

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0794/RM 26.09.2017	Mr S Cronk Unit 1 Prince Of Wales Trading Estate Abercarn Newport	Approve the matters of access, appearance, landscaping, layout and scale reserved under outline planning permission 16/0501/OUT for the erection of four residential properties and associated works Land At Cae Nant Gledyr Caerphilly CF83 2BB

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the western of side of Cae Nant Gledyr and to the east of Sword Hill.

Site description: The application site is a triangular shaped parcel of open amenity space within an established residential area. The site is grassed and is located adjacent to the road serving Cae Nant Gledyr. There is a belt of mature trees on the southern and western boundaries of the site and these boundaries slope up from the site to the dwellings at Sword Hill. The site to the north narrows to a point where the western boundary meets the road.

Development: The application seeks reserved matters consent in respect of access, appearance, landscaping, layout and scale for residential development on the southern part of the open space area, consisting of the erection of four dwellings.

The proposal is set out in a linear fashion along the southern edge of the open space area with plots 1 to 3 facing north and plot 4 being at approximately 90 degrees to that. The dwellings would be directly opposite numbers 20 and 22 Cae Nant Gledyr.

The access would be from a new private drive off the hammer head directly in front of number 20 Cae Nant Gledyr. Parking for each of the dwellings will be provided in integral garages and on drives to the front of the dwellings with lawned gardens to the front and rear.

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Each dwelling is a two storey four bedroom property with an integral garage, living room, dining room, kitchen and utility room on the ground floor. The dwellings will be finished in a mixture of face brickwork and render with a tiled roof in keeping with the other properties in the area.

Dimensions: Each dwelling measures 9m by 10.35m by 8.1m high.

Materials: As stated.

Ancillary development, e.g. parking: As stated.

PLANNING HISTORY 2005 TO PRESENT

16/0501/OUT - Erect 4 residential properties and associated works - Granted - 15.09.16.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP6 – Building Better Places to Live.

Supplementary Planning Guidance LDP 8 Protection of Open Space gives advice in how to carry out open space assessments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

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ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No Objection.

Dwr Cymru - Provide advice to be conveyed to the developer.

Senior Engineer (Land Drainage) - Requires the submission of a drainage scheme prior to the commencement of works on site.

CCBC Housing Enabling Officer - No objection.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: 2 letters of objection have been received.

Summary of observations: The one letter is an objection on the grounds that the application site is on contaminated ground. The other letter objects to the loss of the open space.

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?
None.

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EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

Is this development Community Infrastructure Levy liable? Yes. Based on a total floor area of 54.6 square metres per dwelling a total CIL amount of £24,736 is payable unless exemptions such as self-build are claimed.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. As this application seeks approval for reserved matters and there is an existing extant outline planning consent in place the principle of development has already been established. In that regard the only issues that can be considered here are the reserved matters of access, appearance, landscaping, layout and scale which are considered in turn below:-

With regard to access a new private drive is proposed to serve the four dwellings. This access has been considered by the Transportation Engineering Manager and no objection has been raised subject to the imposition of conditions. In that regard the access is considered to be acceptable and accords with Policy CW3 of the Local Development Plan.

In respect of appearance the proposed dwellings have been designed to be in keeping with the style and character of the existing houses in the area and as such this is considered to be acceptable.

Limited landscaping has been provided as part of the scheme but this is not inconsistent with the other houses in the area. The majority of the gardens to the dwellings are to be lawned and this is not considered to be unacceptable in this urban context. The major concern with this site is its proximity to the landscaped bund to the south and conditions have been imposed on the outline consent to control any works in that regard. As a result it is considered that the proposal is considered to be acceptable in terms of landscaping.

In terms of layout it is noted that the parking for each of the dwellings is proposed to be to the front of each property. Whilst this is not in accordance with current thinking on this matter, which seeks to locate parking away from site frontages, it is not out of keeping with the parking on the rest of this estate. Moreover, given the extensive amount of grassed area surrounding each of these parking areas it is not felt that the proposal appears as over dominated by the car. In that regard it is felt that the proposal is acceptable in terms of layout.

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Finally with regard to scale it is considered that the dwellings and the site are in keeping with the scale and character of other houses on the site and as such the proposal is acceptable in that regard.

In respect of appearance, landscaping, layout and scale it is considered that the proposal complies with Policy CW2 of the Local Development Plan.

Comments from Consultees: No objections raised.

Comments from public: As stated above this is a reserved matters application and as such the objections raised are not pertinent to the determination of this application. However, each of these issues will be considered in turn below:-

With regard to the loss of the open space it should be noted that this area is covered by Policy CW7 of the Local Development Plan and also SPG LDP 8 Protection of Open Spaces. The latter document states that where applications propose to develop existing areas of open amenity space an open space assessment should be used to determine whether sufficient open space would remain in the area. Sufficient open space is defined as being 3ha within a 0.5km radius of the application site. It should be noted here that the application site is part of a wider corridor of open space and amenity land including footpaths, a playing field and an equipped playground. Excluding the application site the area of open space that would remain if the proposal would be approved would be well in excess of the required 3ha and in that regard it is considered that adequate amenity space would be retained.

The Policy and the SPG also requires an assessment of the importance of the open space as a recreational resource or an area of visual amenity and in that regard it is considered that whilst the land may have a high visual amenity value it has a low value as a recreational resource. This is not to say that it is not used for recreational purposes but such use would be informal and infrequent. In any event the application only proposes the loss of a relatively small area of land at the edge of the open space with the footpath passing the site being retained. Therefore it is considered that the loss of the open space would not be unacceptable in planning terms and complies with Policy CW7 of the Local Development Plan.

It is accepted that the application site is located adjacent to a former refuse tip and that there may be potential for contamination of the underlying land. This issue has been considered by the Council's Environmental Health Officers and they have raised no objection subject to the submission of a scheme that identifies any potential contamination and suggests any mitigation measures to deal with it. The matter has been addressed by a condition attached to the outline consent. It should also be noted that the majority of the houses surrounding the application site have also been built on the remediated former refuse tip.

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Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of conditions.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Notwithstanding this approval, all other conditions on planning permission 16/0501/OUT shall remain in force and effect in relation to the development hereby approved unless expressly varied or discharged by the Local Planning Authority.
REASON: For the avoidance of doubt that the conditions contained in the Outline Planning Application reference number 16/0501/OUT are still applicable.
- 02) The development shall be carried out in accordance with the following approved plans and documents: SC/01A, SC02 and SC03.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The proposed shared private driveway shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and be completed prior to beneficial occupation of the development first commencing.
REASON: In the interests of highway safety.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
REASON: In the interests of highway safety.

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- 05) 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.
- 06) Prior to the commencement of the development hereby approved a scheme for the control of dust arising from construction works shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be implemented at all times to control dust at the site.
REASON: To prevent pollution.
- 07) 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.
- 08) Prior to the commencement of works on site a construction method statement shall be submitted for the approval of the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: In the interests of residential amenity.

Advisory Note(s)

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 and CW3.

Please find attached comments from Dwr Cymru/Welsh Water.

