

Application Number: 20/1053/LA

Date Received: 22.12.2020

Applicant: CCBC

Description and Location of Development: Erect residential development comprising of 6 new build 1-bed apartments, external amenity areas, external works, hard and soft landscaping, access road, and service access, communal refuse stores, SAB provisions, external lighting (tbc), sprinkler system enclosure, secure cycle parking, boundary fencing enclosure as appropriate - Land At Grid Ref 314350 187632 Former 49 Club & Institute The Crescent Trecenydd Caerphilly

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: The application property is located on the north west side of The Crescent, Trecenydd, Caerphilly.

Site description: The application site is a flat parcel of land within a sloping street scene within a residential area. The site was previously occupied by a private members club building that had been extended such that there were a number of different architectural styles and finishes to the building but that building has now been demolished. The site is now vacant with a hard core finish. The site is bounded to the south west and north west by a cycle route with a hedgerow boundary containing trees on the north west boundary. The site is within a residential area with houses to the north east and south west, the Caerphilly Northern bypass to the north west and a playing field to the south east.

Development: This application seeks full planning consent for the erection of 6 No. apartments together with ancillary parking, amenity space, landscaping and bin storage etc. The site layout plan shows the provision of the apartments in a single block towards the front of the site and on the same building line as the adjacent dwellings to the north east. These would be walk up apartments with all front doors to the front elevation at ground floor level with internal stairs up to the first floor. Each apartment would have an open plan kitchen, dining room and lounge, a bathroom and a bedroom. The proposed apartment block will have a hipped roof with small porch canopies above the entrance door to each apartment.

Parking would be located to the front of the site. A sprinkler system enclosure building and bin store are located to the rear. The majority of the rear area provides a shared amenity space for the apartments.

Dimensions: The proposed building measures 28.8m long by 8.3m deep by 8.6m high.

Materials: The proposed building is to be finished in a mixture of composite cladding panels with Vieo standard roof seam (Colour - Grey) to the roof, and Rockpanel Premium to the walls in a white (RAL 9010), with a feature narrower gauge in a contrasting dark grey colour (RAL7012) to part of the front elevation between doorway openings.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2010 TO PRESENT

None.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP15 (Affordable Housing Target), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW11 (Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

National Policy: Planning Policy (PPW) 10th Edition, 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.

PPW10, 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 Note 12 - Design.

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?

CONSULTATION

CADW - No objection.

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection – No objection subject to conditions.

Senior Engineer (Land Drainage) - No comments received.

Senior Arboricultural Officer (Trees) - No objection.

Principal Valuer - No objection.

CCBC Housing Enabling Officer - No comments received.

Landscape Architect - No objection subject to conditions.

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

Police Architectural Liaison Officer - Provides advice to be conveyed to the developer.

Ecologist - Requires the submission of biodiversity enhancement proposals prior to the determination of the application.

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 higher viability area where CIL is charged at £40m per square metre (plus indexation). However, the development may be exempt from payment by virtue of the affordable housing tenure type. Each unit has a floor area of 62.58 square metres.

ANALYSIS

Policies: The 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 construction of a residential development in a residential area located within the settlement boundary, and as such the proposal is considered to be acceptable in principle. The main points to consider in the determination of this application is whether the proposal is acceptable from a design perspective, whether there would be a detrimental impact on the amenity of neighbouring dwellings, and highway safety considerations.

With regard to the first matter it is considered that the scale and massing of the proposed dwellings is in keeping with the area. It is also considered that the proposed building exhibits architectural features such as unit widths, a hipped roof and fenestration that is in keeping with the context of the site and has regard for the character of other houses in the area.

The development has been designed to meet the Passivhaus Standard. This is a very demanding energy efficient standard with Passivhaus buildings achieving a 75% reduction in space heating requirements, compared to standard practice for UK new build.

Buildings constructed to the Passivhaus standard include:

- very high levels of insulation;

- extremely high performance windows with insulated frames;
- airtight building fabric;
- thermal bridge free' construction;
- a mechanical ventilation system with highly efficient heat recovery.

This results in low ongoing running costs for future occupiers. This approach is in line with guidance in the Welsh Government Technical Advice Note 12 (Design) where at paragraph 5.4.3 it states "To effectively mitigate the causes of climate change in the design of a development a clear approach to reducing carbon and other greenhouse gas emissions associated with the development should be taken. Good practice in mitigating the causes of climate change is to apply the energy hierarchy (see Figure 3), which details a series of steps that should be taken to minimise the carbon emissions associated with a new development in the most efficient and cost effective way."

The Energy Hierarchy referred to in the planning Technical Advice Note has 'Reduce Energy Demand' at the top of the Hierarchy and 'Use Energy Efficiently' as the second placed option. The application before members has these two principles deeply embedded within the proposed development as the Passivhaus standard for the buildings are designed to have energy efficiency far beyond the minimum required by current Building Regulations. It will have a resultant demand for energy use by occupiers for heating far lower than other properties which are constructed to the minimum energy efficiency standards required by Building Regulations.

In terms of the proposed materials, it is acknowledged that composite cladding is not a common feature in the locality. However, as the scheme proposes dwellings that comply with Passivhaus standards and achieves this by using modern construction techniques with the walls of the building being constructed in insulated panels with the proposed cladding affixed to the exterior face. The ethos of the scheme is also to construct the dwellings without using 'wet trades' such as brick laying and rendering on site and as such a lightweight cladding is required. Notwithstanding this, it is considered that the cladding used seeks to replicate the overriding colour palette in the area whilst introducing some interest with contrasting panels and it is not considered that this would have a detrimental impact on the visual amenity of the area. Moreover, Planning Policy Wales states that Local Planning Authorities should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions and in that regard it is considered that the proposal complies with the guidance contained in Paragraphs 3.9 and 3.16 of that document.

With regard to the amenity of neighbouring dwellings it should be noted that the proposed layout of the site has been designed such that it is not set forward of back from the front or rear elevations of the dwelling at 55 The Crescent and therefore there would be no unacceptable overbearing impact on that dwelling. In terms of the dwelling at 53 The Crescent, which is at 45 degrees to the application property, it should be noted that that dwelling is at an elevated position in relation to the application site and is located some 17.5m from the nearest part of the proposed building. It should also be noted that there is a garage in the side garden of the neighbouring dwelling and that

there are no windows directly facing the windows in the side of the proposed building. In that regard it is not considered that there would be any unacceptable loss of privacy to that dwelling and the proposal therefore the proposal complies with Policy CW2 of the LDP.

With regard to highway safety it is considered that the proposal for 6 No. 1 bedroom apartments would not lead to a significant increase in traffic on the highway network and adequate off-street parking is proposed within the application site. In that regard the proposal complies with Policy CW3 of the LDP.

Comments from Consultees: No objections have been raised. With regard to the request from the Council's Ecologist for the submission of amended plans showing biodiversity enhancements, it is considered that this can be adequately covered by conditions.

With regard to the comments of the Council's Landscape Architect it is considered that these have been adequately addressed in the revised planting details submitted on 27th January 2021.

Comments from public: None.

Other material considerations: Policy CW11 of the LDP requires the provision of affordable housing with a target of 40% set for the Caerphilly Basin area. In this instance and notwithstanding that the Council's Housing Department are the developers and are proposing a 100% affordable housing scheme, this can be secured by a condition attached to any consent granted.

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 is acceptable in terms of design, amenity and highway safety and as such it is recommended that the application be approved subject to conditions.

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:
A-PL-100 - Trecenydd Location Plan Existing Site Plan.
A-PL-101 C - Proposed Site Plan Trecenydd.
A-PL-102 A - 1B2P Unit Plans Trecenydd.
A-PL-103 B - 1B2P Unit Elevations Trecenydd.
A-PL-104 B - Illustrative Section Trecenydd.
A-PL-105 A - Proposed Ground & First Floor Plans Trecenydd.
A-PL-106 D - Proposed Front & Rear Elevations Trecenydd.
A-PL-107 - Refuse Stores Trecenydd.
A-PL-108 - Sprinkler System Enclosure Trecenydd.
A-PL-109 - Cycle Parking Enclosure Trecenydd.
A-PL-112 - 3D Visuals Trecenydd.
A-PL-113 - Materials Palette Option 3.
A-PL-114 - Materials Palette Option 4.
Site Investigation Report: 12770/GNS/20/SI/A.
Noise Planning Report: TRC-HYD-ZZ-XX-RP-Y-1001.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: In the interests of public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 04) 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 and associated site investigation report.
REASON: To protect public health and in accordance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.
- 05) Prior to the installation of the structural foundations for the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
(i) control of noise;
(ii) control of dust, smell and other effluvia;
(iii) control of surface water run off;
(iv) site security arrangements including hoardings;

(v) proposed method of piling for foundations;
(vi) construction and demolition working hours;
(vii) hours during the construction and demolition phase, when delivery vehicles;
or vehicles taking materials are allowed to enter or leave the site;
The development shall be carried out in accordance with the approved scheme
or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area and in order to ensure
compliance with Policy CW2 of the Caerphilly County Borough Local
Development Plan up to 2021 - Adopted November 2010.

- 06) Access to individual properties shall be completed in materials as agreed by the
Local Planning Authority before the property is brought into use.
REASON: In the interests of highway safety in accordance with policy CW3 of
the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 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) The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4
metres have been provided at the junction of the driveway and the adjacent
footway. The dimensions shall be measured along the edge of the drive and the
back of the footway from their point of intersection. The visibility splays shall
thereafter be kept free of all obstructions to visibility over a height of 0.6 metres
measured from the surface of the carriageway.
REASON: In the interests of highway safety in accordance with policy CW3 of
the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 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) Notwithstanding the submitted plans all close boarded fencing on the boundary
of the application site shall be designed to leave a continuous 100mm gap at the

bottom to enable hedgehogs to access and egress the site. Such gap shall be maintained in perpetuity unless prior written approval is obtained from the Local Planning Authority for any amendment.

REASON: In the interests of the conservation of the natural heritage of the area and in order to ensure compliance with Policy SP10 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 11) Notwithstanding the submitted plans provision within the application site shall be made for 3 No. 3-chamber sparrow terrace boxes. Such provision shall be maintained in perpetuity unless prior written approval is obtained from the Local Planning Authority for any amendment.
REASON: In the interests of the conservation of the natural heritage of the area and in order to ensure compliance with Policy SP10 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 12) Notwithstanding the submitted plans the dwellings shall be finished in to the following materials:-
 - a) Vieo standard roof seam Colour - Grey to the roof and;
 - b) Rockpanel Premium to the walls in a white (RAL 9010) with a feature narrower gauge in a contrasting dark grey colour (RAL7012) as shown in drawing number A-PL-113.Unless otherwise agreed in writing by the Local Planning Authority. The dwellings shall thereafter be maintained as such in perpetuity.
REASON: In the interests of the visual amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 13) Prior to the first occupation of the dwellings hereby approved, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
 - i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing (if no RSL involved)).
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: In order to ensure an acceptable provision of affordable housing in the area and in order to ensure compliance with Policy CW11 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Advisory Note(s)

The applicant's attention is drawn to the comments of the Council's Landscape Architect, Senior Arboricultural Officer and Transportation Engineering Services Manager together with the comments of Dwr Cymru/Welsh Water and the Gwent Police Architectural Liaison Officer.