

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0759/FULL 03.01.2019	Mr B Hill C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Erect residential development of 8 detached dwellings Former White Hart Inn White Hart Machen

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Former White Hart Inn, White Hart, Machen

Site description: The application site is located within the defined settlement boundary for Machen and is comprised of the former White Hart Public House and its large triangular shaped service/amenity area. The site is approximately 140m long and 40m wide at the biggest points; however, it tapers to each end and has significant tree screening on the northern boundary with much of this retained. The vacant public house building is located to the eastern end of the site and a tarmac car park lies to the west with vegetation towards the northern boundary at the western end. The site is bound by roads on the northern and south-western boundaries. To the south-west located across the lane are two detached dwellings (Lausanne and Windermere) set up from the road level. At the north-western site boundary across a lane serving White Hart Cottages is a detached dwelling (Magnolia Cottage, 12 White Hart Cottages), moving eastwards are a pair of semi-detached dwellings (11 and 9 White Hart), further eastwards there is a detached dwelling (9a White Hart), then in a position opposite the public house building on the application site but located across the lane serving White Hart Cottages and set back further northwards and higher is a detached property (Forge Side). At the eastern tip of the site boundary there are a row of dwellings with the closest being 8 White Hart Cottages. A cycle path (Cycle Route 4 - Celtic Trail East) runs to the south-eastern site boundary and then rises above the height of the application site to cross a former railway bridge which crosses the vehicular access route from Newport Road.

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Development:

The proposed development seeks planning permission for 8 detached dwellings comprising the following mix:

One 4 Bedroom dwelling measuring approximately 7m wide by 10.7m deep (max extent excluding garage) with an overall height of 9.1m

Five 4 Bedroom dwellings measuring approximately 5.9m wide by 10.1m deep (max extent) with an overall height of 9.1m

Two 5 bedroom dwellings measuring approximately 10.4m wide by 6.5m deep (max extent) with an overall height of 8.7m

Five of the proposed dwellings are accessed from the existing entrance point for the public house at the most southerly point of the application site. A detached dwelling to the western end of the site would be served by a new access point onto the southern lane and two detached properties located in north-east end of the site (where the existing public house building is currently located) would be served from a new access point off the northern access lane which serves White Hart Cottages.

Materials: The dwellings are proposed to be finished in render with feature brick detailing and slate roofs.

Ancillary development, e.g. parking: Parking is provided with garages and/or parking spaces to the front/side of properties. A new turning facility which will be for public use will also be created on the northern access lane.

PLANNING HISTORY 2005 TO PRESENT

None.

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Application 18/0759/FULL – Continued

POLICY

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

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), CW4 (Natural Heritage Protection), CW6 (Trees, Woodland and Hedgerow Protection), CW8 (Protection of Community and Leisure Facilities), CW11 (Affordable Housing Planning Obligation), CW15 (General Locational Constraints), SP3 (Development Strategy in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance LDP 6 (Building Better Places to Live)

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? This is a High risk area a Coal Mining Risk assessment accompanied the application and the Coal Authority requested a planning condition be attached to any permission.

CONSULTATION

CADW - Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered parks and gardens that would be affected by the proposed development will not be affected.

We therefore have no comments to make on the proposed development.

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Application 18/0759/FULL – Continued

Head Of Public Protection - Environmental Health have no objections to the above planning application but request planning conditions to address noise/dust during construction.

Senior Engineer (Land Drainage) - The applicant has proposed to construct several units (5 number) over/within the Byelaw distance stipulated by Caerphilly County Borough Council Land drainage Byelaws. Land Drainage Byelaws were implemented by Council on 3rd September 2018, preventing the building of structures pipes etc. within the byelaw distance, the purpose of which is to assist in the management of activities which have an adverse impact on flood risk. Given the adverse increased flood risk associated with the proposed activity we strongly recommend the application be Refused.

Rights Of Way Officer - There are no Public Rights of Way affecting the proposed site.

CCBC Housing Enabling Officer - Confirms that following the submission of viability information from the developer that an affordable housing contribution would not be forthcoming on this site due to viability issues.

Bedwas, Trethomas & Machen Community Council - Objection remains as raised by the Council previously who have also received a letter from the residents of the area. There are concerns about the height of the dwellings and the impact upon the privacy of existing residents in the area. As a result of such a build they expect there to be over a 40% increase in traffic and noise in a small area. The road and parking access is currently very narrow and restricted and this causes additional concerns for access for Emergency Services and residents. The Council understand an application for 2 dwellings were turned down in this area around 2014 so concerned about the development of 8. Should the application go ahead for some reason Councillors have requested that consideration is given to social housing as part of the application and that S106 funding is sought for adjustments to the junction.

Transportation Engineering Manager - No objection subject to planning conditions addressing detailed Highway considerations.

Senior Arboricultural Officer (Trees) - No objection to this development with regards to the site arboriculture.

Ecologist - Advises that upon reviewing the submitted Bat Survey Report that due to the timing of the surveys a further survey should be carried out prior to the determination of the planning application.

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Application 18/0759/FULL – Continued

Landscape Architect - The current layout along the south western boundary is still dominated by the end of the proposed property with no landscaping. In the interests of visual amenity, I would recommend that the layout is amended and softer improved visually acceptable boundary treatment incorporated (in the form of a hedgerow and tree planting along the south western perimeter. Close-board fencing along this boundary would be unacceptable.

I have concerns over the visual impact the rear boundaries will have on the visual amenity afforded from the cycle track and note that some landscaping appears to be proposed but no detail or further information is provided.

Should you be minded to approved the application provides recommended conditions.

The Coal Authority - The Coal Authority concurs with the recommendations of the Coal Mining Risk Assessment report; that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works should be undertaken in order to establish the exact situation regarding coal mining legacy issues on the site and to inform any remedial measures necessary to ensure the safety and stability of the proposed development.

Should planning permission be granted for the proposed development, a condition should therefore require the following prior to the commencement of development:

The undertaking of a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity;
The submission of a report of findings arising from the intrusive site investigations and a scheme of proposed remedial works for approval; and
The implementation of those remedial works.

Dwr Cymru - Public Sewer Crosses Site.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and 19 neighbour notification letters were sent. Following the receipt of amended plans a reconsultation was carried out.

Response: 17 letters of objection and a 30 signature petition have been submitted and following the reconsultation on amended plans a further 7 letters of objection were received.

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Application 18/0759/FULL – Continued

Summary of observations:

- Overdevelopment
- Out of keeping and overbearing contrary to Policy CW2 (Amenity)
- Dwellings would be higher than the public house building
- Overlooking and loss of privacy
- Existing highway safety issues and Increase in traffic congestion and parking from development contrary to Policy CW3 (Highways)
- Existing access problems including with emergency vehicles, refuse vehicles and farm vehicles
- Restricted access due to existing railway bridge
- Provision of parking spaces within the application site for existing residents of White Hart should be made
- Existing road system is dangerous and cars travel too fast
- Will introduce problems with parking and turning in the road
- Lack of pavements and lighting in area
- Proposed new accesses would be dangerous, existing access only should be used
- Insufficient Infrastructure
- Impact on trees/wildlife including bats
- Risk of Flooding as current site acts as a soakaway
- Existing drainage and flooding problems
- Removal of trees by future residents
- Problems with Construction traffic and routes to site
- Planning has been denied previously on grounds that vehicles cannot be allowed to reverse into Lane
- Increase of delivery vehicles resulting from new dwellings
- Insufficient parking
- Future road improvements could make the route a "rat run"
- Public House when in operation was not busy
- Concern development might affect cycleway
- Impact on Culvert
- Incorrect section drawing
- Overlooking to new dwellings from Cycleway
- Site Stability
- Increased Pollution
- Adverse impact on well-being of existing residents
- Noise and disruption that would be involved in the demolition and construction process

Cont'd

Application 18/0759/FULL – Continued

- Recent reinstatement of double yellow lines has reduced parking in area
- No visitor parking
- Health implications from dust from piling works/laying foundations and impact on wildlife

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?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes a survey was carried out and this is addressed in the body of this report.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is within the Higher Viability area attracting a CIL charge of £40/sqm subject to index linking.

ANALYSIS

Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application site which is comprised of a former public house and its curtilage meets the definition of Previously Developed Land set out in chapter 3 of Planning Policy Wales (Edition 10, December 2018). Its location within the settlement boundary of Machen as defined in adopted Local Development Plan Policy SP5 (Settlement Boundary) means that the principle of residential development for the site is acceptable in Policy terms subject to material planning considerations.

The main considerations for the application are the impact on neighbour amenity, highway considerations and the visual appearance of the development on the character of the area.

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The proposed dwellings would be 2.5 storeys high with accommodation in the roof space served by pitched roof dormers on rear roof slopes with roof lights utilised on some principal roof slopes. The new dwellings would have two storey projecting feature front gables with the dwelling facades finished in both brick and render. In terms of the existing housing in the locality of White Hart there is a mixture of bungalows and two storey properties. The application site is positioned within a triangular land parcel separated from existing dwellings by roads. It is considered that the architectural appearance of the new dwellings would be appropriate for the site as there is no single established house type within the area and whilst they would contrast with some of the other dwellings in the area the development would have an acceptable visual impact on the character of the area. The development would accord with adopted Local Development Plan Policy SP6 (Placemaking).

The impact on neighbour amenity has been considered. In respect of the two detached properties located to the application's site eastern end (on the footprint of the existing public house) they would be located at lower level than the detached property (Forge Side) which is set back across the lane and there would be acceptable distance between fenestration in the new dwelling and windows in Forge Side. They would also have no unacceptable impact on properties either side of forge side within White Hart Cottages. The five proposed properties served from a private drive which utilises the existing access face into the application site are angled in relation to each other and are considered to have an acceptable impact in terms of amenity on each other and upon existing properties surrounding the site.

The detached property at the western end of the site faces across the existing access lane which runs north-west from the former railway bridge and the proposed dwelling is angled in relation to the existing bungalows (Lausanne and Windermere). In terms of the closest bungalow (Lausanne) there would be overlooking introduced towards the front elevation of Lausanne (at approximately 10m separation to the closest window). However, this is the public frontage of the dwelling and the fenestration is already visible from the road when travelling along the lane. It is not considered that unacceptable overlooking would be introduced by the development. The impact of the massing of the proposed new dwellings upon the bungalows (Lausanne and Windermere) is reduced by the elevated position of these two existing bungalows which are retained above the road level.

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The impact of the development on the Highway network has been considered. It is acknowledged that there are existing constraints to the road network including the former railway bridge and in certain parts the existing width of the road network. In respect of the lane to the north serving White Hart Cottages this narrows along its length and an area of widening of the carriageway to the west of the pair of dwellings with access proposed from it and also a new turning head are proposed. It is considered that this will be a betterment to the existing access lane arrangements and the additional traffic generated by these two properties will not be so substantial to warrant refusal of the application.

In terms of the five dwellings served from a private drive arrangement, this would accord with the Highway Authority requirements and would utilise the existing access point for the former public house. A further access for a single dwelling located to the north-west has been deemed acceptable by the Highway Authority as it includes areas of widening to the existing lane which will benefit all highway users. It is considered that the proposed layout includes sufficient parking for the dwellings. The development accords with adopted Local Development Plan Policy CW3 (Highways).

Comments from Consultees:

The Land Drainage Officer and Dwr Cymru have provided consultation responses to the planning application in respect to drainage infrastructure on or within the application site. The developer has surveyed the site and has identified a culvert running along the south-western boundary of the site. The developer is aware of this constraint and has included a 1m buffer from the culvert to built development; however, this does not meet the recommended buffer distance proposed by the consultees and the Land Drainage Officer has recommended refusal of the application. Where a culvert crosses private land the landowner is termed the riparian owner. The land owner has rights and responsibilities which includes maintenance of the culvert via the un-obstructed flow of water. It is considered that having made the developer aware of the presence of the culvert and the concerns of the Land Drainage Officer, that subject to informative advice highlighting the matter, responsibility would rest with the developer and does not preclude the planning application being approved.

The Council's Ecologist has considered a bat survey that has been submitted in support of the application and has requested that further survey work be undertaken prior to the determination of the planning application.

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The submitted Bat Survey indicates that Emergence surveys of the main public house building found that it was a day roost for a maximum of four common pipistrelle bats. Bats were recorded emerging from it with roost features consisting of lifted roof and ridge tiles and damaged soffit boxes. No evidence of bats was observed within the internal loft space during the structures inspection and it was assessed that bats were not using the internal roof space. Updated structures inspection of the garage assessed it as having negligible potential for roosting bats and the report concludes that no further actions are required.

The applicant's Ecologist has proposed an alternative course of action including adopting a worst case scenario in terms of bats with a pre-commencement condition requiring further survey work to support a future European Protected Species Licence application to Natural Resources Wales. At the time of writing this report discussions are being sought between the applicant's Ecologist and the Council's Ecologist. Members will be updated at Planning Committee on this matter.

The Landscape Architect has raised some concerns in relation to Landscaping however it is considered these can be addressed through submission of details under a Landscaping Condition. The proposed layout retains a good amount of existing trees towards the northern boundary.

Comments from public:

- Overdevelopment

It is considered that the proposed layout does not constitute overdevelopment of the site as each property would be provided with adequate amenity space. It is noted that Planning Policy Wales advises that through the development management process Planning Authorities should ensure that they make the most efficient use of land (PPW 10, paragraph 4.2.22).

- Out of keeping and overbearing contrary to Policy CW2 (Amenity)

The development would be divorced from existing properties due to the existing lanes bounding the south-west and northern boundaries. The proposed dwellings are considered acceptable in their visual amenity and appearance.

- Dwellings would be higher than the public house building

This has been considered and the scale of the new dwellings is acceptable.

- Overlooking and loss of privacy

It is considered that there would be no unacceptable loss of privacy or overlooking introduced by the development.

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Application 18/0759/FULL – Continued

- Existing highway safety issues and Increase in traffic congestion and parking from development contrary to Policy CW3 (Highways)
- Existing access problems including with emergency vehicles, refuse vehicles and farm vehicles
- Recent reinstatement of double yellow lines has reduced parking in area
- No visitor parking
- Restricted access due to existing railway bridge
- Provision of parking spaces within the application site for existing residents of White Hart should be made.
- Existing road system is dangerous and cars travel too fast
- Problems with Construction traffic and routes to site
- Increase of delivery vehicles resulting from new dwellings
- Insufficient parking
- Future road improvements could make the route a "rat run".
- Proposed new accesses would be dangerous, existing access only should be used.

The Highway Authority have considered the application within the context of the existing Highway network, traffic generation of the former public house use and have offered no objection to the proposed access or parking requirements.

- Will introduce problems with parking and turning in the road
- Planning has been denied previously on grounds that vehicles cannot be allowed to reverse into Lane

There is sufficient space within parking areas of dwellings for vehicles to park and leave the site in a forward gear.

- Lack of pavements and lighting in area

The former use of the site as a public house would have been visited by patrons on foot as well as by car. The development includes widening to parts of the highway network but due to the existing highway constraints it was not considered feasible to require installation of footways. The Highway Authority have considered the application and have not requested any additional lighting.

- Insufficient Infrastructure

The development is relatively limited in scale being a minor development for less than 10 dwellings and is located in walking distance to bus stops and existing services in Machen.

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Application 18/0759/FULL – Continued

- Impact on trees/wildlife including bats

The applicant has submitted a bat survey and planning conditions have been imposed requiring additional surveying and to clarify that the developer will be required to obtain a bat licence prior to demolition of the public house.

- Risk of Flooding as current site acts as a soakaway
- Existing drainage and flooding problems

The site is not within a designated flood zone and it is noted that the existing site has significant areas of hard surfacing for the public house parking/servicing area. Dwr Cymru have offered no objection to the application.

- Removal of trees by future residents

This is possible in all situations where trees are not protected by Tree Preservation Orders and none of the trees on site are subject to such an order. The developer is retaining a number of trees on site within the proposed layout.

- Public House when in operation was not busy

It is noted that although the public house is at present vacant it could reopen without the need for planning permission. The Highway Authority have considered the difference in the extant use and the proposed development and have not objected to the development considering the likely traffic generation acceptable.

- Concern development might affect cycleway

The cycleway is outside of the application site and will not be affected.

- Impact on Culvert

This has been considered in the body of this report.

- Incorrect section drawing

This has been amended following the submission of revised plans.

- Overlooking to new dwellings from Cycleway

It is not considered that the overlooking would be so severe to warrant refusal.

- Site Stability

A coal mining risk assessment and site investigation report have been submitted in support of the application and a planning condition imposed in terms of mining legacy issues.

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Application 18/0759/FULL – Continued

- Increased Pollution
- Noise and disruption that would be involved in the demolition and construction process
- Health implications from dust from piling works/laying foundations and impact on wildlife

The Environmental Health Officer has considered the application and offered no objection to the development in terms of pollution. Planning conditions are proposed to address noise/dust during construction.

- Adverse impact on well-being of existing residents

It is not considered that there would be such an adverse impact on the existing levels of amenity enjoyed by residents to warrant refusal of the application.

Other material considerations:

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.

The proposed development would facilitate the redevelopment of brownfield land comprising of a vacant Public House and provide new housing within Machen. The design and layout is considered acceptable and subject to planning conditions the application is recommended for approval.

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.

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Application 18/0759/FULL – Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
Proposed House Type A, drawing reference AL(01)05, received 30.08.18;
Proposed House Type B drawing reference AL(01)06, received 30.08.18;
Proposed House Type C Floorplans revision A drawing reference AL(01)07, received 18.03.19;
Proposed House Type C Elevations revision A drawing reference AL(01)08, received 18.03.19;
Location Plan, drawing reference AL(90)01, received 30.08.18;
Proposed Site Plan, drawing reference AL(90)02 rev H, received 03.05.19;
Proposed Site Sections, drawing reference AL(01)11, received 30.08.18;
Proposed Site Sections, drawing reference AL(01)10 rev B, received 30.08.18;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application 18/0759/FULL – Continued

- 05) 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 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 in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) Prior to the commencement of development the application shall submit for the written approval of the Local Planning Authority the following:
The undertaking of a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past shallow coal mining activity;
The submission of a report of findings arising from the intrusive site investigations and a scheme of proposed remedial works for approval; and
The implementation of those remedial works.
The development shall be implemented in accordance with the approved details.
REASON: To address mining legacy issues.
- 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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Application 18/0759/FULL – Continued

- 09) Prior to the occupation of the dwelling(s) hereby approved all hard surfacing within the curtilage(s) shall have been:
- 1) constructed in porous or permeable materials, or
 - 2) provided with drainage to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse, and
 - 3) where a surface is to be used as a parking area or drive it shall not be constructed in loose materials,
- and thereafter those areas shall be permanently maintained so as to comply with requirements 1), 2) and 3) of this condition.
- REASON: To provide a sustainable drainage system and avoid loose materials being taken out onto the highway in accordance with policies CW3 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 10) The proposed means of access serving the shared private driveway which utilises the existing site access to the public house shall be laid out, constructed and maintained thereafter, with vision splays of 2.0m x 23m. No obstruction or planting when mature exceeding 0.6m 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) The proposed means of access serving the proposed single detached dwelling to the north-western corner of the site shall be laid out, constructed and maintained thereafter with vision splays of 2.0m x 23m. No obstruction or planting when mature exceeding 0.6m 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) The proposed means of access serving the 2 proposed dwellings at the eastern corner of the site, served via White Hart Cottages, shall be laid out, constructed and maintained thereafter, with vision splays of 2.0m x 17m. No obstruction or planting when mature exceeding 0.6m 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 in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 13) The existing lane network along White Hart shall be improved in a manner to be first agreed in writing with the Local Planning Authority before any works commence and shall be completed in materials as approved in writing by the Local Planning Authority before any building works commence. The lane improvements shall be in the form of road widenings to allow for two way traffic flow and the provision of a suitable turning facility.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 14) Prior to the commencement of any works on site, a Traffic Management Construction Plan shall be submitted to and approved in writing by the Local Planning Authority. The development of the site shall be carried out in accordance with the approved Traffic Management Construction Plan.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) The development shall be carried out in accordance with the recommendations contained within sections 2, 3.3, 3.4 and 4 of the submitted Arboricultural Survey Report, dated 01.10.18 prepared by Cardiff Treescapes.
REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 16) The development shall be carried out in accordance with section 5 (Programme for Arboricultural Monitoring Input) as detailed within the submitted Arboricultural Survey Report, dated 01.10.18 prepared by Cardiff Treescapes.
REASON: In the interests of visual amenity in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 17) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 18) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.
REASON: To ensure adequate protection to protected species.
- 19) 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.
- 20) Prior to the demolition of the Public House building, an updated Bat Report incorporating additional survey information and provision of compensatory provision for bat roosting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.
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 and Tan 5 Nature Conservation and Planning (2009) in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

Please find attached the comments of The Council's Land Drainage Officer, Coal Authority and Dwr Cymru/Welsh Water that are brought to the applicant's attention.

Prior to commencing any development works the developer is advised to contact Dwr Cymru/Welsh Water on 0800 085 3968 to establish the location and status of their apparatus in relation to the site. In accordance with the Water Industry Act 1991, Dwr Cymru/Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Should the proposed development be located within the protection zones of any sewer crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991.

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Application 18/0759/FULL – Continued

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: <https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

