

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0451/FULL 13.06.2018	Mr A Lane 3 Mersey Close The Bryn Pontllanfraith Blackwood NP12 2FZ	Erect two storey detached house Site Of Former Lyndaryn Bungalow Cliff Road Blackwood

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on Cliff Road, Blackwood.

Site description: Vacant parcel of land within settlement boundary.

Development: Erect 5 bedroom detached dwelling. The application is reported to Planning Committee because the applicant is related to an officer of the Council.

Dimensions: The proposed dwelling has a footprint that measures 20.8 metres in width, 14.7 metres in depth, with a overall height of 8.5 metres to ridge level.

Materials: Painted render, grey roof tiles, and white upvc windows and doors.

Ancillary development, e.g. parking: Driveway along western boundary of the site and associated parking provision.

PLANNING HISTORY 2005 TO PRESENT

06/0864/FULL - Erect thirteen apartments - Granted 02.04.07.

13/0808/FULL - Erect 5 new build link houses with associated gardens, landscaping, access and car parking - Granted 21.03.14.

14/0756/NCC - Remove conditions 18 and 19 of planning consent 13/0808/FULL (Erect 5 new build link houses with associated gardens, landscaping, access and car parking) - Granted 17.07.15.

15/0767/FULL - Erect eight new-build link houses with associated gardens, landscaping, access and parking - Granted 03.11.15.

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POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

Policies:

SP2 (Development strategy in the Northern Connections corridor), SP6 (Place making), SP21 (Parking standards) CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection), SP3 (Settlement Boundaries), CW11 (Affordable Housing), and Supplementary Planning Guidance LDP5 (Car Parking Standards), LDP6 (Building Better Places to live).

NATIONAL POLICY

Planning Policy Wales (9th Edition), TAN 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? Yes. A coal mining risk assessment was submitted with the application. Based on the findings of this report, The Coal Authority raises no objection to the proposal subject to advice being forwarded to the applicant.

CONSULTATION

Principal Valuer - Provides advice regarding the extent of Council land ownership.

The Coal Authority - No objection based on submitted Coal Mining Risk Assessment.

Head Of Public Protection - No objection subject to conditions.

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

Transportation Engineering Manager - No objection subject to conditions.

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Dwr Cymru - Provides advice to the developer regarding drainage.

ADVERTISEMENT

Extent of advertisement: Two neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: None.

Summary of observations: Not applicable.

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 an issue for 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? Yes, new residential dwelling in the mid-range viability zone. The chargeable rate in the Blackwood area is £25 per square (plus indexation).

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this planning application are considered to be the compatibility of the use with surrounding land uses, design, and amenity and highway implications.

The site has previously obtained consent for thirteen residential apartments in April 2007, which has now lapsed. A scheme for 5 linked houses was consented in March 2014, and more recently a scheme for 8 linked houses was approved in 2015. The proposal subject of this application is in respect of a single detached 5-bedroom dwelling with associated driveway, parking and garden area. As the application site is located within the settlement boundary, coupled with these previous planning permission for residential development, the principle of residential development on the site is acceptable.

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Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site is located in a sustainable location, to the east of the B4251 and to the west of the A4048, within the settlement area of Blackwood and offers the opportunity to provide housing, which will be close to residential areas and local facilities. The proposal is considered to be acceptable in terms of scale, use, density, and layout and adequate off-street parking and amenity can be provided. In consideration of policy SP6 the proposal is considered acceptable.

Policy CW2 sets out criteria relating to amenity. In this respect it is considered that the proposed development is compatible with the surrounding residential land uses and does not result in the over-development of the site. In terms of the impact of the development on neighbouring properties, the property primarily impacted by the development is Gorseland, which is located some 9.5metres to the south of the application site. However, it is not considered that the proposed development will result in the amenity or privacy of the occupiers of that property being adversely affected by the development subject to a condition requiring the first floor south facing windows in the proposed dwelling to be obscurely glazed.

Policy CW3 of the LDP considers highway implications and in this respect the Group Manager (Transportation and Highways) has raised no objection to the development subject to conditions.

The scheme is acceptable from a planning point of view because the application site is located within the Settlement Boundary, is bounded by existing residential development, have been appropriately designed so as not to overdevelop the site, or detrimentally impact on the amenity of neighbouring properties or land. No objection has been raised by statutory Consultees, and therefore it is considered that the proposed development is acceptable subject to conditions.

Comments from consultees: No objection subject to conditions and advice.

Comments from public: None.

Other material considerations: None.

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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:
Site Location Plan received 15.05.2018;
Block Layout Plan received 15.05.2018;
Drawing No. 101, Proposed Ground Floor Plan, received 15.05.2018;
Drawing No. 102, Proposed First Floor Plan, received 15.05.2018;
Drawing No. 103, Proposed Front and Rear elevation, received 15.05.2018;
Drawing No. 104, Proposed Side Elevation A and B, received 15.05.2018.
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) Unless otherwise agreed in writing with the Local Planning Authority prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the risk of ground gas migration to the site due to the existence of a nearby former landfill facility. That scheme shall include a gas monitoring programme and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

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- 05) In accordance with condition 4, unless otherwise agreed in writing with the Local Planning Authority no building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 06) Notwithstanding the submitted plans, no work whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning Authority which provide 3 off street parking spaces and a turning facility within the curtilage of the site. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the parking and turning of motor vehicles only.
REASON: In the interests of highway safety.
- 07) The proposed means of access shall be laid-out, constructed and maintained thereafter with vision splays of 2.4m x 43m. No obstruction or planting when mature exceeding 0.9m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 08) Any gates shall be located and fitted so as not to open out over the highway.
REASON: In the interests of highway safety.
- 09) 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 first occupation 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.

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, The Coal Authority, Transportation Engineering Manager, Head of Public Protection 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: Policy CW2, CW3, CW4, CW5.

