

<b>BLAENAU GWENT COUNTY BOROUGH COUNCIL</b>	
<b>Report to</b>	<b>The Chair and Members of Planning</b>
<b>Report Subject</b>	<b>Planning Appeal Update: Springfield Cottage, Queen Victoria Street, Tredegar</b>
<b>Report Author</b>	<b>Jane Engel</b>
<b>Directorate</b>	<b>Regeneration and Community Services</b>
<b>Date of meeting</b>	<b>October 2023</b>

<b>1. Purpose of Report</b>	
1.1	To advise Members of the decision of the Planning Environment and Decisions Wales (PEDW) in respect of a planning appeal against the refusal of planning permission (Ref: C/2022/0301). The development was for the retention of a bungalow and parking areas for Springfield Cottage and modified access.
1.2	The application was refused by Planning Committee on 15th October 2022.
<b>2.0 Scope of the Report</b>	
2.1	The application was refused on the grounds that the use of the lane as a primary access would have a detrimental impact on the safe, effective, and efficient use of the highway network.
2.2	The bungalow has been built on a parcel of land to the rear of Queen Victoria Street. The principle of the bungalow itself has been accepted by the approval of previous planning applications. However, due to land ownership matters relating to the approved means of access, the appeal sought retrospective planning permission with an alternative access from a rear lane leading from Marian Close.

- 2.3 The Inspector determined that the main issue to be considered was the effect of the proposal on the highway and pedestrians.
- 2.4 The access to the appeal site is a substandard unadopted rear lane accessed off Marian Close. The lane is single track in width for the majority of its length only widening in a few places at and beyond the appeal site. The lane serves as vehicular and pedestrian access for a small number of dwellings and field accesses before it narrows to bollards, allowing only pedestrian or cycle access beyond this point to Oliver Jones Crescent to the northeast.
- 2.5 The Inspector noted that owing to the lane's narrow width, limited passing bays for its entire length leading to the appeal site, and the unlimited areas for pedestrian refuge, there is insufficient space for vehicles, pedestrians and cyclists to pass each other safely. She further noted that the intensification in the use of the lane increases the likelihood of vehicles having to undertake awkward reversing manoeuvres along its length to accommodate any oncoming vehicles, pedestrians or cyclists.
- 2.6 The Inspector also noted that the provision of the parking area with no dedicated turning area within the property would result in turning manoeuvres taking place in the lane. The east and west boundaries abutting the parking area consist of high walls and fencing which obstructs the visibility of pedestrians from vehicles egressing the parking spaces, resulting in the potential for conflict between vehicles and pedestrians.
- 2.7 The inspector concluded that the proposed development would result in material harm to highway and pedestrian safety and is contrary to Policy DM1 (3) a,b,c and d of the Blaenau Gwent LDP which seeks to, amongst other things, ensure that all development is accessible and does not hinder the safe and efficient operation and use of the transport network,
- 2.3 The Inspector accordingly DISMISSED the appeal.

### **3. Recommendation/s for Consideration**

- 3.1 That Members note for information the appeal decision for planning application C/2022/0301 as attached at **Appendix A**.