

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	Planning, Regulatory & General Licensing Committee
Report Subject	Planning Appeal Update: Land Off Cambridge Gardens, Beaufort, Ebbw Vale. Ref: C/2018/0224
Report Author	Stephanie Hopkins
Report Date	22 January 2020
Directorate	Regeneration and Community Services
Date of meeting	06 February 2020
Date Signed off by Monitoring Officer	

1.0	Purpose of Report
1.1	To advise Members of the decision of the Planning Inspectorate in respect of a planning appeal against the refusal of planning permission for the construction of 15no. dwellings.
1.2	The application was refused planning permission (as per officer recommendation) at the June '19 meeting of Planning Committee
2.0	Scope of the Report
2.1	The Planning Committee was of the view that the proposed point of access into the site off Cambridge Gardens is sub-standard for 15no. dwellings. It does not meet the specifications set out in the

	<p>Council's adopted highway design guide. It would compromise safety for vehicles, pedestrians, cyclists and vulnerable road users as the access is too narrow to accommodate two-way traffic flows and provide a separate footway.</p>
2.2	<p>The applicant could not upgrade the junction and access road to comply with minimum design requirements because the required land is in third party ownership.</p>
2.3	<p>The proposal was considered to be contrary to policy DM1 (3a and c) of the adopted Blaenau Gwent LDP and adopted Supplementary Guidance for Access, Car Parking and Design.</p>
2.4	<p>The applicant appealed this decision. The Inspector's decision was received on 22nd January 2020. The decision letter is attached for Members information.</p>
2.5	<p>In summary, the Inspector agreed with the Council's assessment that the proposed shared surface at the point of access into the site would create <i>'a chaotic and intimidating environment for pedestrians and cyclists to navigate. There would be little in the way of a 'protected space' for pedestrians, particularly vulnerable users, and as such it would reduce the opportunity for local residents and any future occupants to walk and cycle safely through the appeal site'</i>.</p>
2.6	<p>The Inspector acknowledged that the site benefits from planning permission for 10 dwellings. However, increasing the number of houses would have significant implications for the safety of highway users.</p>
2.7	<p>The Inspector concluded that there were no material planning considerations that outweighed the significant highway safety risks associated with the proposed access and that the proposal was contrary to Policy DM1 (3 a & c) of the Blaenau Gwent LDP.</p>
2.8	<p>She <u>DISMISSED</u> the appeal. An initial application for costs was later withdrawn by the Appellant.</p>
3.0	Recommendation
3.1	<p>That Members note for information the appeal decision for planning application C/2018/0224 as attached at Appendix A.</p>