

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/1076/FULL 15.12.2017	Hometown Developments Ltd Primrose House 7 Wards Lane Mountain Road Caerphilly CF83 1HG	Construct two dwellings and associated external works Land Rear Of Royal Oak Inn Church Street Bedwas Caerphilly CF83 8EA

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the western side of Church Road and to the north of St Christopher's Close.

Site description: The application site is the rear garden of the former Public House known as the Royal Oak. This is a flat rectangular site enclosed by a wall and mature hedgerow. The site is accessed off St Christopher's Close with an existing gateway providing access to the rear of the former public house. The site is in a mixed use area with dwellings to the north and west, a Co Operative foodstore to the south and a large green area to the east. The foodstore has a car to the front.

Development: The application seeks full planning consent for the erection of two detached dwellings. The dwellings would have a lounge, w.c., kitchen and family room on the ground floor with three bedrooms and a bathroom on the first floor and a master bedroom with en-suite and dressing room in the roof space. Dormers are proposed to the front and rear roof planes.

Dimensions: The site has overall measurements of 31m wide by 15m deep. The dwellings both measure 9.5m wide by 6.4m deep by 8.5m high.

Materials: Not specified.

Ancillary development, e.g. parking: Two parking spaces are proposed per dwelling.

PLANNING HISTORY 2005 TO PRESENT

None.

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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), 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 LDP 6 Building Better Places to Live gives advice on all levels of development.

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.

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 area.

CONSULTATION

Rights Of Way Officer - No objection.

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CADW - No objection.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to conditions.

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

Countryside And Landscape Services - No objection subject to conditions.

Transportation Engineering Manager - No objection subject to conditions.

Bedwas, Trethomas & Machen Community Council - Raises objection in respect of access, parking and school access.

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.

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 275.06 square metres a CIL amount of £11,002.40 is payable.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application seeks full planning consent for the erection of two dwellings on a brownfield site within the settlement of Bedwas and as such the principle of development is considered to be acceptable as the development complies with Policies SP3 and SP5 of the Local Development Plan.

The design of the proposed dwellings is considered to be acceptable given the urban context of the site and it is not considered that there would be any detrimental impact on the amenity or privacy of neighbouring dwellings as a result of the proposal. In that regard it is considered that the proposal complies with Policies SP6 and CW2 of the Local Development Plan.

With regard to the objection raised by the Community Council in respect of access, parking and school access issues, it should be noted that the Transportation Engineering Services Manager has raised no objection to the application. The application shows two parking spaces within the curtilage of the site and this is in accordance with Supplementary Planning Guidance LDP 5 Car Parking Standards. The SPG allows for a reduction in the number of spaces required on any site where the site is located in a sustainable location. As the site is situated within the centre of Bedwas with access to a number of services nearby it is considered to be a very sustainable location and as such a reduction of one space per dwelling has been allowed.

With regard to access to the site, it is noted that a number of parents use St Christopher's Drive to park when either access the nearby foodstore, the school in St Marys Street or both. However, it is not considered that this periodic high level of on street parking would justify the refusal of this application. The access to the site off St Christopher's drive is considered to be acceptable in highway safety terms and as stated above, adequate off street parking is proposed within the application site. In that regard it is considered that the proposal complies with Policy CW3 of the Local Development Plan.

Comments from Consultees: No other objections raised.

Comments from public: None.

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Other material considerations: It should also be noted that the proposal would make a small contribution to the Council's Housing needs and as such the proposal complies with Policy SP14 of the Local Development Plan.

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) 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: 2292-PA-01, 2296-PA-02, 2292-PA-03, 2292-PA-04A, 2292-PA-05, 2292-PA-06, 2292-PA-07, 2292-PA-08, 2292-PA-09, 2292-PA-10, 2292-PA-11 and 2292-PA-12.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The site boundary fronting St Christopher's Close shall be set back and a 1.5m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and completed prior to beneficial occupation of the development. No works whatsoever shall commence on site until after full engineering details of the footway layout with sections, street-lighting and surface water drainage etc. have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.

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- 04) 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.
- 05) The proposed parking areas shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. is not carried onto the public highway.
REASON: In the interests of highway safety.
- 06) 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.
- 07) 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.
- 08) Prior to commencement of development details of a scheme shall be submitted to and approved in writing by the Local Planning Authority for a glazing system which is to be fitted to all windows of habitable rooms facing the Co-op service yard . The glazing system shall be capable of achieving an internal LAeq level of 30 dB(A) measured over an 8 hour period (2300 - 0700) in bedrooms and 35 dB(A) in all other habitable rooms measured over 16hour LAeq (0700 - 2300). Development shall be carried out in accordance with the approved details before first use of the dwellings hereby approved.
REASON: To protect the residential amenity from noise from the service yard of the adjacent food store.
- 09) 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.

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- 10) 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.
- 11) 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 commencement 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.
- 12) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping).

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The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,

g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),

h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),

i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,

j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,

l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,

m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc.) on site,

n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,

o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),

p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).

q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual 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.

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Please find attached the comments of the Senior Engineer (Land Drainage) and Dwr Cymru / Welsh Water.

Rainwater run-off should not discharge into the highway surface-water drainage system.

The applicant is reminded that it is an offence to obstruct a public right of way. The right of way in the area of the application must remain available for use and the safety of the public using the footpath must be ensured at all times.

