proposed infiltration system, has been submitted to and approved in writing by the Local Planning Authority; the approved scheme must be implemented prior to beneficial use.

Reason: to ensure the effective satisfactory management and disposal of surface water is provided for the proposed development.

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Further representations have been received from the occupiers of 'Alicia', and 10 Maes Y Fedwen. One encloses correspondence from the historical application files which provide a background on how the number of units originally approved had been established by the Council's Land Drainage and Highways Sections.

The communication received from 10 Llys Y Fedwen confirms that the occupiers remain extremely concerned about this development and the number of issues which have been highlighted by objectors. One specific concern is part of the development being on land within the objector's ownership.

Despite assurances from the applicant's agent that all new works will be on land within the applicant's control, the objector is considering taking legal action to safeguard their property.

Add additional advisory note as follows:

The developer should consider the use of stone from the existing buildings on site in the construction of the new dwellings, boundary treatments and entrance features as part of the new development.

A Development Control Committee Panel site visit was undertaken on Wednesday 5th July 2017.

The objectors who have not registered a request to speak at Committee, the Local Ward Member who is also a Member of the DC Committee and a representative of the St. Brides Minor Community Council attended the site visit.

Add additional advisory notes as follows:

a. This application is recommended for approval subject to the imposition of conditions, on the basis the development complies with planning policy and guidelines and would not adversely affect privacy, highway safety or visual amenities nor so significantly harm neighbours' amenities as to warrant refusal.

b. The applicant is advised that given the proposed extension approaches and would be built close to the boundary of the site due regard must be given to the provisions of the Party Wall etc Act 1996. This Act puts in place a framework of notifications and agreements between neighbours to ensure that development can take place without detriment to adjoining owners.

MARK SHEPHARD
CORPORATE DIRECTOR – COMMUNITIES
6 JULY 2017