

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0734/FULL 12.10.2012	United Welsh Housing Association & Welsh Ambulance Services C/o Savills Ms L Price 12 Windsor Place Cardiff CF10 3BY	Demolish existing Ambulance Station building and erect 9 no. dwellings and associated access, parking and landscaping Welsh Ambulance Services N H S Trust Caerphilly Ambulance Station Waunfach Street Caerphilly CF83 3HL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: This application is for the redevelopment of land located off Waunfach Street, Caerphilly. The site is currently occupied by a former Ambulance Station. Access to the land is along Waunfach Street and back to a junction with Pontygwindy Road approximately 110 metres to the east.

The site itself is positioned roughly 1 kilometre to the north of Caerphilly Town Centre.

Site description: The site is bounded on three sides by existing residential development (i.e. to the north, east and south). To the west it is bordered by the Nant-Yr-Aber stream course. This is a tributary of the River Rhymney, which flows in from the west. On the opposite side of the stream is a large area of heavily wooded ground.

The site has an area of approximately 0.29 hectares, part of which is currently occupied by a single storey "L" shaped building, which has a floor area of 160 square metres. This building provided offices and garage space for the ambulance facility which operated from this site. There is also a substantial turning and hardstanding area adjacent to the building. These facilities are located in the northern part of the site. The majority of the remainder of the ambulance station curtilage comprises open grassland, with trees, shrubs and undergrowth growing around the north and west boundaries of the site. The land is relatively flat over its entire area.

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Development: The development proposed is for the erection of nine houses arranged in two blocks, the first comprising four linked houses of two different designs, with the second incorporating five linked houses of the same internal design. The shape of the site (being relatively long and narrow) allows for the development of a cul de sac arrangement, with the access road running into the site at right angles to Waunfach Street. The western end of the site remains undeveloped as there is a combined sewer running through it which requires a 10 metre easement. This area is consequently left undeveloped and provides open space to serve the dwellings.

The scheme involves the following: seven properties with 2 bedrooms, and two properties with 3 bedrooms.

Block 2 is sited at right angles to Block 1 and faces onto the new internal access road, which runs straight through the site to a turning area located near the western boundary of the site.

The design of the Blocks is such as to provide visual interest in their appearance. The four properties in Block 1 are arranged so that the end dwellings are gable-on to the street, whilst the houses in Block 2 have an irregular roof height, with three houses having an apex 0.8 metres above the other two.

Dimensions: The dwellings are all two-storey in design with Block 1 having a total floor area measuring 198 square metres and a height to the ridgeline of approximately 9 metres.

Block 2 has a floor area measuring 216 square metres with a height to the ridge of the roof of the tallest dwellings being 9 metres.

Materials: The properties are to be a mixture of facing brick and render, with the roofs to be covered in imitation slate.

Ancillary development, e.g. parking: The flats are all provided with a car-parking space to the front of the property.

PLANNING HISTORY

No previous planning history.

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POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary identified in the Local Development Plan, however it is not specifically allocated for an identified purpose within the Plan. The land has an existing use as an ambulance station and will have to be redeveloped to achieve an alternative use.

Policies: The policies of relevance within the Local Development Plan are as follows:

- SP3 - Development Strategy in the Southern Connections Corridor.
- CW2 - Amenity.
- CW3 - Design Considerations: Highways.
- TR1 - Cycle Routes.
- SP15 - Affordable Housing targets.
- SP7 - Planning Obligations.
- Supplementary Planning Guidance LDP3 - Caerphilly Basin Highway Obligation.
- Supplementary Planning Guidance LDP5 - Car Parking Standards: parking Zones.
- Supplementary Planning Guidance LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales (Edition 5, Nov. 2012), Technical Advice Note 12 - Design and Technical Advice note 15 - Development and Flood Risk.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No. The application site area is below the threshold of 0.5 hectares specified in the Environmental Impact Assessment Regulations 1999.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes.

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CONSULTATION

Countryside And Landscape Services - have made a number of detailed comments on the ecological aspects of the proposal and considers that the development is acceptable subject to the imposition of a number of conditions relating to matters such as the control of Japanese knotweed, protection of nesting birds, provision of bat roosts and nesting sites etc.

Principal Valuer - has no comments to make on the application.

Natural Resources Wales - originally raised objection to the application on flooding grounds. The Flood Consequences Assessment submitted was considered to be inadequate to justify the proposal. A further Assessment was subsequently provided which addressed the issues raised and as such the objection was removed.

The NRW does require the inclusion of conditions on any consent granted.

Rights Of Way Officer - comments that there are no public rights of way affected by this development.

Head of Planning and Strategy (Education) - comments that there are no Section 106 contributions required in this instance in respect of education.

CCBC Housing Enabling Officer - comments that the site has been negotiated with Welsh Health Estates under the Welsh Government's land release programme.

The Housing Strategy Section consequently supports the application, as it will secure a site that will deliver 100% affordable housing development.

Head Of Public Protection - has no adverse comments to make on this proposal.

Senior Engineer (Land Drainage) - makes a range of comments relating to drainage issues and requires the imposition of a condition relating to the need for a comprehensive drainage scheme to be submitted and agreed, prior to the commencement of any work on the site.

Outdoor Leisure Development Officer - comments on the need for the payment of a contribution for the enhancement of off-site play and sports facilities.

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Head Of Public Services - comments that refuse and recycling services are available in this area. It is evident from the plans that provision has been made for the storage of bins on site.

Transportation Engineering Manager - raises no objection to the application subject to the imposition of a range of conditions relating to matters such as parking provision and a programme of highway construction.

Dwr Cymru - originally raised objection to the application on the basis that the development would overload the existing public sewerage system. Further discussions subsequently took place with the applicant and a revised drainage strategy was considered. On this basis a further response was submitted by Dwr Cymru/Welsh Water in which their objection was removed subject to the inclusion of a number of conditions relating to the adopted drainage system.

Police Architectural Liaison Officer - have made comments in respect to the design and security of the development and, as such, are in contact with the applicant's agent to progress these matters.

Western Power Distribution - have made no comment on the application.

Wales & West Utilities - have not commented on this application.

The Coal Authority - have been consulted on the applicant's Coal Mining Risk Assessment but have not responded prior to this report being prepared. Their comments will be verbally reported at the Planning Committee meeting.

Caerphilly Town Council - raise no objection to the application but suggest that the issue of the adequacy of the drainage system be considered, as there have been problems in this regard in the past.

Gwent Wildlife Trust - have not commented on this application.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of site and press notices along with a total of 26 individual letters being sent to local properties.

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Response: In response to this consultation exercise 6 letters of objection were received. A number of these letters were from the same residents in regard to further information received and in respect to progress reports on the development.

Summary of observations: The basis of the objections received are as follows:

1. The inadequacy of the sewer system in the area to accommodate any further drainage from the proposed development.
2. There has been a history of localised flooding in the area, which this proposal could exacerbate. This is particularly relevant to the two properties to the north of the site, which are indicated as being at a lower level than the former ambulance site.
3. Traffic congestion around the site resulting from both construction and new residents' vehicle movements.
4. Inadequate consultation on the application.
5. Loss of privacy to adjoining dwellings.
6. Inadequate boundary treatment.
7. The applicant's Flood Consequences Assessment contains inaccurate information relating to the flooding issues in the area.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? It is not considered that the determination of this proposal will detrimentally affect the issues of crime and disorder in this area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The assessment of the main policies of relevance is as follows:

Policy SP3 relates to the promotion of sustainable development in the south of the County Borough. In this regard it requires that development:

- A. Uses previously developed land within settlement limits;
- B. Reduces car borne trips by promoting more sustainable modes of travel;

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- C. Makes the most efficient use of the existing infrastructure;
- D. Has regard to the social and economic function of the area and;
- E. Protects the natural heritage from inappropriate forms of development.

In respect to the above criteria the proposal involves the redevelopment of an existing land use, and the site is also well related to public transport routes. The development will be compatible with the existing urban framework and is of a type which will accord with the surrounding land-uses (i.e. residential). The limited scheme proposed will have no adverse impact on the natural setting of this site.

As such it is considered that the proposal accords with Policy SP3.

Policy CW2 is a standard one which relates more specifically to a site and its impact on its surroundings. There are three criteria of this policy, which are applicable to this proposal. These are:

- A. There is no unacceptable impact on the amenity of adjacent properties or land.
- B. The proposal would not result in overdevelopment of the site and/or its surroundings.
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use.

In response to criterion A it is considered that the design and appearance of the dwellings are reasonable and acceptable. They are all two-storey houses which accords with the vernacular of the surrounding residential properties. Each dwelling has on-site parking and sufficient amenity space, and has been located and designed so as to ensure that the privacy standard between the habitable room windows of the new and existing dwellings is maintained.

Regarding criterion B the Local Development Plan considers medium density of development to be around 36 dwellings to the hectare. The current proposal will allow for a density of approximately 30 dwellings to the hectare. As such the proposal does not represent overdevelopment of the site or have an overdeveloping impact on its surroundings.

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An inspection of this area will indicate that, with the exception of this site, the surrounding development is almost homogeneously residential in character. As such it is compatible with these surroundings and would not constrain them in respect to their use. On this basis policy CW2 is considered to be complied with.

Turning to Policy CW3 (Highway Design) and TR1 (Cycle Routes), the proposal has been designed to an adoptable standard, which is safe, and effective in respect to the development it serves. It also incorporates a link into the Caerphilly Basin Radial Cycle Route, which runs along the boundary to the west. The on-site parking provision accords with the adopted standards and consequently the scheme proposed complies with the requirements of these two policies.

With regard to Policy SP15, this seeks to ensure that the Council can, through the planning system, deliver a prescribed level of affordable housing in its area, during the life of the plan. The Council's Housing Strategy Section fully supports the current application, as it believes that it will secure a 100% affordable housing development in accordance with the aim of this policy.

The proposal therefore assists towards the goal of attaining the identified target specified in SP15 (i.e. 964 affordable houses, between 2006 and 2021).

The remaining Local Development Plan policy of relevance refers to Policy SP7 (Planning Obligations) which in this instance should be considered in association with Supplementary Planning Guidance LDP3 - Caerphilly Basin Highway Obligation.

Criterion D of the policy refers to:

"Strategic highway improvements in the Northern and Southern Connections Corridors". LDP3 sets out how that will be achieved. A planning obligation must meet certain tests, which are as follows:

(a) Is the obligation necessary?

A Section 106 Agreement will be sought because this development will add additional traffic to the strategic highway network of the Caerphilly Basin, which currently operates at capacity during peak periods. Following public consultation, which included house builders, the Council has adopted Supplementary Planning Guidance Development Design Guide, LDP 3, Caerphilly Basin Strategic Highway Network Obligation, which requires a financial contribution, currently £5,500, for each new dwelling constructed within the defined Caerphilly Basin area as a reasonable means of addressing this capacity problem.

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The money contributed by this development will be used with other similarly collected monies to finance the necessary improvements to a scheme identified in the Guidance, such as the Cedar Tree Roundabout.

(b) It is directly related to the development

This development will add additional traffic to the strategic highway network of the Caerphilly Basin, which currently operates at capacity during peak periods, thereby aggravating existing congestion problems.

(c) It is fairly and reasonably related in scale and kind to the development.

The unit sum - at present £5,500 - is reasonable when compared to the costs of construction and the value of one house. The total contribution is based on the number of dwellings, which means that the larger the development, the greater the impact on the road network, and therefore the higher contribution.

This proposal, if approved, will therefore be subject of a Section 106 Agreement which requires a total of £49,500, as a contribution to the improvements to the Strategic Highway Network.

The applicants are aware of this requirement and have indicated that they will voluntarily enter into it. On this basis the policy and the guidance are adhered to.

LDP5 relates to car-parking standards and indicates how much on-site provision should be made to serve a development. With new houses it normally requires 1 space per bedroom, up to a maximum of 3 spaces. On this basis the development would need 20 spaces to be provided. The guidance does however contain a sustainability matrix, whereby points can be awarded to developments on the basis of proximity, in terms of walking distance to local facilities, public transport, cycle routes etc.

In this instance the applicants were able to demonstrate that they could achieve 14 points, which allowed a reduction of 2 spaces per dwelling. The Transportation Engineering Manager has accepted this reduction, in accordance with the stated sustainability matrix, and therefore the provision of 1 space per dwelling is considered to be adequate to serve the scheme and LDP5 is satisfied.

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Moving to an assessment of the proposal in respect to national policy, the basic framework document is Planning Policy Wales (Nov. 2012). This sets out the key objectives for the planning system in Wales and gives general advice on the determination of applications. Much of this advice refers to sustainable development such as the re-use of previously developed land, the minimisation of car journeys, the provision of good quality housing (including affordable dwellings). In this general respect it is considered that the proposal accords with this planning policy guidance.

Planning Policy Wales is supported by a series of Technical Advice Notes (i.e. TANs), which give detailed advice on individual topic areas. In this instance two TANs are of particular relevance. TAN 12 addresses design issues. In this regard the application was accompanied by a detailed Design and Access Statement which analysed the relevant issues of the character of the site and the context of the area in which it is located along with the design and appearance of the housing proposed etc.

In this regard it is considered that the resulting development, in respect to its density, scale, layout and appearance is one that is acceptable at this location.

The other TAN applicable to this site is TAN15. The general purpose of this document is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. It identifies situations where flooding can affect the development proposed. This is thereafter related to zones which are identified on development advice maps.

In this instance the area lies entirely within Zone C1. This means that it is a flood risk area and requires that the development be considered in respect to the relevant tests contained in the TAN. As such the applicant was requested to submit a Flood Consequences Assessment (i.e. FCA) for the consideration of Natural Resources Wales (NRW).

NRW objected to the development, on the basis of the findings of the originally submitted Assessment. The applicant subsequently submitted a revised FCA which addressed the issues in their objection and as such they removed that objection subject to the imposition of conditions attached to any consent granted. These conditions referred to the setting of minimum floor levels and the requirement for a surface water drainage strategy to serve the development.

On this basis the development was considered to be acceptable by the NRW and as such it is considered that the requirements of TAN15 can be addressed.

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In respect to the relevant policy situation it is considered that there are no sustainable objections to the proposal.

Comments from Consultees: It is evident from the comments received on this matter that the issues of flooding and the inadequacy of the existing drainage system are central to the consideration of this proposal. Both the NRW and Dwr Cymru/Welsh Water originally raised objection to the application on the respective issues. As can be seen from the above report, additional information was subsequently submitted to both bodies, which resulted in the objections being withdrawn.

It is clear from the comments of these bodies along with the Senior Engineer (Land Drainage) that these matters require the control of conditions, which will seek to ensure that the situation in this area is not exacerbated by this development.

The comments of the Parks and Leisure Officer in respect to contributions to facilities outside the site are noted but cannot be pursued as the relevant policy in this regard (i.e. CW10) requires the new housing site to be over 10 properties in number or 0.3 hectares in area. This development does not cross either threshold.

None of the other standard consultees raise objections, which could sustain a refusal of permission. A number do however make comments, which require the imposition of conditions.

Comments from public: The responses to the objections raised by the general public are as follows:

1. It is accepted that there have been historic drainage problems in this area. As such the discussions between the developer and Dwr Cymru/Welsh Water are designed to ensure that no additional foul or surface water discharges will be accepted into the 375 mm sewer which runs through the curtilage of "Leabrook", being the property to the north. Conditions will be imposed regarding the requirement for the approval of a comprehensive drainage scheme to address the anticipated consequences of the development.

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2. There have also been incidences of flooding in this area. This is a matter, which was pursued through the preparation of Flood Consequences Assessments with the applicant. As indicated in the report, the NRW withdrew its objection to the development of this Zone C1 site on the basis of the revised Assessment and the imposition of conditions attached to any consent granted.
3. The issue of the impact of the proposal on highway use and safety is one that has been considered by the Transportation Engineering Manager. He has raised no objection to the application on these grounds.
4. The original level of consultation on the application was in accordance with legislative guidance. This included site and press notices as well as direct neighbour notification. However on the re-consultation exercise (when further information was submitted) an additional number of properties were consulted to give extra notice of this development.
5. The issue of the privacy between dwellings is one that was assessed at an early stage. This related to the privacy impact of the new dwellings in respect to each other and in regard to the existing surrounding properties. It was considered that the scheme was designed to ensure that adequate privacy distances between habitable rooms was maintained (i.e. 21 metre separation distance) and there are no windows in the end elevation of Block 1 which could overlook adjoining property. It is therefore not accepted that privacy is compromised by the new development.
6. The side boundary treatment is shown as a 1.8 metre high fence. This is considered to be a standard form of enclosure in such circumstances.
7. The Flood Consequences Assessment was interrogated by the NRW to the extent that it required a revision in respect to the information it contained. Whilst local residents may have greater personal experience relating to matters at the site the NRW are satisfied that the level of information provided is adequate for them to make a reasoned judgement in this matter.

Other material considerations: The development attracts the payment of the contribution towards the improvement of the Strategic Highway Network in the Caerphilly area. This will be secured by way of a Section 106 Agreement designed to collect $9 \times £5,500 = £49,500$.

The application, if considered by Committee to be acceptable, will be deferred for the completion of this agreement. Thereafter consent will be issued subject to the conditions contained in this report.

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RECOMMENDATION (A) that application is DEFERRED to allow the completion of a Section 106 Agreement as discussed above. On completion of the Agreement (B) that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety.
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 05) The development shall not be beneficially occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

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- 06) Prior to the occupation of the dwellings hereby approved the approved parking spaces shall be completed in materials as agreed in writing with the Local Planning Authority, to ensure loose stones or mud etc is not carried on to the public highway.
REASON: In the interests of highway safety.
- 07) This consent shall not extend to the shed sited in the rear garden of plot 9 the site layout plan no. (90) 002A.
REASON: The shed would be within a sewer easement.
- 08) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work an 'Interim Certificate' carried out in relation to each dwelling by an accredited body, certifying that each dwelling shall achieve Code for Sustainable Homes (Version 3) Level 3 and one credit under 'Ene1 - Dwelling Emission Rate', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 09) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 10) Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese knotweed on site. Thereafter the treatment of Japanese knotweed shall be carried out in accordance with the approved details before construction works commence on site.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act". Japanese knotweed (*Fallopia japonica*/*Polygonum cuspidatum*) is included within this schedule. All Japanese knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection act 1990 and the Environmental Protection act Duty of Care regulations 1991.

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- 11) Prior to the commencement of the development a working method statement to control surface water run off during demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter these operations shall be undertaken in accordance with this agreed method statement.
REASON: In the interests of the amenity of the area.
- 12) Prior to the commencement of work on site a scheme shall be submitted for the written agreement of the Local Planning Authority which provides details of the open space adjacent to the stream corridor that includes the inclusion of shrubs and trees to provide a screen to reduce light spillage onto the stream corridor and opportunities for laying up areas for otters. The scheme shall be completed before the dwellings hereby approved are occupied.
REASON: In the interests of the nature conservation.
- 13) Prior to the commencement of development details of the lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure adequate protection for species using the adjacent stream corridor.
- 14) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 15) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new buildings and nesting provision for birds shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats and nesting provision for birds as a biodiversity enhancement, in accordance with paragraph 5.2.8 of Planning Policy Wales (2010), paragraph 1.4.3 of TAN 5 (2009) and Section 40 of the Natural Environment and Rural Communities Act 2006.

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- 16) No development shall commence until a scheme for the comprehensive drainage of the site, showing how foul, surface water and land drainage will be dealt with, has been submitted to, and agreed in writing with, the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system.
- 17) The finished floor levels of the dwellings hereby approved shall be set back no lower than 78.1 metres Above Ordnance Datum (AOD).
REASON: To ensure that flood flows can be conveyed through the site and to reduce the risk of flooding to the proposed development and future occupants.
- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 21) No obstruction or planting shall be placed within the defined cycle route to the riverbank, other than the gated entrance shown on drawing no.(90) 002A.
REASON: To protect the route of the radial cycleway.

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Advisory Note(s)

Please find attached the comments of Heddlu Gwent Police, Dwr Cymru/Welsh Water, Natural Resources Wales and Senior Engineer (Land Drainage) that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, and TR1.
