

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0981/FULL 30.11.2017	Mr I Lewis 6 Maple Close The Bryn Pontllanfraith Blackwood NP12 2PH	Site a wooden cabin for recreational purposes and occasional members meetings Boot Road Allotment Main Road Maesycwmmmer Hengoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located on the western side of Main Road, Maesycwmmmer, opposite residential properties known as No. 77-80 Main Road.

Site description: The site is an allotment garden, with approximately 28 plots.

Development: The proposed development is the erection of a wooden cabin adjacent to an existing cabin on the south easterly edge for recreational purposes and occasional members meetings.

Dimensions: The wooden cabin measures 5.2m long by 4.0m wide. The height to the eaves is 2.2m and to the ridge is 3.0m.

Materials: The cabin is to be constructed out of timber, with shingle roofing and half-glazed Georgian double doors and windows.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021, Adopted November 2010.

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Site Allocation: The site lies outside of settlement limits, and is within the Maesycwmmmer and Ystrad Mynach Green Wedge (SI 1.17).

Policies: Policy SP2 (Development Strategy in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP8 (Minerals Safeguarding), SP18 (Protection of Strategic Leisure Network), CW2 (Amenity), CW15 (General Locational Constraints) and area specific policy Green Wedge SI 1.17 (Maesycwmmmer and Ystrad Mynach).

Policy SP2 (Development Strategy in the Northern Connections Corridor) seeks to capitalise on the development opportunities in the area, as well as protecting the natural heritage from inappropriate forms of development.

SP5 (Settlement Boundaries) are defined in order to protect inappropriate development in the countryside, and to ensure the full and effective use of urban land. Furthermore, the designations help prevent the coalescence of settlements, ribbon development and fragmented development.

SP6 (Place Making) requires development proposals to contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment. Specifically, part (b) requires developments to have a high standard of design that reinforces attractive qualities of local distinctiveness.

SP8 (Minerals Safeguarding) balances the need for safeguarding important mineral resources against proposed development. As the proposed development is on an existing allotment site, the minerals will not be sterilised through this proposed additional structure.

SP18 (Protection of Strategic Leisure Network) protects important areas of public open space, natural green space and recreational facilities from inappropriate development.

CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land, the proposal would not lead to overdevelopment and that the development would be compatible with the surrounding land uses.

CW15 (General Locational Constraints) lists the instances where development outside of settlements is acceptable. In part (c) section (iii), development is acceptable where it is for recreation, leisure and tourism proposals.

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Green Wedge allocation SI 1.17 (Maesycwmmer and Ystrad Mynach), are designated in order to define and maintain open spaces between and within the urban areas.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 16: Sport, Recreation and Open Space (2009).

Planning Policy Wales states: "Allotments should be retained, particularly where they have an important open space function and contribute to sustainable development." (paragraph 5.5.18).

TAN 16 states "Allotments are important green spaces in urban and rural areas, and their cultivation can contribute to sustainability, provide opportunities for leisure, exercise and healthy food, improve biodiversity and encourage interaction between different groups in the community...Authorities should ensure that statutory allotments within their areas are properly protected, promoted and managed and are sufficient to meet the demands of local residents wishing to cultivate them." (paragraph 3.27).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

Principal Valuer - No comment.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and neighbourhood letters to the 4 properties directly opposite the site.

Response: No responses received.

Summary of observations: None.

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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?
Crime and disorder are not considered to be issues in the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. The proposed development is not CIL chargeable.

ANALYSIS

This application is before Planning Committee as the applicant is related to a member of staff in the Planning department.

Policies: The application has been considered in accordance with LDP policies and Supplementary Planning Guidance. The main points to consider are whether the proposal is acceptable in terms of its location outside of settlement limits, and whether its design is appropriate.

The proposed wooden cabin is located close to the settlement boundary, and adjacent to an existing concrete area, sheds and water tanks.

Its location, whilst outside of settlement limits, is acceptable in principle as policy CW15 (c) (iii) states that development for recreation and leisure purposes is acceptable. As the proposed wooden cabin is for use by the allotment holders and there are no other facilities like this on the site, the proposed development would provide betterment to the existing allotment users.

Furthermore, as it is set close to the boundary with Main Road, and is in close proximity to other sheds, the impact on the green wedge is minimised.

In terms of design, the wooden cabin proposed is similar in style to those already on the site, however is larger. As the allotments are set down from Main Road, coupled with the cabin being further screened by hedges and trees that abut the site, it is not deemed that the development will have an unacceptable impact on the adjoining land uses. The proposal therefore accords with policy CW2 (Amenity).

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In conclusion, the wooden cabin is an acceptable development outside of settlements in an allotment and accords with policies CW2 (Amenity) and CW15 (General Locational Constraints) and is recommended for approval.

Comments from Consultees: No objections or comments received.

Comments from public: No representations received.

Other material considerations: None.

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) 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) The development shall be carried out in accordance with the following approved plans and documents:
Design Sheet titled 'Woodlands - 18x14w Dalton 44mm' showing plans and elevations received 13/11/2017;
Design Sheet titled 'Sheds and Log Cabins' received 13/11/2017; and
Amended site location plan received 30/11/2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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 CW15.

