

| Code No. and Date Received | Name and Address of Applicant  | Description and Location of Proposed Development   |
|----------------------------|--|--|
| 19/0428/FULL<br>16.05.2019 | Mrs S L Jones<br>Gelli Gynnes Farm<br>Oakdale Golf Course Lane<br>Oakdale<br>Blackwood<br>NP12 0NF | Erect 2 x two bedroom cottages with on site parking<br>The Barn<br>Gelli Gynnes Farm<br>Oakdale Golf Course Lane<br>Oakdale<br>Blackwood<br>NP12 0NF |

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application is located at Gelli Gynnes Farm, Oakdale.

Site description: The application site is located on land to the south of Llwynon Lane, and currently comprises a disused barn that sits to the south west of two dwellings. To the south of the site is the garden of the property known as Gelli Gynnes Farm House and beyond that the site of the former Oakdale Golf Course (that is now being developed by Persimmon Homes for a large residential development).

Development: It is proposed to construct two detached 2 bedroom dwellings on the site of the existing barn.

Dimensions: Each proposed dwelling measures 6.8 metres in width, 9.3 metres in depth, with a height of 6.3 metres to ridge level.

Materials: Dressed stone walls and Slate roofs. Brown upvc windows and doors.

Ancillary development, e.g. parking: The submitted plans show 2 no. of off-street parking spaces to serve the proposed dwellings and an area of outdoor amenity space to the side of the dwellings.

### PLANNING HISTORY 2005 TO PRESENT

None.

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Application No. 19/0428/FULL Continued

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located outside of the Settlement Boundary.

Policies: Policy SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW15 (General Locational Constraints). Supplementary planning guidance contained in LDP6 - Building Better Places to Live, LDP5 - Parking standards.

NATIONAL POLICY Planning Policy Wales 10th Edition - December 2018 and TAN12 (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? No. The site is located in the Low Risk area.

### CONSULTATION

Transportation Engineering Manager – The Transportation Engineering Manager has raised concerns regarding the width of highway between the site and Llwynon Lane. However, given the limited distances vehicles will need to travel between the site and Llwynon Lane, this is not considered to be an issue in this case.

Head Of Public Protection - No objection.

Dwr Cymru - Provide advice to the developer.

Senior Engineer (Land Drainage) - Provides advice to the developer regarding land drainage matters.

Ecologist - Requests biodiversity enhancement. Such provision is shown on the submitted plans, i.e. bat tubes, therefore it is not considered necessary to attach such conditions in this instance.

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Application No. 19/0428/FULL Continued

### ADVERTISEMENT

Extent of advertisement: Five nearby properties 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, but conditions relating to biodiversity will be attached to the consent and sent to the applicant as a precautionary measure.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential dwellings. The site is located in the Mid range CIL liability zone which is chargeable at £25 per square metres (plus indexation). The applicant may wish to apply for an exemption on the basis that existing floorspace will be lost to accommodate the proposed development.

### ANALYSIS

Policies: The application seeks permission erect two detached dwellings on the site of the existing disused barn at Gelli Gynnes Farm in Oakdale. Despite the address, the site does not appear to have operated as a farm for some time. Also, for context, to the south of the site is the currently ongoing residential development of 155 new dwellings being constructed by Persimmon Homes. This development was allowed on appeal. Therefore whilst the application site is located outside of the settlement boundary, contrary to Policy SP5 (Settlement Boundaries) of the Local Development Plan, on the basis that existing residential development surrounds the site to the north, east and south, the principle of the development is considered to be acceptable. As the proposal represents a departure to the Local Development Plan on settlement boundary grounds, it is necessary to report the matter to Planning Committee.

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Application No. 19/0428/FULL Continued

On the basis of the above, the main considerations for the proposed development are the impact the proposed development will have on the residential and visual amenity of the surrounding area; and the impact on highway safety/parking provision.

In relation to amenity, Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy for the following reasons:-

i) proposals must have no unacceptable impact on the amenity of adjacent properties or land - The proposed dwellings will occupy a relatively narrow strip of land in terms of the overall depth of the site. To the rear (south) of the proposed dwellings is the large rear garden area of Gelli Gynnes Farm, and therefore it is important to ensure the proposed dwellings do not have a detrimental impact on the amenity levels currently enjoyed by Gelli Gynnes Farm. In this regard, the proposed dwellings will have a smaller overall massing than the disused barn they will replace, and therefore will be an improvement in terms of any potential overbearing impact. In terms of privacy, only a obscurely glazed bathroom window is proposed in the first floor south facing elevation of each proposed dwelling, and therefore no detrimental impact on amenity will occur as a result of the development in regard to Gelli Gynnes Farmhouse.

The other property potentially affected is located to the north-west of the site, and is known as Llwyn-on Bungalow (this is also a public house/club) with residential accommodation at first floor level. However, the distance from the nearest proposed dwelling to a first floor window of this property is at least 20 metres, at an angle, as well as at a different level. On this basis the proposal will not have a detrimental impact on privacy to a degree to warrant a refusal of planning permission.

The property to the east (known as The Cottage) is located an appropriate distance away to ensure Plot 1 will not have a detrimental impact, as no windows are proposed in the east facing elevation of Plot 1; there will be no impact on existing levels of privacy. The proposal is therefore also considered acceptable in terms of its potential impact on The Cottage.

In terms of visual amenity, the proposed dwellings are modest in terms of their scale, respect the two-storey context of the nearby surrounding properties, and subject to the use of appropriate materials (that will be controlled by way of condition) will not have a detrimental impact on the visual amenity of the surrounding area.

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Application No. 19/0428/FULL Continued

ii) proposals would not result in the over-development of the site - The proposed dwellings will have appropriate levels of off-street parking and private amenity space. Although the private amenity space is to the side of the proposed dwellings, subject to appropriate boundary treatments, each dwelling will enjoy 50-60 square metres of private amenity space. This is considered to be acceptable in this instance.

iii) the proposed use is compatible with surrounding land uses - The site is bounded to the north, east, and south by existing residential properties and therefore the proposal is compatible with surrounding land uses.

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The Transportation Engineering Manager has raised concerns regarding the width of highway between the site and Llwynon Lane. However, given the limited distances vehicles will need to travel between the site and Llwynon Lane, this is not considered to be an issue in this case. Therefore the proposal is considered to be acceptable in this regard subject to appropriate levels of off-street parking provision (which will be secured by way of condition).

In light of the above, the proposed development is considered acceptable subject to conditions.

Comments from consultees: No objection subject to conditions.

The comments of the Transportation Engineering Manager have been addressed above.

Comments from public: None.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

The proposed development would provide an additional dwelling within the settlement boundary that would contribute to the Council' 5-year housing land supply.

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Application No. 19/0428/FULL Continued

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) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 03) The development shall be carried out in accordance with the following approved plans and documents:  
Drawing No. RB/SLJ A1 - Proposed Street Scene, Block Plan and Site Location Plan, received 16.05.2019;  
Drawing No. RB/SLJ A2 - Proposed Elevations and Floor plans, received 16.05.2019.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 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, 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 the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to first occupation of either of the dwellings hereby approved, details shall be submitted to the Local Planning Authority detailing the provision of two parking spaces per dwelling. These details shall include proposed parking area materials, and the agreed parking area shall be completed in accordance with the agreed details prior to first occupation of either of the approved dwellings and maintained thereafter free for the parking of motor vehicles only for the lifetime of the development.  
REASON: In the interests of highway safety to and comply with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010.

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Application No. 19/0428/FULL Continued

06) 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 dwellings hereby approved are first 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.

07) 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 cottages at The Barn, Gelli Gynnes Farm, Oakdale, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new cottage 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).

#### Advisory Note(s)

#### 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 100m<sup>2</sup> 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](mailto:drainage@caerphilly.gov.uk)

Website: [www.caerphilly.gov.uk/sab](http://www.caerphilly.gov.uk/sab)

Please find attached the comments of Dwr Cymru/Welsh Water and the Council's Ecologist that are brought to the applicant's attention.

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