

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0705/RET 20.08.2019	Mr M Winfield Fferm Pont Carreg Rhyd Y Gwern Lane Machen Caerphilly CH83 8UH	Retain the change of use of the land from agriculture to a rural enterprise of animal keeping and training primarily for use in the film and television industry together with the erection of a rural enterprise dwelling associated with that use Rockwood Animals Fferm Pont Carreg Rhyd Y Gwern Lane Machen Caerphilly CF83 8UH

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is located to the south west of Rhyd Y Gwern Lane approximately 1km to the south east of Machen.

Site description: The application site is a small holding located on a sloping site on the valley side. The site is accessed via a gated access track from the highway and encompasses a yard area on the lower part of the site with a number of single storey agricultural buildings and then a number of steeply sloping field parcels leading up the valley side within an enclosure of trees and hedgerows.

The yard area and the agricultural buildings are devoted to the keeping and training of animals that are used in the film and television industry with the upper fields used for the grazing of animals. These animals range from sheep, cows, donkeys and horses to monkeys, insects and snakes, with 232 animals in total.

Development: This application seeks full planning consent for the retention of the change of use of the holding from agriculture to a rural enterprise use for the keeping and training of animals principally for use in the film and television industry.

Consent is also sought for the erection of a rural enterprise dwelling associated with that use. The dwelling is to be located in the south east corner of the site within a small parcel of low lying land enclosed by hedges and trees. The dwelling would be a single storey timber structure including two bedrooms, a bathroom, living room, office and kitchen/dining room. The building would be elevated above ground level with a porch to the front. It has an apex roof and is clad in timber.

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Planning application 19/0705/RET Continued

Dimensions: The site has an overall area of 5ha. The proposed dwelling will measure 5.4m high 10.1m by 10.1m with the veranda measuring 10.1m wide by 1.8m deep.

Materials: Timber cladding with aluminium windows and doors and a slate roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

P/05/1613 - Alter existing vehicular site entrance, create farm track site access and erect barn - Refused 26.01.06.

06/0041/FULL Erect 2.5m high boundary fence and gates to make secure enclosure for deer farming - Granted 05.10.06.

07/0172/FULL Erect retaining wall to retain soil bank and carry out associated engineering works to batter back bank on existing entrance/agricultural land/track/railings - Granted 10.05.07.

09/0975/FULL Erect a 360 square metre barn on agricultural land of 5 hectares or more to house deer calves, to include all engineering works and hardcore road to proposed barn from existing track and include cut and fill to site barn and all landscaping, parking areas and turning area - Granted 10.05.10.

10/0399/FULL - Erect a 50 square metre pig farrowing unit on agricultural land of 5 hectares or more to include all associated works and engineering works - Granted 04.08.10.

16/0499/RET - Retain the construction of two barn buildings to house the farm animals - Granted 21.07.16.

16/0799/COND - Discharge conditions 02 (parking), 03 (nesting birds) & 04 (storage) of planning consent 16/0499/RET (Retain the construction of two barn buildings to house the farm animals) - Decided 08.11.16.

POLICY

Local Development Plan: Outside settlement limits and within the South Caerphilly Special Landscape Area (NH1.5).

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints) and CW19 (Locational Constraints - Rural Development and Diversification).

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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.

Supplementary planning Guidance LDP 10 Buildings in the Countryside provides relevant advice.

National Policy: Paragraph 3.9 - The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

Paragraph 3.16 - Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence. In the event of an appeal, in these circumstances, the Planning Inspectorate will need to examine the issues in detail and consider if the proposal meets the objectives of good design including the relationship between the site and its surroundings.

National Planning Guidance contained in Technical Advice Notes 6 Planning for Sustainable Rural Communities 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 within a low risk area.

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Planning application 19/0705/RET Continued

CONSULTATION

Transportation Engineering Manager - No objection.

Landscape Architect - No objection subject to conditions.

Ecologist - No objection subject to conditions.

Senior Engineer (Land Drainage) - Requests that the application be deferred until such time as a SAB application is submitted.

Dwr Cymru - No objection.

Head Of Public Protection - 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.

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 site is within the high viability area where CIL is charged at £40 per square metre plus indexation.

ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. This application seeks full planning consent for the retention of the change of use of the land to a rural enterprise together with the erection of a dwelling to serve that enterprise.

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Planning application 19/0705/RET Continued

In order to consider the merits of the dwelling it is firstly necessary to consider whether the use of the site for the rural enterprise is acceptable. In that regard it should be noted that the application site has been in use for agriculture for at least 10 years and a number of applications have been granted in recent years for the erection of the buildings on the site and for enclosures associated with deer and pig farming. The current use has been established on the site since 2015. The nature of the use is such that whilst it would not be considered as agriculture and as such constitutes a change of use of the land, it is a rural enterprise that has very similar characteristics to an agricultural use.

A number of animals are kept on the site and the upper fields are used for the keeping and grazing of animals. However, those animals are not kept for agricultural purposes as there are no dairy cows on the site and neither they nor the sheep kept on site are sold for meat. The animals on the site are very specialist in nature and have been or can be specifically trained to perform certain tasks for film and television productions. All of the training is done within the buildings on the application site or on set as is considered necessary and no filming takes place at the application site. The only vehicles moving back and forth to the site would be the vehicles of the owners themselves and of any staff together with any periodical visits by outside agencies such as vets etc where necessary. Because of the number and nature of the animals kept on site, this is not a use that could occur in an urban or industrial location and as such it is considered to be wholly appropriate for this small agricultural site outside of the defined settlement limits. The proposal therefore complies with the guidance contained in TAN 6 Planning for Sustainable Rural Communities and Policy CW19 of the LDP.

In that the use of the land is considered to be acceptable in this location consideration must now be given as to whether or not the rural enterprise dwelling is acceptable. In that regard it should also be noted that the application site has been established on the site for more than 4 years and as such any dwelling must be considered as a new dwelling on an established enterprise where TAN 6 Planning for Sustainable Rural Communities at Paragraph 4.4.1 states:-

4.4.1 New permanent dwellings should only be allowed to support established rural enterprises providing:

- a. there is a clearly established existing functional need; (See paragraph 4.8.1).
- b. the need relates to a full-time worker, and does not relate to a part-time requirement; (See paragraph 4.7.1) (See paragraphs 4.5.1 - 4.5.3 for policy exemptions).
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so; (See paragraphs 4.10.1 - 4.10.3).
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned; (See paragraphs 4.11.1 - 4.11.2), and
- e. other normal planning requirements, for example siting and access, are satisfied.

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I will deal with each of these requirements in turn below.

Functional Need

Given the number of animals kept on site and their unusual specialism and unique characteristics, it is considered that there is a clear functional need for this dwelling. It is acknowledged that it would be difficult if not impossible to place a monetary value on any of the animals kept on site, but given their special and unique qualities it is considered likely that a number of them would be impossible to replace in the short to medium term. As such if any emergency were to befall the animals it is considered that it would be vital to have care available on site. Given the remote location of the site it is not possible to meet this need from a dwelling within the defined settlement limits and there are no suitable dwellings for sale within the area.

In that regard it is considered that there is a functional need for a dwelling on site and as such the proposal complies with the guidance contained in TAN 6.

Full Time Need

It is normal in this regard to refer to standard published labour coefficients for each type of animal when assessing the man hours that would be needed to operate a site. However, given the specialist nature of the use proposed here such figures are not available. The applicant's own appraisal states that there are a total of 232 animals currently kept on the site and provides the following comment in respect of the operations carried out by the applicants:-

"5.12 Both Mr and Mrs Winfield work on the holding every day of the week with Mrs Winfield working part-time in Rockwood Animals on Film and part-time in Rockwood Grooming Parlour which is administratively based off the site. The fact that the training of an individual dog takes 10 months, for two hours each day is testament to the amount of work involved. Four such dogs are trained each year. In addition there are other dogs requiring training for film productions as well as cats, birds, snakes, assorted reptiles, insects etc. Mr Winfield is approached by film producers requiring animals capable of undertaking a variety of tasks in front of the camera. He then has to devise a methodology for training that animal to undertake the task before training commences.

5.13 On top of this there is the daily care of these animals with specific diets, handling requirements and cleaning and replenishing accommodation. Assistance is provided by paid part-time staff and a number of volunteers and college students who are willing to provide their services free-of-charge in return for experiencing and learning the techniques involved in the business in order that they may progress their careers."

It is considered on the basis of the above that sufficient information has been submitted to establish that there is enough need for a full time worker to be employed on the site. In that regard it is considered that the proposal complies with the guidance contained in TAN 6.

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Financial Soundness

The applicant has submitted business accounts to support this application and those accounts have been independently assessed by the Council's Finance Section. Accounts for the financial years 2014-2015, 2015-2016, 2016-2017, 2017-2018 and 2018-2019 have been submitted. The financial accounts do suggest that the business is financially robust and healthy including:

- 5 consecutive years (2014 to 2018) of increased sales, gross profit and net profit (see trading accounts) with a projected further increase in 2019 inclusive of £22,429 of employee costs.
- 5 consecutive years of increased capital account balances with the 2019 projections suggesting a healthy ratio of current assets to current liabilities 2:1 in the balance sheet.

Clearly this shows that the enterprise has been financially sound for a period in excess of 3 years and that profits have increased over that period and as such the first part of the financial soundness question is satisfactorily answered. Given the nature of the use it is impossible to say with any certainty that the business will remain so in perpetuity but it is considered that it would be reasonable to make that assumption based on the uniqueness of the business model and the services provided. In that regard it is considered that the proposal satisfies the financial soundness test and complies with the advice contained in TAN 6.

Other Buildings Test

There are a number of existing buildings on site and the applicants currently live in a converted part of one of the buildings that is used for the training of animals. However, this accommodation does not comply with modern living standards or the Building Regulations and is unauthorised in planning terms. There are no redundant buildings on site and all of the buildings are considered to be necessary to serve the needs of the proposal.

In terms of other dwellings in the area the applicants have submitted the following information:-

5.27 A search of www.rightmove.co.uk on 3rd October 2019 showed that there were four dwellings for sale within ¼ mile from the application ranging from £280,000 to £399,950 which are clearly not affordable to the business notwithstanding the fact that none of them are in close enough proximity to meet the complex functional needs of the holding. The nearest dwelling, priced at £399,950, is 700m distant by road. Whilst being unaffordable to the rural enterprise, it would also not be capable of meeting the functional needs of the business as an on-site presence is required to deter predators and attend to guests.

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5.28 There were no properties to rent within 1 mile of the application site.

From this information it is clear that there are no other buildings in the area that could provide the required level of accommodation and as such the proposal complies with the advice contained in TAN 6.

Other Normal Planning Requirements

The application proposes a timber lodge building to be located in a small clearing in the south east corner of the site. The building is 25m away from the nearest existing building, screened from it by a belt of trees and accessed via an unmade track wide enough for one vehicle. Whilst the advice is SPG LDP 10 Buildings in the Countryside and Policy CW19 of the LDP suggest that any new buildings should be well related to the existing group of buildings that is not considered to be vital in this instance. Planning consent has previously been granted for the erection of buildings for a pig farrowing business on this parcel of land and as such the principle of a building here has been established. Moreover, the proposed site is well screened from views into the site by the mature vegetation surrounding it whereas a dwelling better related to the existing buildings would be more visible from medium and long distance views. As such it is considered that the siting of the building is acceptable in planning terms.

Whilst the use of a timber building is not in keeping with the traditional character of buildings in this area, the dwelling is intended to be constructed as a sustainable dwelling with a low impact on the ecology and geology of the area. The building is also more in keeping with the existing buildings on the application site, which are more modern in appearance. Given that the dwelling is also well screened, it is considered that the design is acceptable in this instance.

The proposal has been considered by the Transportation Engineering Services Manager, who has raised no objection to the application. The proposed use and the new dwelling would not significantly increase traffic over and above that which was associated with the lawful use of the site and the access is considered to be acceptable from a highway safety perspective.

In that regard the proposal complies with the advice contained in TAN 6.

Comments from Consultees: Whilst the Senior Engineer (Land Drainage) has requested that the application be deferred until such time as a SAB application is submitted, it should be noted that this is covered under separate legislation and as such has no bearing on the determination of this application. No other objections were raised.

Comments from public: None.

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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 conclusion it is considered that the proposal complies with the relevant policies of the LDP supplementary planning guidance and national planning policy and as such the proposal is acceptable in planning terms.

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: 2805/SP/01A, 2805/SP/03, 2805/PL/01, 2805/PL/02, 2805/PL/03, 2805/PL/04, 2805/PL/05, 2805/PL/06 and Rural Enterprise Dwelling Appraisal.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The occupancy of the dwelling shall be restricted to those:
 - a. solely or mainly working or last working on a rural enterprise in the locality where there is or was a defined functional need; and the widows, widowers or civil partners of the above and any resident dependants; or if it can be demonstrated that there are no such eligible occupiers, to those:
 - b. who would be eligible for consideration for affordable housing under the Local Authority's Housing Policies; and the widows, widowers or civil partners of the above and any resident dependants.REASON: An unrestricted residential occupation would be contrary to national policy and policy CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), the means of vehicular and pedestrian access to the development hereby approved shall be from the existing access to the site only.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 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) 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 in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) No development or site or vegetation clearance shall take place until a detailed reptile survey has been carried out and the results of the survey, including an impact assessment, and if necessary details of any proposed mitigation measures, have been submitted to and approved by the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.
REASON: To ensure that reptiles are protected, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 08) No development or site clearance shall take place until a detailed Dormouse Mitigation Strategy has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that European Protected Species are protected in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) 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 property at Rockwood Animals, Fferm Pont Carreg, Rhyd Y Gwern Lane, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is 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 (2018) and Tan 5 Nature Conservation and Planning (2009).
- 10) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new property at Rockwood Animals, Fferm Pont Carreg, Rhyd Y Gwern Lane, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is 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 (2018) and Tan 5 Nature Conservation and Planning (2009).
- 11) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and 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 Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) 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.

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- 12) In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building or the commencement of use of the approved development for its permitted use.
- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998.
- b, If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- 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.
- 13) 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.
- 14) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwelling is occupied.
- REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 15) The domestic curtilage of the dwelling hereby approved shall be limited to the area marked in red on drawing number 2805/SP/03 only.
- REASON: In order to define the domestic curtilage of the dwelling in order to protect the integrity of the open countryside in accordance with Policy CW19 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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- 16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In order to retain control over the size of the dwelling hereby approved to ensure that it remains commensurate with the scale of the rural enterprise to which it is associated and in order to ensure compliance with the guidance contained in Technical Advice Note 6 - Planning for Sustainable Rural Communities.
- 17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In order to retain control over the size of the dwelling hereby approved to ensure that it remains commensurate with the scale of the rural enterprise to which it is associated and in order to ensure compliance with the guidance contained in Technical Advice Note 6 - Planning for Sustainable Rural Communities.
- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement to the consisting of an addition to or alteration to its roof shall be constructed without the approval of the Local Planning Authority.
REASON: In order to retain control over the size of the dwelling hereby approved to ensure that it remains commensurate with the scale of the rural enterprise to which it is associated and in order to ensure compliance with the guidance contained in Technical Advice Note 6 - Planning for Sustainable Rural Communities.
- 19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In order to retain control over the size of the dwelling hereby approved to ensure that it remains commensurate with the scale of the rural enterprise to which it is associated and in order to ensure compliance with the guidance contained in Technical Advice Note 6 - Planning for Sustainable Rural Communities.

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- 20) Within one month of the occupation of the dwelling hereby approved on site, the existing unauthorised residential unit at Mezzanine Flat, Fferm Pont Carreg, Rhyd Y Gwern Lane, Draethen shall be removed and all domestic paraphernalia associated with such use shall be removed from the site in accordance with a scheme which shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on site.
REASON: An unrestricted residential occupation would be contrary national policy and policy CW15 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

Please find attached comments from Dwr Cymru/Welsh Water.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab

