

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0120/FULL 03.03.2015	Seren Group Mr M Trounce Exchange House The Old Post Office High Street Newport NP20 1AA	Demolish existing Fire Station and re-develop site to provide 6 x one bedroom flats, 2 x two bedroom houses and 2 x three bedroom houses with ancillary parking Former Cefn Fforest Fire Station Pwllglas Road Cefn Fforest Blackwood

**APPLICATION TYPE:** Full Application

#### SITE AND DEVELOPMENT

Location: Cefn Fforest Fire Station, Pwllglas Road, Cefn Fforest. The site is located within the settlement boundary within a predominantly residential area. The site is bounded by Pwllglas Road to the north, Borfa Place to the east with existing residential properties to the south and west separated by a 2.5m high robust fence. Another gated entrance is located off Borfa Place. Pwllglas Road along the north of the site is the principal access. Cefn Fforest Eco Park is located just to the northwest of the site.

Site description: The site comprises the main fire station buildings and tower, hardstand and a grassed area. The main area of the site is relatively level having previously been used as a fire station. It is supported by an existing retaining wall along the rear periphery of the site, which varies in height to accommodate the difference in ground levels being some 3 metres between the slab of the fire station and the rear boundary ground levels. Beyond this area the site falls rapidly to the southwest corner. There are few existing trees to the north along its boundary with Cefn Fforest Eco Park and an existing drainage easement that runs north to south along the south to west boundary.

Development: Full planning permission is sought in respect of the demolition of the existing fire station and the redevelopment of the site to provide 6 one bedroom, walk-up flats, 2 two bedroom semi-detached houses and 2 No. three bedroom, semi-detached houses with ancillary parking.

The internal layout of the dwellings comprise as follows:-

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Flats comprise a kitchen, lounge, bedroom, bathroom and store.

Two Bedroom semi-detached dwellings comprise a lounge, kitchen/dining room, shower room and storeroom on the ground floor and two bedrooms and a bathroom on the first floor.

Three bedroom, semi-detached houses comprise a a lounge, kitchen/dining room, shower room and storeroom on the ground floor and three bedrooms and a bathroom on the first floor.

The application is supported by a Site Investigation Report, Underground Utilities Search Report, and a Asbestos-Containing Building Material Demolition Survey Report .

Dimensions: The site covers an area of 0.2 hectares.

The footprint of each flat is 7.8m by 9.2m by 7.8m high. The two-bedroom, semi-detached dwelling has a footprint of 4.8m by 9.5m by 8.5m high. The three-bedroom, semi-detached dwelling has a footprint of 5.4m by 9.5m by 8.5m high.

Materials: The walls will be finished in buff facing brickwork with contrasting heads and band course. These will be Cream front render to the flats. Roofs will be of slate grey flat profile concrete tiles. White upvc windows will be installed along with secured by design door with colour to be agreed. Boundary treatments comprise 1.8m high close boarded fence and 1.8m high brick screen walls. Tarmacadam drives will be installed.

Ancillary development, e.g. parking: Ten car parking spaces, comprising of two spaces per dwelling and 6 spaces in respect of the flats.

#### PLANNING HISTORY

P/98/0688 - Erect extension for locker room - Granted 18.09.98.

P/04/0093 - Erect rear canopy to existing hardstanding area - Granted 09.03.04.

#### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

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Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place making, SP21 - Parking Standards, Countywide Policies CW1- Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations highways, CW11 - Affordable Housing Provision, CW15 - General locational constraints, supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP5 - Parking standards, LDP6 - Building Better Places to Live, LDP7 - Householder Development.

NATIONAL POLICY

Planning Policy Wales, 7th Edition, July 2014, TAN 12 -Design, TAN 18 - Transport and Welsh Government's Manual for Streets.

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? Not an issue in respect of this planning application.

CONSULTATION

Countryside And Landscape Services - No objection subject to the landscaping being carried out in accordance with drawing PP-01 dated February 2015.

Natural Resources Wales - No objections but provide advice to be conveyed to the developer regarding Secured by Design principles.

Head Of Public Protection - No objection subject to conditions being attached to any consent to control construction works in respect of dust and noise.

CCBC Housing Enabling Officer - Whilst the development is a 100% affordable housing site, should this site not be delivered for affordable housing purposes, 25% affordable housing provision will be required. The three 1 bed 2 person flats would need to be built to Development Quality Requirements (DQR) and transferred to the Seren Group at the transfer value of £44,849.

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Senior Engineer (Land Drainage) - Requests a condition is attached to any consent requiring comprehensive proposals showing how land drainage flows from the site will be dealt with. He provides advice to be conveyed to the developer in respect of drainage matters.

Head Of Public Services - CCBC provides a kerbside collection service for refuse, recycling and food waste with the onus on the resident to present the bin/caddy at the kerbside for the collection day and returning the container to the storage area following collection. The submitted plans demonstrate adequate bin storage areas for both the houses and flats.

Transportation Engineering Manager - No objections subject to conditions being attached to any consent in respect of the provision of a footway along Borfa Place and Pwllglas Road and parking provision. He provides a note that no surface water shall discharge into the public highway.

Dwr Cymru/Welsh Water - Provides advice to be conveyed to the developer.

Police Architectural Liaison Officer - The Designing out Crime Unit at Gwent Police have no objections to the proposed development. They provide advice to be conveyed to the developer.

Wales & West Utilities - Confirm the existence of their apparatus within the vicinity of the site and provide advice to be conveyed to the developer.

### ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 9 neighbouring properties have been consulted.

Response: None.

Summary of observations: None received.

### 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? Heddlu Gwent Police have no objection to the development but provide advice to be conveyed to the developer regarding 'Secured By Design' principles.

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## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Yes the development falls within the mid-range viability zone where the Levy would be £16250 but the developer will be claiming an exemption because the development for affordable housing qualifies for Social Housing Relief.

## ANALYSIS

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

The main issues in respect of the residential development of this site are considered to be the compatibility of the use with surrounding land uses, the effect of the development upon the character of the surrounding area and upon the amenity of occupiers of neighbouring properties, design, and also in terms of highway safety.

Given that the site subject of this application is included within the settlement boundary for Bargoed as identified in the LDP and is also a Brownfield site, it is considered that in policy terms the development of the site would be consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate development within the existing settlement.

Policy SP15 relates to affordable housing and in this respect the provision of 4 houses and 6 one-bedroom flats contributes to the 964 affordable dwellings sought by the Council between 2006 - 2021 in order to contribute to balanced and sustainable communities.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design consideration: Highways) of the LDP.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site lies to the east of the A4049 and the A469 within the settlement area of Blackwood and offers the opportunity to provide housing, which will be close to residential areas and local facilities.

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The proposal is considered to be acceptable in terms of scale, use, density, and layout and adequate off-street parking and amenity space is provided in respect of each unit. In consideration of policy SP6, referred to above, the proposal is considered acceptable.

Policy CW2 of the LDP sets out criteria relating to amenity, and in this respect it is considered the proposed development will not have an unacceptable impact on the amenity of adjacent properties or land, does not result in the over-development of the site, and is compatible with surrounding residential land-uses.

Policy CW3 of the LDP considers highway matters and in this respect the Group Manager (Highways and Transportation) has raised no objection to the development subject to conditions requiring a pavement along Borfa Place and Pwllglas Road and parking to be provided in accordance with the submitted plans.

Policy CW11 of the LDP and supplementary planning guidance contained in LDP1 sets out criteria in respect of affordable housing obligations. The development complies with the Council's supplementary planning guidance LDP1 in terms of the provision of affordable housing but should the Housing Association sell on the site, then 10% affordable housing provision would be required. This would equate to 2 units. The units would need to be transferred to the nominated Housing Association, UWHA at a transfer price of £44,849. The developer entering into a Section 106 Agreement to secure this requirement may address this aspect of the development.

Comments from consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

Comments from public: None.

Other material considerations: None.

Following the introduction of the Community Infrastructure Levy, a Planning Obligation must meet all of the following tests.

(a) It is necessary to make the development acceptable in planning terms.

A Section 106 Agreement will be sought because this development would require the provision of affordable housing in accordance with Policy CW11 of the LDP if it were the case that the site was sold on and not developed entirely for affordable housing.

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Whilst the development would comply with our SPG on affordable housing, should the Housing Association sell on the site, the Council would require 25% affordable housing provision. The three one-bedroom, two person flats would need to be built to DQR and transferred to the Seren Group at the transfer value of £44,849.

(b) It is directly related to the development.

The need to provide affordable housing is in accordance with Policy CW11 of the LDP.

(c) It is fairly and reasonably related in scale and kind to the development.

The total contribution is based on the number of dwellings to be erected.

RECOMMENDATION: That (A) the applicant enters into a Section 106 Agreement under the Town and Country Planning Act the terms of which are set out above.

(B) That following the completion of the Agreement, Officers be authorised to GRANT planning permission subject to the following conditions.

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 site boundary fronting Borfa Place and Pwllglas Road, as indicated on Drawing shall be set back and a 2.0m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and completed prior to the first occupation of the development hereby approved.  
REASON: In the interests of highway safety.

03) 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.

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- 04) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.  
REASON: In the interests of the amenity of the area.
- 05) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.  
REASON: In the interests of the amenity of the area.
- 06) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) Notwithstanding the submitted plans, 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 beneficial 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.
- 08) A five-year landscape management plan, including management responsibilities, and maintenance schedules for all landscape areas to be maintained by the Housing Association, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.  
REASON: To ensure that the landscaping is maintained in the interests of the visual amenities of the area.

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- 09) The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details: Drawing Nos. SS-P-O1, EF-01, PP-O1, 3B5P-DQR-P-02, 3B5P-DQR-P-01, 2B4P-DQR-P-01, 211F-DQR-P-0131062S-1 Rev A, 101 Rev B, 31062S-2 Rev A (or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2 and CW3.

The applicant is advised of the comments of Heddlu Gwent Police, Transportation Engineering Manager, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Wales and West Utilities and Natural Resources Wales.

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