

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0966/FULL 09.11.2017	United Welsh Housing Association Mr Matthews C/o Asbri Planning Ltd Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Construct 14 dwellings and associated works The De-Winton De Winton Terrace Llanbradach Caerphilly CF83 3JY

APPLICATION TYPE: Full Application.

SITE AND DEVELOPMENT

Location: The application site is located on the western side of De Winton Terrace and to the south of Thomas Street.

Site description: The application site is the site of the De Winton Public House. The public house is a large two storey Victorian property with dormers in the roof space. It is a largely rectangular building with rendered walls and a slate roof. The building is sited to the front of the site with access directly onto De Winton Terrace and there is a large car park area to the rear. Access to the car park is derived off an entrance to the northern side of the building. The site slopes relatively steeply up from De Winton Terrace to the rear of the site.

The site is in a mainly residential area with dwellings on all sides but approximately 100m to the north of the site is the village centre with a mixture of shops and other services.

Planting consent has been granted for the demolition of the public house under application reference number 16/0279/NOTD.

Development: The application seeks full planning consent for the erection of fourteen dwellings on the site with eight houses and six flats. The submitted layout sees two separate blocks comprising five houses and two flats fronting onto De Winton Terrace with a new private drive in the middle of the frontage providing access to a further four houses. There would be no frontage parking on De Winton Terrace with the parking for these dwellings being provided to the rear off the private drive. A further four flats are proposed in the westernmost part of the site and these will be accessed via the lane to the south of the site that also serves as access to Richmond Close.

Cont'd....

Application No. 17/0966/FULL Continued

The house types comprise of one four bed dwelling, four two bed dwellings, three number three bed dwellings and six one bed flats. All of the houses have living rooms, kitchens, bathrooms, dining rooms and separate w.c.'s with the flats not having any dining rooms or separate w.c.'s. The houses are traditional two storey dwellings with apex roofs and lean to porches to the front whilst the flats are walk up units that are designed to have the appearance of two storey link houses. The four bed house has a single storey extension to the side that accommodates the living room.

Dimensions: The site has maximum dimensions of 55m wide by 67m deep. The flats and two bed properties will be 8.1m high with the three and four bed dwellings being 8.5m high.

Materials: Face brickwork with tiled roofs.

Ancillary development, e.g. parking: A minimum of 1 parking space is to be provided for each dwelling.

PLANNING HISTORY 2005 TO PRESENT

16/0279/NOTD - Demolish former hotel and public house - Details Approved 12.04.16.

16/0646/FULL - Construct 14 No. dwellings and associated works - Withdrawn 24.10.17.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7(Planning Obligations), SP14(Total Housing Requirements), SP15 (Affordable Housing Target), CW2 (Amenity), CW3 (Design Considerations: Highways), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints) and H19 (Allocated Housing Sites).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Cont'd....

Application No. 17/0966/FULL Continued

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

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

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

National Policy: Planning Policy Wales is the principal planning policy document, produced by the Welsh Government. PPW provides land use planning policy and should be taken into account when preparing development plans and in determining planning applications and appeals. The main thrust of PPW is to promote sustainable development by ensuring that the planning system provides for an adequate and continuous supply of land available and suitable for development. It dictates that available land must meet society's needs in a way that is consistent with overall sustainability principles.

PPW identifies the overall basis on which the planning system is to operate. It confirms at paragraph 4.4.3 that in order to achieve a prosperous Wales decisions and proposals should;

"Promote resource-efficient and climate change resilient settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites".

Paragraph 4.7.4 of the Planning for Sustainability chapter states that:

"Higher density development, including residential development, should be encouraged near public transport nodes or near corridors well served by public transport (or with the potential to be so served)."

Section 4.9 of PPW states that previously developed land should be developed, wherever possible, in preference to greenfield sites, particularly those of high agricultural or ecological value. Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites in and around existing settlements where there is vacant or under used land, commercial property or housing, in suburban areas close to public transport nodes.

Cont'd....

Application No. 17/0966/FULL Continued

Paragraph 5.1.3 confirms that;

New development on previously developed land provides opportunities to restore and enhance the natural heritage through land rehabilitation, landscape management and the creation of new or improved habitats.

Paragraph 9.2.6 notes that;

Maximising the use of suitable previously developed land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. In particular, local authorities should consider the contribution to the overall provision of land for housing that can be made by reclaimable or reclaimed urban land and by disused or underused buildings.

Paragraph 9.2.12 relates to higher density development and reads as follows:

Higher densities should be encouraged on easily accessible sites, where appropriate, but these will need to be carefully designed to ensure a high quality environment. In particular, local planning authorities should adopt a flexible approach to car parking standards.

Paragraph 9.3 states that:

New housing developments should be well integrated with and connected to the existing pattern of settlements.

National Planning Guidance contained in Technical Advice Notes 1 - Joint Housing Land Availability Studies, 2 - Planning and Affordable Housing and 12 - Design.

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? The site is in a low risk mining area.

CONSULTATION

Countryside And Landscape Services - No objection subject to conditions.

Transportation Engineering Manager - No objection subject to conditions.

Cont'd....

Application No. 17/0966/FULL Continued

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to the provision of a drainage scheme.

Head Of Public Services - No objection subject to the provision of adequate bin storage areas.

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

Police Architectural Liaison Officer - No objection.

Wales & West Utilities - Provides advice to be conveyed to the developer.

CCBC Housing Enabling Officer - The developer is required to provide 40% of the development as affordable units.

CCBC - 21st Century Schools - No objection.

Natural Resources Wales - No objection.

CADW - No objection.

ADVERTISEMENT

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

Response: None.

Summary of observations: None.

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.

Cont'd....

Application No. 17/0966/FULL Continued

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. The proposed buildings have a total floor area of 1017.665 square metres. The existing building has a total floor area of 735 square metres making a net floor area of 282.665 square metres. At £40 per square metre a CIL amount of £11,306.60 is payable. It will be open to the developer to claim a social housing exemption.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The site is unallocated land within the settlement boundary, meaning its development is appropriate subject to accordance with all relevant development management considerations. Development of this site would accord with Policy SP3 which confirms that utilising previously developed land within settlement limits would accord with the Authorities sustainable development principles. The development of the site would assist in meeting the target housing provision as set out in policy SP14, and the affordable housing provision sought by policy SP15.

The site lies amongst an area of predominantly residential land uses. In accordance with paragraph 9.2.3 of PPW, the proposed development can be defined as sensitive infilling between existing housing and represents a viable 'windfall' site for housing which can contribute to a major housing land shortfall in Caerphilly County Borough (currently 2.1 years as agreed in the April 2017 Joint Housing Land Availability Study).

The site is which is classified as previously developed land from a sustainable planning policy perspective, lies in an inherently sustainable location given its proximity to local services, local bus services and Llanbradach train station. Is it considered that the principle of redeveloping the site for residential development is acceptable.

The residential vernacular in proximity to the site comprises principally of two storey terraced houses, characteristically found in valley communities, though there are examples of semi-detached properties along Plas Cae Llwyd to the west. The units proposed on site comprise a mixture of short terraces and semi-detached properties both of which are two storeys in height which reflects the predominant existing scale. The development would be a suitable addition to the local area in both a scale and massing context.

Cont'd....

Application No. 17/0966/FULL Continued

The site would complement and enhance the existing vernacular through use of similar materials, including red brick. The proposed elevations are simple in form, comprising pitched roofs, brick detailed window surrounds and small porches. Accordingly, it is considered that the architectural approach is to be commended as an appropriate design solution to an infill site, complementing the local vernacular. In summary, it is considered that the design solution for the site meets the aspirations of LDP policies SP6 and CW2.

The proposed layout has been carefully considered to ensure that the amenity of adjacent existing residents is not unduly harmed. Plots one to six front De Winton Terrace along the sites eastern boundary and presents a front to front relationships over a highway with the existing properties which is considered to be acceptable in planning policy terms.

Plots seven to ten are well contained within the site, will present a side to side relationship with existing properties along Thomas Street and Richmond Close and will essentially form a continuation of the existing street. As such it is not considered that the amenity of existing or prospective residents will be compromised in this respect.

Plots eleven to fourteen, located to the west of the site, will presents a front to side relationship with existing properties along Richmond Close, and a back to side relationship with properties located along Thomas street. Both end of terrace properties comprise back gable ends and as such it is not considered that the proposed development will unduly affect the amenity of existing or prospective neighbours.

The principle access point into the proposed development will be obtained via De Winton Terrace to the east. A second access is proposed via the unnamed road which runs along the sites southern periphery. The access has been revised following comment received during the public consultation exercise and extensive discussions with Caerphilly Highway Officers throughout the design process. The principle of accessing the site from this location has been agreed and as such is considered acceptable.

This application seeks consent for 14 dwellings, comprising six 1-bed flats, four 2-bed units, three 3-bed units and a single 4-bed unit. Such development would require 25 car parking spaces. A full Sustainability appraisal has been completed which confirms that a reduction of 2 parking spaces per unit is acceptable providing that at least one space per dwelling is provided. It is proposed to provide 2 spaces per dwelling, i.e. all 2, 3 and 4 bedroom properties and a single parking space for the proposed 1-bed flats. There is sufficient room within the curtilage of the proposed properties to allow for cycle parking provision, each property benefits from the provision of a timber shed, providing the rear of each property to allow for the safe storage of cycles.

Cont'd....

Application No. 17/0966/FULL Continued

The site is well served by public transport, with the closest bus stops and Llanbradach rail station within 60m to the north and west of the site respectively. Given the sites sustainability credentials, it is considered that the likely traffic generated by fourteen dwellings would have minimal impact on the local highways.

Comments from Consultees: No objections raised.

Comments from public: None.

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.

In line with Policy CW11 of the Local Development Plan developments of this type in the Caerphilly Basin area are required to provide 40% of the units as affordable housing. The developer has agreed to the provision of affordable housing in this scheme and as such it is recommended that the application be deferred to enable the completion of a Section 106 Agreement in respect of the provision of 40% affordable housing. The agreement is necessary to make the scheme policy compliant, it relates to the development which is housing, and it is reasonable and proportionate to the scale of the scheme.

RECOMMENDATION that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

1. 40% provision of Affordable Housing.

On completion of the Section 106 Obligation that (B) planning permission is granted subject to the following conditions.

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.

Cont'd....

Application No. 17/0966/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents: 1924 - 010, 1924 - 001, 1924 - 002, 1924 - 003, 1924 - 005, 1924 - 007, 1924 - 042 Rev C, 1924 - 043, 1547 - 100 Rev A, Design and Access Statement, Culvert Position and Soakaway Tests by PHG, Drainage Strategy by PHG, Extended Phase One Survey by Richard Watkins, Supplementary Bat Report by Dawn to Dusk Ecology, Bat Report by Richard Watkins, Situation Report by Richard Watkins, Reptile Method Statement by Richard Watkins and Knotweed Treatment Method Statement by Complete Weed Control.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of works on site a scheme of land and surface water drainage within the site 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 it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 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 43 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.

Cont'd....

Application No. 17/0966/FULL Continued

- 06) No obstruction or planting above 600mm in height above the adjacent footway shall be placed or allowed to grow in the required 18m forward visibility splay on the road bend adjacent to Plots 11 to 14.
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 proposed access and turning facility to serve the development shall be constructed in permanent materials as agreed with the Local Planning Authority which shall be maintained free of obstruction so that vehicles can both enter and leave the site in a forward gear at all times.
REASON: In the interests of highway safety.
- 09) No surface water run off shall discharge into the highway or into the highway surface water drainage system.
REASON: In the interests of highway safety.
- 10) The site boundary alongside and fronting Plots 11 to 14 on Woodland Flats shall be set back and a 1.25m wide footway provided, which shall be constructed in permanent materials to be firstly agreed in writing with the Local Planning Authority. The footway shall extend across the vehicle access to Plots 11 to 14 and shall also provide suitable pedestrian crossing points linking into the existing pedestrian footway network, in a scheme to be firstly agreed in writing with the Local Planning Authority and completed in accordance with the agreed details prior to beneficial occupation of the development.
REASON: In the interests of highway safety.
- 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.

Cont'd....

Application No. 17/0966/FULL Continued

- 12) No ground works or materials storage are to occur within the areas identified as "Off Limit Areas" during the core hibernation period for reptiles (November to March inclusive), identified within the 'Updated Reptile Situation Report' undertaken by 'Dawn to Dusk Ecology Ltd' unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure adequate protection to protected species.
- 13) No vegetation clearance or building works shall take place within the application site until all contractors have received a toolbox talk from a competent ecologist, and a competent ecologist has undertaken a further destructive search outside of the hibernation period for reptiles. The results of this destructive search shall be submitted to the Local Planning Authority.
REASON: To ensure adequate protection to protected species.
- 14) If works are ongoing to the building during the winter months then the "Off Limit Areas" identified within the 'Updated Reptile Situation Report' undertaken by 'Dawn to Dusk Ecology Ltd' shall be fenced off with suitable reptile fencing to exclude any contractors. All contractors shall be briefed about the protected and off limit areas.
REASON: To ensure adequate protection to protected species.
- 15) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and/or replacement of hedgerows within the site, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 16) 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 to protected species.

Cont'd....

Application No. 17/0966/FULL Continued

- 17) 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 properties at The De-Winton, Llanbradach, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 18) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Starling, Swift or House martin) in the new properties at The De-Winton, Llanbradach, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 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.

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, CW3 and CW4.

Please find attached advice from Dwr Cymru/Welsh Water, Wales and West Utilities, The Council's Head of Public Services, The Senior Engineer (Land Drainage) and The Council's Ecologist.

You will be required to enter into a formal highway agreement with the Highway Authority in order to undertake the road works on the public highway.

