

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0855/FULL 14.01.2015	United Welsh Housing Association Mr P Seaborne C/o Asbri Planning Ltd Mr B Davies Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Erect residential development and associated works Land At Watford Road Caerphilly

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located to the south of the former Caerphilly Miner's Hospital site which is on the lower slopes of Caerphilly Mountain. It is on the west side of the junction of Watford Road, Lon y Llyn and St. Martin's Road. It is approximately 1 kilometer from the town centre.

Site description: The site is an undeveloped area of land roughly rectangular in shape, which has a limited frontage onto Watford Road with the remainder of the site running westwards towards the existing housing on the Castle View development. The site has a gradient which falls down the mountainside from south to north. The extent of the fall is approximately 10 metres over a width of 70 metres.

The land is enclosed by existing hedges and dense undergrowth, whilst the main area of land is generically "rough-grassland."

The site is bounded to the north by the Caerphilly Miner's housing development (i.e. Beech Tree View). To the south and east there is also established residential estates, whilst to the east it borders the public highway, on the opposite of which is further residential development.

There are a limited number of trees on site which are generally located on the boundaries.

Development: The application is for a total of 34 dwellings, as with the Caerphilly Miner's development these will be a mixture of (i) private sale units (ii) social units and (iii) intermediate properties.

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The numbers and house types of each of these categories is as follows:-

- (i) 16 units, of which 12 are 3 bed and 4 are 4 bed houses.
- (ii) 12 units, of which 6 are 1 bed flats, and 6 are 2 bed houses.
- (iii) 6 units, of which 1 is 2 bed and 5 are three bed houses.

Categories (ii) and (iii) comprise affordable homes and total 18 units (i.e.53%) whilst category (i) relates to the private sales and total 16 (i.e.47%).

The properties are mainly two-storey houses of detached, semi-detached and small linked arrangements comprising three houses. There is also one three-storey block of flats incorporated into the scheme.

Dimensions: The site measures 1.1 hectares, which is a density of approximately 34 to the hectare and would be considered a medium density development.

The block of flats measures 11 metres to the apex and has a floor area of 140 square metres. Whilst the houses are all approximately 8.5 metres high they range from 48.5 square metres floor area (2 bed house) to 68 square metres floor area (4 bed houses).

Materials: The dwellings are to be finished in a red facing brick, whilst the roofs are to be covered in grey tiles. All windows and rainwater goods are to be PVCu. All roads and footpaths are to be in tarmacadam.

Ancillary development, e.g. parking: Parking at the site is in accordance with the Authority's adopted parking guidelines. The detached 4 bed dwellings are all provided with a garage as well as on-site parking places.

PLANNING HISTORY

P/02/1279 - Provide car park facilities. - Granted 06.12.02.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site located within the defined settlement limit and is identified as part of a housing allocation (HG1. 67). This allocation was formally named the Caerphilly Miner's Hospital site and had an area measuring 3.26 hectares, 2.16 of which have already been developed by the Beeches View site.

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Policies: The main policies of relevance in the Adopted Local Development Plan are as follows:-

Strategy policies

SP3 - Development strategy in the Southern Connections Corridor, SP4 - Settlement strategy, SP5 - Settlement boundaries, SP6 - Place making, SP10 - Conservation of natural heritage, SP14 - Total housing requirements and SP15 - Affordable housing targets.

Countywide policies

CW2 - Amenity, CW3 - Design considerations: highways, CW6 - Trees, woodland and hedgerow protection, CW10 - Leisure and open space provision, CW11 - Affordable housing and CW15 - General locational constraints.

NATIONAL POLICY: Planning Policy Wales (Ed 7. 2014), TAN2 (Planning and affordable housing), TAN5 (Nature conservation and planning), TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes. The proposal exceeded the threshold of a development area over 0.5 hectares.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

Rights Of Way Officer - confirmed that no public rights of way affect this site.

Senior Arboricultural Officer (Trees) - has made no formal response to the application but has made verbal comment on the matter of tree protection which have been actioned by the applicant by way of amended plans. As such the information submitted addresses the points raised regarding tree retention and protection matters.

Principal Valuer - has confirmed that the right of access claimed by a local resident onto the land does not exist, and that the person claiming it had signed a declaration to this effect in March 2013.

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Head Of Public Protection - raises no objection to the application subject to the imposition of conditions relating to dust and noise mitigation schemes and an imported soil condition.

Reference is also made to the Air Quality Impact Assessment that has been submitted, in that this information adequately addresses this issue.

CCBC Housing Enabling Officer - has confirmed that the affordable element is acceptable. Further comment is made on the transfer prices of the affordable units and the need for them to be built to the relevant standard and to be delivered by the Housing Association. This will be secured by way of a S106 Agreement.

Senior Engineer (Land Drainage) - makes a range of comments on drainage matters at the site some can be conditioned whilst others need to be passed on as written advice.

Outdoor Leisure Development Officer - comments that the open recreational space that has been provided to the west of the site is a good improvement to the scheme. Notwithstanding this an element of play equipment is required to be installed in this space. This should be secured by way of condition.

Head Of Public Services - raise no objection to the application but makes a number of comments on kerbside collection points which need to be passed on to the applicant/developer.

Transportation Engineering Manager - does not raise objection to the application subject to the imposition of conditions regarding vision splays, parking provision availability, surfacing materials etc.

Dwr Cymru - requires conditions to be imposed regarding the need for comprehensive drainage arrangements to be submitted and approved and for the protection of the existing public drainage system.

Police Architectural Liaison Officer - welcomed the fact that the development is to be carried out in accordance the "Secured by Design Standards."
Specific crime prevention advice is given which needs to be forwarded to the applicant/developer as written advice.

Wales & West Utilities - comments that it may have apparatus close to/within the site which may be affected by the proposal. As such they should be contacted prior to any work commencing on site.

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Caerphilly Town Council - has commented that it has objections to the application on the basis of "overdevelopment and lack of residential amenities in the area."

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of site and press notices and direct letters with 55 neighbouring properties.

Response: In response to this consultation exercise 13 letters of objection and one petition, signed by 17 residents were submitted.

Summary of observations: The basis of the objections received were as follows:-

1. Residents were assured that this land would be offered to local people as allotments.
2. The land is one of the few remaining "green areas" left as the majority of land has been built upon.
3. The land is used for recreational and amenity purposes by residents and their children.
4. The highway situation is already dangerous on Watford Road and it will be worsened by this proposal. It is a road often used by school children.
5. The new dwellings will adversely impact on the residential amenities of existing residents as they will be built too close to them and affect privacy and view.
6. Inadequate advertising of the application.
7. A right of way is affected by the scheme.
8. All the dwellings will be Housing Association properties.
9. Loss of privacy specifically to properties specifically at a lower level to the north.
10. Disruption during construction.
11. Devaluation of existing properties.
12. Insufficient landscaping is to be provided.
13. The site to the north has been troubled by incidents of anti-social behaviour.
14. Where are the children to be educated.
15. What new roads are planned to deal with the additional traffic generated from such sites.
16. Residents should be invited to the meeting to make a short presentation.
17. The utilities/infrastructure in the area is already substandard.

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18. The Council should not have closed the hospital in favour of housing development on the land.
19. There are "Brownfield" sites to develop instead of this land. It would be preferable to use this land as a community garden or allotments rather than provide housing for people who have "little historic sympathy" with the local 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 the housing layout submitted will adversely impact on the issues of crime and disorder in this area. Gwent Police have been consulted on the application. Their comments are discussed further in the report.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. The development is CIL liable, albeit an exemption can be claimed in respect to the affordable element.

ANALYSIS

Policies: With regard to the Strategic Policies of relevance it is evident that the proposal accords with them as it involves the development of an identified housing site for that purpose. The Adopted Local Development Plan promoted this site as an integral part of its housing strategy. In a plan lead system the relevant legislation (i.e. The Planning and Compulsory Purchase Act 2004, Section 38 (6)), specifies how development should be assessed. The Adopted Local Development Plan is the Council's land-use document against which the determination of applications should be made unless material considerations indicate otherwise.

Consequently this application accords with those policies relating to settlement boundaries and development strategy (i.e. SP3, SP4, SP5, and SP6).

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With regard to SP10 the application was accompanied by a wildlife survey and a tree report. These contained recommendations regarding the ecology and its protection, at the site. In this regard conditions will be imposed which relate to the protection of both wildlife interests and certain trees and hedgerows on the boundary of the site.

SP14 relates to the provision of a defined number of new dwellings in the County Borough, whilst SP15 seeks to ensure the delivery of a prescribed amount of affordable properties as part of the overall provision. The current proposal would comply with both policy requirements.

In the circumstances the proposal complies with all the relevant Strategic Policies.

With regard to Countrywide policies CW2 is particularly relevant as it relates to the impact of the proposal on the amenities of the surrounding properties. In this respect it is evident that the rectangular nature of the site allows for a standard cul de sac arrangement with a relatively straight road through the site, which runs along the contour line of the mountainside. This highway is capped by a turning head. The two storey dwellings and the small block of flats are located on either side of the road. This means that to both north and south it borders onto existing residential development.

To the north it looks onto Beech Tree View. The new houses range from a distance of 30 metres to the existing properties down to a distance of 22 metres between these dwellings.

To the south the development looks towards Plas Grug, which forms part of the established Watford Park Estate. The distance between the new and the existing dwellings on this side is between 25 metres and 30 metres. These distances are such as to ensure that the impact on the privacy of the adjoining properties will not be so significant as to sustain a refusal of permission.

The development is of a density (i.e. 34 dwellings to the hectare) that is considered to be medium in character, which is acceptable. Also a residential use next to other similar uses is considered to be compatible in nature.

As such Policy CW2 is complied with.

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The next policy of relevance is CW3 - Design Considerations: Highways. This deals with highway safety, pedestrian and cycle links, adequate parking provision and the access road's linkages with the public highway system. In this respect the Highways Division considers that the solution proposed is acceptable. The requirements of CW3 are therefore considered to be satisfied.

As indicated above the applicant submitted a tree survey, including an impact assessment and a Method Statement, which have been considered by the Council's Arboriculturist, who has raised no objection to its contents. This therefore addresses the hedgerow and tree protection issues at the site and can be secured by way of condition attached to any permission granted.

Policy CW10 (Leisure and Open Space Provision). Discussions have been undertaken with the developer to provide a more useable play provision on site. This has resulted in a LAP being sited towards the western side of the development which will provide formal play space. This space has been endorsed by the Leisure Services Officer as a good recreational facility. There are also two other areas of open space incorporated into the layout. This is considered to comply with the requirements of policy CW10.

A condition will also be imposed regarding the provision of play equipment within the relevant leisure space.

The policy on affordable housing is one that refers to the provision of 40% of the development being "affordable". As can be seen from the description contained earlier in this report the proposal offers over 50% of the development as affordable. The Housing Strategy Officer has confirmed his acceptance of the proposal on the basis of the transfer prices contained in an email on this matter. United Welsh Housing Association confirms that the transfer prices given are acceptable to them. This position will be secured by way of a Section 106 Agreement attached to any permission granted.

The final Local Development Plan policy of relevance refers to general locational constraints (i.e. policy CW15). This requires developments to accord with the role and function of the settlement they are within and also do not prejudice wider comprehensive development.

In this regard the proposal seeks to gain permission for residential development on a site identified as a residential allocation in the Adopted Local Development Plan. This site is surrounded by existing residential development therefore it accords with the built form and its use.

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With regard to its impact on any wider redevelopment, it would be accurate to state that this scheme completes a previously planned residential allocation. As such it accords with the requirements of the policy.

Therefore there are no policy objections to this application contained in the Local development Plan.

With regard to national guidance and legislation it has been stated above that the Planning and Compulsory Purchase Act 2004 requires decisions on applications for development to be taken in regard to the policies contained in an Adopted Plan unless material considerations dictate otherwise. In view of the current Five Year Land Supply position it is evident that residential land in the County Borough area is unacceptably low and housing sites are required to be identified. as such there are not considered to be any material considerations which mitigate against the approval of this identified housing site.

The TAN's of relevance follow on from the policies contained in the Local Development Plan policies, and do not raise any issues which could sustain a refusal of this proposal.

Comments from Consultees: As can be seen from the above responses none of the standard consultees have raised objection to the development. A number have expressed concerns which require the imposition of conditions attached to any permission granted such conditions which will adequately control the development to an acceptable standard.

Comments from public: The responses to the comments of the general public are as follows:-

1. Any such assurances given to residents are not Council policy. The Adopted Local Development Plan is the land-use policy document for this Authority. In this latter plan the site is clearly identified for residential development.
- 2 and 3. This land is not amenity land for the public's use. It is not a Council park or playground and has no official leisure designation. In visual terms the site is located on the lower slopes of Caerphilly Mountain which is a large area of countryside outside the urban settlement limit identified in the Adopted Local Plan. As such there are "green areas" close at hand.
4. The Highway Division have considered the matter of highway safety and have concluded that the access arrangements to serve the development are acceptable.

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5 and 9. The consideration of the policy position indicated above looks at the issues of privacy and residential amenity between the new and existing housing developments. It concluded that the distances between the housing was adequate in protecting a reasonable level of residential amenity/privacy. In a valley context there is usually an accepted degree of overlooking which is unavoidable given the terrain.

6. The application was advertised by way of site and press notices along with 55 individual letters to local residents. This is considered to represent a proportionate consultation level in respect to this development. As such this criticism is refuted.

7. The Public Rights of Way Officer has confirmed that no public right of way is affected by the scheme. As the land is Council owned the Property Section have confirmed that there are no private rights of access granted onto this land. If individuals have created such accesses they are unauthorised.

8. This is not correct almost half of the dwellings will be for sale on the open market.

10. There will no doubt be a certain level of disturbance during the construction phase. Conditions relating to noise and dust mitigation can be imposed to seek to control the unacceptable levels of such disturbance.

11. Devaluation of property is not a material planning consideration.

12. Landscaping can be required by condition attached to any permission granted.

13. Issues of anti-social behaviour relating to a development are matters to be addressed by the landlord and in certain cases by the Police. A residential development, which is acceptable in all other respects, cannot be refused on the basis of the potential for anti-social elements subsequently occupying some of the dwellings.

14. As this site is an allocated one in the Local Development Plan the educational implications would have been allowed for in that plan. Also any CIL payments liable from this scheme will include an element which will potentially be available for education improvements in this area.

15. Once again, this site as an identified residential allocation in the Local Development Plan, would have been considered in the context of the highway capacity to accommodate it, prior to it being formally identified for that purpose.

16. The residents can attend the Planning Committee meeting, and with the Chairman's permission, can allocate a speaker to address Members with their objections, in accordance with the standing protocol.

This advice has been given to a residents group who have been told to contact the Committee Section in this regard.

17. This opinion is not accepted as a statement of fact.

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18. The Council did not close the hospital in favour of residential development. The Area Health Authority and Welsh Government took that decision. It should be recognised that the Miner's hospital was not fit for purpose due to the passage of time. Also a state of the art replacement for much of its services was provided in Ystrad Mynach. This objection is considered to be wholly inaccurate.

19. The brownfield sites in the Caerphilly Basin area all have complex issues relating to them (i.e the Tar Plant, Bedwas Colliery, Cray valley). This site has none of these issues present at those sites and has been allocated for residential purposes due to its good relationship with the existing built environment.

The allocation of the land as a community garden or an allotments is not the question that the Committee is currently being asked to assess and as such no further comment, in that regard, is required.

Other material considerations: As Members will be aware there is currently a review of the Local Development Plan being undertaken. It is perhaps necessary to clarify the current position relating to this review. The statutory six-week public consultation period for the Deposit Replacement Plan is scheduled to commence in February 2016, during which time those sites recommended to be allocated for various uses will be made public and representations invited. Work is presently ongoing regarding the assessment of potential site allocations for housing and other uses. It must be stressed that until such time as the adopted LDP is superseded by the Replacement Plan (not scheduled to occur until 2017), the adopted LDP remains in force.

A number of residents have indicated that they thought the existing Local Development Plan had been replaced and any allocation was therefore no longer valid. As can be seen from the above paragraph this is not the case.

The affordable housing referred to above can only be secured through a Section 106 Obligation. In view of the Community Infrastructure Levy legislation to justify a S106 Agreement three tests must now be considered before such an obligation can be imposed, and these are considered below.

(a) The Obligation is necessary to make the development acceptable in planning terms.

The Adopted Local Development Plan contains a policy(CW11) which requires the securing of 40% affordable housing on sites of this size.

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This requirement is based on need, which is greatest in the Caerphilly Basin area of the Authority. This element of the scheme is therefore essential for the affordable housing numbers required in the County Borough to be achieved through the planning process.

The Agreement is required to ensure that the transfer prices are set at an acceptable rate for the social units and the numbers of social and intermediate units are secured for future availability.

(b) It is directly related to the development.

The dwellings required are to be part of the approved development and are an integral element of it.

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

The Adopted Local Development Plan clearly states why the level of affordable development in this area is at 40%. As indicated above it is based on need. In this part of the Borough it is proving difficult for many residents to access the housing market. The current applicant is instrumental in providing good quality accommodation which is, in part designed, to specifically assist people in this process.

The scale of this affordable requirement has been endorsed by Welsh Government in the Local Development Plan adoption process and as such it is considered to be reasonably related to the development being considered.

Recommendation (A) That a decision is DEFERRED to allow the applicant's to enter into a Section 106 Agreement to comply with the requirements set out in this report. On completion of the Agreement (B) that planning permission is GRANTED subject to the following conditions:-

- 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 development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.

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- 03) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 04) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 05) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 70 metres metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 06) 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.
- 07) The development shall not be 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.
- 08) The use of the garage hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwelling for the parking of vehicles only and for no other purpose.
REASON: In the interests of highway safety.

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- 09) The proposed parking areas shall be completed in permanent materials as approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 10) No development or site/vegetation clearance shall take place until a detailed reptile mitigation strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.
- 11) 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.
- 12) Prior to the commencement of work on site details of hedgerow enhancement planting and management, including a species list detailing the name and origin of native broadleaved trees and shrubs to be used to plant up existing hedgerows, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and the hedgerow planting shall be carried out within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 13) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.

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- 14) 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 in the new development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.
- 15) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swift, Swallow) 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 nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.
- 16) The development shall be undertaken in accordance with the Aboricultural Impact Assessment and Method Statement submitted with the application on the 23rd December 2014.
REASON: To protect the retained trees on site during construction work.
- 17) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 18) Before works commence on site a scheme for on-site refuse storage and collection of waste material awaiting disposal, including any details of open air storage facilities and it's screening, shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the agreed details prior to the first occupation of the development and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of public health and the amenity of the area.

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- 19) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format 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.
- 20) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 21) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, and a timetable for its implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.
REASON: In the interests of the visual amenity of the area.
- 22) 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.
- 23) The construction of the foundations of the dwellings hereby approved shall not begin until details showing the finished floor levels of those dwellings in relation to a fixed datum point off site, including cross-sections and details of screen fencing, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, and any screen fencing erected prior to the occupation of the dwellings to which it relates.
REASON: In the interests of the residential amenity of the area.

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- 24) Notwithstanding the information submitted in respect to the on-site leisure provision within one month of the date of this permission, details of additional playground equipment shall be submitted and agreed in writing with the Local Planning Authority. These agreed details shall thereafter be implemented concurrently with the development.
REASON: In the interests of residential amenity.

Advisory Note(s)

Please find attached the comments of Wales & West Utilities, Senior Engineer (Land Drainage), Gwent Police, Council's Ecologist, Dwr Cymru/Welsh Water and Head of Public Services 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 CW6.
