

Application Number: 23/0360/RM

Date Received: 26.05.2023

Applicant: Caerphilly Homes - Mr C Boardman

Description and Location of Development: Seek approval of the reserved matters in respect of appearance, landscaping and scale of planning consent 21/01226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) - Ty Darran Home For The Elderly Cromwell Road Risca Newport NP11 6HF

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the south-western side of St Mary Street at the corner with Ravenswood Court, Risca.

Site description: The application site comprises land of the former Ty Darran Care Home building (now demolished) and associated areas. There is an existing vehicular and pedestrian access into the site off St Mary Street and there is currently no boundary separating the site from the adjoining health centre buildings to the north-west. The shared boundaries with residential properties to the south and south-west comprise of a mixture of soft landscaping (trees/hedgerows) and close board fencing, while metal railings and wire fencing with concrete posts define the north-eastern and south-eastern boundaries with St Mary Street and Ravenswood Court respectively.

The site is bounded by the residential properties of Ravenswood Court and Crescent Road to the south and southwest of the site respectively and Risca Health Centre to the north-west. The site's north-eastern boundary lies adjacent to the highway of St Mary Street with the war memorial and The Darran public house just beyond. The site's south-eastern boundary lies adjacent to the highway of Ravenswood Court with the local doctor's surgery and pharmacy just beyond.

Outline planning consent was granted under application reference number 21/1226/OUT and that agreed layout and access.

Development: This application seeks reserved matters consent for the appearance, landscaping and scale of the development. The development would be accessed from a new junction onto Ravenswood Close (opposite Risca Surgery) with Ravenswood Close being served by an existing junction from St Mary Street (B4591). A 19 space carpark is proposed in the south-east corner of the site.

It is proposed to erect a total of 45 number, one bedroom supported apartments at the site which are aimed at persons over the age of 55 years old. The apartments would be provided within a large 'L' shaped building along with a lower height building on the western side with the buildings partially connected by external access areas on several floors. The development also includes communal areas including residents meeting space, offices, workshop, library, games area, terrace areas, plant and storage areas, a garden building (including outdoor kitchen, storage and bin area), central courtyard, allotment area.

Dimensions: The submitted block plan shows the largest building's footprint would have lengths of the following on each main side of the site (noting these would overlap in their measurements at the north-eastern corner where they intersect.

Larger Apartment building

North (front) building footprint approximate length - 62m, width 12m, height ranges between 14.5m-17m;

East side building footprint approximate length - 53m, width 12m, height ranges between 14.5m-17m.

The smaller apartment building

Length 38m, width 12m, height 11m.

Garden building

Length 18.5m, width 11.4m (max extent including pergola), height 3m.

Members are advised that the dimensions of the garden building fall below the minimum scale parameters approved at outline stage, however the applicant has advised that they are preparing a Non Material Amendment to address the scale parameters. A verbal update on this matter will be provided to members at committee however it is noted that the impact of the building will be lessened by the reduction in scale.

Materials: Apartment buildings Walls: Weinerberger Marziale bricks Roof: GRP or similar.

Garden Building Walls: Larch timber cladding/timber pergola Roof: Green roof.

Ancillary development, e.g. parking: The proposed buildings would enclose a central community garden with further allotment gardens proposed to the rear of the site. A new single vehicular access off Ravenswood Court would serve 19 car parking spaces to the rear of the site as well as a rear drop-off area. Proposed plant, bin stores and electric scooter and bike storage/charging facilities would be accommodated within the proposed buildings.

PLANNING HISTORY 2010 TO PRESENT 20/1096/NOTD - Demolish care home - Approved 30.04.2021.

21/1226/OUT - Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout - Granted 25.03.2022.

22/0861/NMA - Seek the approval of a non-material amendment to planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) to vary the wording of conditions 01, 09, 10, 13, 14 and 16 - Granted 09.12.2022.

22/0790/COND - Discharge of condition 15 (Reptile Clearance) of planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) - Decided 17.11.2022.

22/1003/COND - Discharge of conditions 11 (Tree Protection) and 21 (Construction Method) of planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) - Decided 02.03.2023.

23/0201/NMA - Seek the approval of a non-material amendment to planning consent 21/1226/OUT (Erect development of over 55's supported housing apartments with community accommodation, landscaped allotments and communal gardens, ancillary electric scooter and bicycle storage, car parking and associated works and seek approval for access and layout) to make a minor adjustment of the buildings positions within the site - Granted 15.05.2023.

POLICY

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

Site Allocation: Within settlement limits.

Policies: Policy SP3 (Development Strategy - Development in the Southern Connections Corridor), Policy SP4 (Settlement Strategy), Policy SP5 (Settlement Boundaries), Policy SP6 (Placemaking), Policy SP7 (Planning Obligations), Policy SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), Policy CW2 (Amenity), Policy CW3 (Design

Considerations - Highways), CW4 (Natural Heritage Protection), Policy CW5 (Protection of the Water Environment), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW10 (Leisure and Open Space Provision), Policy CW11 (Affordable Housing Planning Obligation); and Policy CW15 (General Locational Constraints).

Supplementary Planning Guidance: LDP1 Affordable Housing Obligations (Revision), LDP4 Trees and Development, LDP5 Car Parking Standards and LDP 6 Building Better Places to Live.

Future Wales: Policy 2 (Shaping Urban Growth and Regeneration - Strategic Placemaking), Policy 3 (Supporting Urban Growth and Regeneration - Public Sector Leadership), Policy 7 (Delivering Affordable Homes), Policy 8 (Flooding), Policy 9 (Resilient Ecological Networks and Green Infrastructure), Policy 12 (Regional Connectivity) and Policy 13 (Supporting Digital Communications).

NATIONAL POLICY Planning Policy Wales (Edition 11, February 2021), Technical Advice Note 2: Planning and Affordable Housing (June 2006), Technical Advice Note 5: Nature Conservation and Planning (September 2009), Technical Advice Note 12: Design (March 2016), Technical Advice Note 15: Development and Flood Risk (2004), Technical Advice Note 24: The Historic Environment (May 2017).

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? The site is located within a low risk coal mining area and an advisory note can be added advising the applicant/developer of this fact if planning permission were to be granted.

CONSULTATION

Transportation Engineering Manager - CCBC - There are no highway objections to the proposed Reserved Matters application. However, it is noted that the submitted plan Engineering Layout and Levels shows an access with dropped kerbs and radii, as this is a private access then a vehicle crossover is what is required in this location. The submitted Travel Plan - LRM Planning Ltd May 23 is acceptable in principle, however, this is a live document and will change over time.

Therefore, there is no objection to the development

Environmental Health Manager - This department has no adverse comments to make in relation to the above application.

Senior Engineer (Drainage) - Confirms that separate SAB (Sustainable Drainage) approval is required for the development.

Senior Arboricultural Officer (Trees) - No response received.

Estates Manager - No comments.

Waste Strategy And Operations Manager - With regards to waste collection services, please refer to previous observations concerning number of required containers, size of storage compounds and distances to suitable collection points.

Dwr Cymru - Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times. Based on our understanding of the proposed development and the position of the sewers crossing the site, it appears that the development would impact upon the required easements and would appear to be located directly above. In its current format the 'Outline Landscape Proposals Drawing' presents concerns and therefore, we would object to the proposal as it currently stands.

Police Architectural Liaison Officer -

Heritage Officer - Peter Thomas - No objections.

Placemaking Officer - Douglas McGlyn - I have no objections to the proposed development from a Placemaking and sustainability perspective. The building has been designed with the user in mind in the form and function of the layout, providing individual units for residents that meet their needs and accessibility. The creation of an interior open space that supports activities including a community space will only add to the resident's daily life and provide good meeting spaces for good socialisation. The integration of SuDs elements here is also a welcome enhancement. Although the project has changed over the last year, there have been elements to the design that have necessitated these changes and as a result, some design elements have been modified, such as providing posts to support balconies to allow for a better insulated floor. Overall, the scheme is a welcome addition to the development of these forms of buildings specifically in the improvement of living and social spatial conditions for residents. I do still have a few concerns over the use of a singular brick colour and type, but we can cover this part of the process through conditions to ensure the design is completed to a high standard.

Strategic & Development Plans - No observations to make.

CCBC Housing Enabling Officer - No further comments.

Ecologist - Further details required on bird box.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters.

Response: One representation has been received.

Summary of observations: - Pedestrian crossing (zebra/lighted crossing) should be installed for the increased number of over 55's getting on and off buses either side of St Mary's Street. A pedestrian priority is desperately needed on this portion of road given the increase in older populations going about their day here, plus would serve the existing community well to access Texaco garage shop, The Darran pub, access canal walk, bus stop, GP surgery and pharmacy. So many people in this area agree a crossing is required regardless of this development over recent years.

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 the outline planning permission considered the impact on bats and the outline planning decision notice includes an informative note highlighting the need for a European Protected Species Licence to be obtained.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, the application site is located in the higher viability area where CIL is charged at £40 per square metre plus indexation.

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance.

Outline planning consent has been granted for the development of this site and as such the principle of development has been established. This application therefore seeks approval of the reserved matters in respect of appearance, landscaping and scale of the development and as such the principle of the development

cannot be reconsidered at this time. In that regard each of the reserved matters will be addressed below in turn:-

Appearance

The apartment buildings are proposed to be finished in brick and the brick choice has been described in the submitted information as a high quality hand moulded clay brick generally light buff in tone. It has variation of colour and texture across the brick and within the mix which is stated to ensure use over large areas does not appear flat. It is also proposed to use feature brickwork banding to add interest to the elevations.

The design of the principal elevations also utilises architectural detailing such as inset terraces, projecting balconies, vertical brick detailing courses and recess window detailing.

Whilst there are no concerns with the overall form of the building it is considered that to ensure that there is an appropriate finish to the building further discussions and agreement over materials should be secured through the imposition of a suitably worded planning condition.

The proposed boundary treatments include those on the principal frontage adjacent to the main road: hoop top railing (powder coated and 1.1m high) and low walling (brickwork and 0.4m high) which is acceptable given the street scene. Other boundary treatments deeper within the site and on non-principal boundaries include high hoop top railing (powder coated and 1.8m high), Paladin style fencing (powder coated and 1.8m high), hit and miss fencing (timber and 1.8m high). It is noted that some boundary treatment details (mainly to the rear of the site) have yet to be confirmed and a planning condition is proposed to require these treatments to be agreed in writing with the Local Planning Authority.

Subject to the aforementioned conditions the development would accord with adopted Local Development Plan Policy SP6 (Placemaking).

Landscaping

It is noted that the loss of category A and B trees on the site was considered at outline application stage and accepted that there would be a resultant degree of harm on the amenity of the area. This loss was however weighed against other considerations and existing trees within the wider area and it found on balance, when the significant social benefits of redeveloping this brownfield site for affordable housing are taken into account, the loss of the category A and B trees is justified in this instance. The removal of these trees has also been agreed under planning conditions discharged on the outline permission and the trees have been cut down.

The submitted landscaping plans with this reserved matters application show the site frontage to have shrub planting along the majority of the frontage with ornamental tree

planting and retention of some existing planting along the eastern side boundary along with native hedgerow planting. Further tree planting is proposed along the western boundary along with a native hedgerow. Within the communal area between the internal elevations of the buildings there is an inner courtyard area with planting areas. To the rear (south-west) boundary of the site there is a small area of orchard planting.

It is considered that in the context of the approved layout and matters agreed at outline stage that the submitted Landscaping scheme is appropriate and will have an acceptable impact on the character of the area according with Policy SP6 (Placemaking).

Scale

The outline planning consent approved the principle of having a significant height of buildings on the site (3 to 4 storey) and found that such a height of building would not have an unacceptable impact on the character or appearance of the street scene. The scale parameters agreed at outline stage had an upper height limit of 21m for the larger residential building and the reserved matters plan show the building to range in height between approximately 14.5m to a height of 17m on the corner feature near the junction with Ravenswood Close and the main road. This accords well with the outline permission and is considered acceptable.

The impact of the development on surrounding residential occupiers and neighbouring uses has been considered. It is noted that existing flats on Ravenswood Close would have a significantly angled orientation to the closest part of the four storey development and views from their rear elevation would be principally over the car parking and allotment area with no unacceptable impact on outlook or amenity for existing residents. The distance and impact on other surrounding residential properties is appropriate with no unacceptable overlooking or overbearing impacts. The business/health uses to the north-west and south-east will be acceptably impacted. The development accords with Policy CW2 (Amenity) in having an acceptable impact on all surrounding land uses.

The Conservation Officer has advised the development will have an acceptable impact on the Grade 2 Listed War Memorial and also the Grade 2 Listed railings and gates having special regard to the desirability of preserving the setting of these listed buildings.

Comments from Consultees: It is noted that Dwr Cymru has raised objection based upon the original drawings in respect of easements being encroached upon. The applicant was made aware of the concerns and has altered the layout which they consider removes this encroachment. Dwr Cymru highlights in their response this matter is covered under separate legislation (Section 159 of the Water Act) and noting the applicant is aware of the matter it is considered appropriate that the comments of Dwr Cymru are highlighted by way of an informative note on the permission.

In respect of the Transportation Engineering Manager's comments a revised layout has been submitted with the vehicle crossover as recommended. It is considered that detailed agreement on this matter can be achieved between the applicant and the highway authority.

Comments from public: - Pedestrian crossing (zebra/lighted crossing) should be installed for the increased number of over 55's getting on and off buses either side of St Mary's Street. A pedestrian priority is desperately needed on this portion of road given the increase in older populations here going about their day here, plus would serve the existing community well to access Texaco garage shop, The Darran pub, access canal walk, bus stop, GP surgery and pharmacy. So many people in this area agree a crossing is required regardless of this development over recent years.

The highway authority considered access arrangements under the outline application and requires under planning condition 9 of the outline permission (21/1226/OUT) provision of an uncontrolled crossing (which could be the form of a pedestrian island in the centre of the road). It is noted that this is not the controlled crossing sought by the representation however it is considered that the highway authority have already addressed the matter in their recommendation and subsequent imposition of the outline planning condition. The uncontrolled cross is required by the condition wording to be installed prior to the occupation of buildings on the development. The development accords with Policy CW3 (Highways).

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.

Future Wales - The National Plan 2040 was published on 24 February 2021 and forms part of the statutory development plan for the county borough. In addition to this Planning Policy Wales (PPW) has been amended to take account of Future Wales and PPW Edition 11 has also been published on 24th February 2021. In reaching the conclusion below full account has been taken of both Future Wales and PPW Edition 11 and where they are particularly pertinent to the consideration of the proposals they have been considered as part of the officer's report. It is considered that the recommendation(s) in respect of the proposals is (are) in conformity with both Future Wales and PPW Edition 11.

In conclusion, the proposal is considered to be acceptable in planning terms and is recommended for approval subject to conditions.

Reserved matters - RM

This consent will grant approval of reserved matters.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, drawing reference, TYD-PEN-ZZ-00-DR-A-0001 Rev P01;
Engineering Layout and Levels, drawing reference TYD-PHG-ZZ-XX-DR-D-1002 Rev P03;
Proposed Elevations 1/2, drawing reference TYD-PEN-ZZ-ZZ-DR-A-2000 Rev P02;
Proposed Elevations 2/2, drawing reference, TYD-PEN-ZZ-ZZ-DR-A-2001 Rev P02;
Proposed Site Section, drawing reference, TYD-PEN-ZZ-ZZ-DR-A-2010 Rev P02;
Proposed Site Plan, drawing reference, TYD-PEN-ZZ-00-DR-A-0004 Rev P05;
Proposed Ground Floor GA Plan, drawing reference TYD-PEN-ZZ-00-DR-A-1000 Rev P05;
Proposed First Floor GA Plan, drawing reference TYD-PEN-ZZ-01-DR-A-1001 Rev P05;
Proposed Second Floor GA Plan, drawing reference TYD-PEN-ZZ-02-DR-A-1002 Rev P05;
Proposed Third Floor GA Plan, drawing reference TYD-PEN-ZZ-03-DR-A-1003 Rev P05;
Proposed Roof Plan, drawing reference TYD-PEN-ZZ-RP-DR-A-1004 Rev P01;
Proposed Typical Boundary Plan, drawing reference TYD-PEN-ZZ-00-DR-A-0200 Rev P01;
Proposed Garden Building Plan, drawing reference TYD-PEN-ZZ-ZZ-DR-A-1050 Rev P01;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Notwithstanding the submitted plans, prior to the construction of the external surfaces (above DPM level) 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 in accordance with Policy SP6 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 03) Prior to the occupation of the development hereby approved, nesting sites for birds shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.

REASON: To provide additional roosting for birds 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) and in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 04) Prior to the occupation of the development details of those boundary treatments on drawing reference TTD-PEN-ZZ-00-DR-A-0200 Rev P01 denoted in orange and a timescale for their implementation shall be submitted 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 and timescale.

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.

Advisory Note(s)

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.