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County Hall
Rhadyr
Usk
NP15 1GA

Monday, 30 January 2017

Notice of meeting:

Planning Committee

Tuesday, 7th February, 2017 at 2.00 pm
The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA

AGENDA

Item No	Item	Pages
1.	Apologies for Absence.	
2.	Declarations of Interest.	
3.	To confirm for accuracy the minutes of the previous meeting.	1 - 8
4.	To consider the following Planning Application reports from the Chief Officer - Enterprise:	
4.1.	Application DC/2016/00880 - The development of up to 115 residential dwellings (C3), open space, landscaping, vehicular access off Gypsy Lane, pedestrian accesses and related infrastructure and engineering works. Land at Grove Farm, (Off Gypsy Lane), Llanfoist, NP7 9FF.	9 - 32
4.2.	Application DC/2016/01210 - Static food catering van. Severn Bridge Social Club, Bulwark Road, Bulwark, Chepstow, NP16 5JN.	33 - 36
4.3.	Application DC/2016/01380 - Removal of existing first floor above front room. Removal of existing and creation of new internal walls. New glazed door to front of property. Removal of existing signage. Alter colour scheme of facades (application for listed building consent). The Britannia Inn, 51 Frogmore Street, Abergavenny, NP7 5AR.	37 - 42
4.4.	Application DC/2016/01440 - Modification of condition to substitute the original plans with plans as built. The Chicken Shed Holiday Let, Park House Road, Parkhouse, Trellech, NP25 4PU.	43 - 46
4.5.	Application DC/2016/01453 - Demolition of existing structures on site, construction of 25 new dwellings and associated works. Brookside, Neddern Way, Caldicot, NP26 4RJ.	47 - 62

Paul Matthews
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL

THE CONSTITUTION OF THE PLANNING COMMITTEE IS AS FOLLOWS:

County Councillors:

R. Edwards
P. Clarke
D. Blakebrough
D. Dovey
D. Edwards
D. Evans
R. Harris
B. Hayward
J. Higginson
P. Murphy
M. Powell
B. Strong
P. Watts
A. Webb
A. Wintle
R. Chapman

Public Information

Any person wishing to speak at Planning Committee must do so by registering with Democratic Services by no later than 12 noon two working days before the meeting. Details regarding public speaking can be found within this agenda or is available here [Public Speaking Protocol](#)

Access to paper copies of agendas and reports

A copy of this agenda and relevant reports can be made available to members of the public attending a meeting by requesting a copy from Democratic Services on 01633 644219. Please note that we must receive 24 hours notice prior to the meeting in order to provide you with a hard copy of this agenda.

Watch this meeting online

This meeting can be viewed online either live or following the meeting by visiting www.monmouthshire.gov.uk or by visiting our Youtube page by searching MonmouthshireCC.

Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with 5 days notice prior to the meeting should you wish to speak in Welsh so we can accommodate your needs.

Aims and Values of Monmouthshire County Council

Sustainable and Resilient Communities

Outcomes we are working towards

Nobody Is Left Behind

- Older people are able to live their good life
- People have access to appropriate and affordable housing
- People have good access and mobility

People Are Confident, Capable and Involved

- People's lives are not affected by alcohol and drug misuse
- Families are supported
- People feel safe

Our County Thrives

- Business and enterprise
- People have access to practical and flexible learning
- People protect and enhance the environment

Our priorities

- Schools
- Protection of vulnerable people
- Supporting Business and Job Creation
- Maintaining locally accessible services

Our Values

- **Openness:** we aspire to be open and honest to develop trusting relationships.
- **Fairness:** we aspire to provide fair choice, opportunities and experiences and become an organisation built on mutual respect.
- **Flexibility:** we aspire to be flexible in our thinking and action to become an effective and efficient organisation.
- **Teamwork:** we aspire to work together to share our successes and failures by building on our strengths and supporting one another to achieve our goals.

Purpose

The purpose of the attached reports and associated officer presentation to the Committee is to allow the Planning Committee to make a decision on each application in the attached schedule, having weighed up the various material planning considerations.

The Planning Committee has delegated powers to make decisions on planning applications. The reports contained in this schedule assess the proposed development against relevant planning policy and other material planning considerations, and take into consideration all consultation responses received. Each report concludes with an officer recommendation to the Planning Committee on whether or not officers consider planning permission should be granted (with suggested planning conditions where appropriate), or refused (with suggested reasons for refusal).

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the Monmouthshire Local Development Plan 2011-2021 (adopted February 2014), unless material planning considerations indicate otherwise.

Section 2(2) of the Planning (Wales) Act 2015 states that the planning function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015, for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

The decisions made are expected to benefit the County and our communities by allowing good quality development in the right locations, and resisting development that is inappropriate, poor quality or in the wrong location. There is a direct link to the Council's objective of building sustainable, resilient communities.

Decision-making

Applications can be granted subject to planning conditions. Conditions must meet all of the following criteria:

- Necessary to make the proposed development acceptable;
- Relevant to planning legislation (i.e. a planning consideration);
- Relevant to the proposed development in question;
- Precise;
- Enforceable; and
- Reasonable in all other respects.

Applications can be granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). This secures planning obligations to offset the impacts of the proposed development. However, in order for these planning obligations to be lawful, they must meet all of the following criteria:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The applicant has a statutory right of appeal against the refusal of permission in most cases, or against the imposition of planning conditions, or against the failure of the Council to determine an application within the statutory time period. There is no third party right of appeal against a decision.

The Planning Committee may make decisions that are contrary to the officer recommendation. However, reasons must be provided for such decisions, and the decision must be based on the Local Development Plan (LDP) and/or material planning considerations. Should such a decision be challenged at appeal, Committee Members will be required to defend their decision throughout the appeal process.

Main policy context

The LDP contains over-arching policies on development and design. Rather than repeat these for each application, the full text is set out below for Members' assistance.

Policy EP1 - Amenity and Environmental Protection

Development, including proposals for new buildings, extensions to existing buildings and advertisements, should have regard to the privacy, amenity and health of occupiers of neighbouring properties. Development proposals that would cause or result in an unacceptable risk /harm to local amenity, health, the character /quality of the countryside or interests of nature conservation, landscape or built heritage importance due to the following will not be permitted, unless it can be demonstrated that measures can be taken to overcome any significant risk:

- Air pollution;
- Light or noise pollution;
- Water pollution;
- Contamination;
- Land instability;
- Or any identified risk to public health or safety.

Policy DES1 – General Design Considerations

All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

- a) Ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
- b) Contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
- c) Respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings;
- d) Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
- e) Respect built and natural views and panoramas where they include historical features and/or attractive or distinctive built environment or landscape;
- f) Use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;
- g) Incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;
- h) Include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;
- i) Make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion l) below;
- j) Achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;
- k) Foster inclusive design;
- l) Ensure that existing residential areas characterised by high standards of privacy and

spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

Other key relevant LDP policies will be referred to in the officer report.

Supplementary Planning Guidance (SPG):

The following Supplementary Planning Guidance may also be of relevance to decision-making as a material planning consideration:

- Green Infrastructure (adopted April 2015)
- Conversion of Agricultural Buildings Design Guide (adopted April 2015)
- LDP Policy H4(g) Conversion/Rehabilitation of Buildings in the Open Countryside to Residential Use- Assessment of Re-use for Business Purposes (adopted April 2015)
- LDP Policies H5 & H6 Replacement Dwellings and Extension of Rural Dwellings in the Open Countryside (adopted April 2015)
- Abergavenny Conservation Area Appraisal (adopted March 2016)
- Caerwent Conservation Area Appraisal (adopted March 2016)
- Chepstow Conservation Area Appraisal (adopted March 2016)
- Grosmont Conservation Area Appraisal (adopted March 2016)
- Llanarth Conservation Area Appraisal (adopted March 2016)
- Llandenny Conservation Area Appraisal (adopted March 2016)
- Llandogo Conservation Area Appraisal (adopted March 2016)
- Llanover Conservation Area Appraisal (adopted March 2016)
- Llantilio Crossenny Conservation Area Appraisal (adopted March 2016)
- Magor Conservation Area Appraisal (adopted March 2016)
- Mathern Conservation Area Appraisal (adopted March 2016)
- Monmouth Conservation Area Appraisal (adopted March 2016)
- Raglan Conservation Area Appraisal (adopted March 2016)
- Shirenewton Conservation Area Appraisal (adopted March 2016)
- St Arvans Conservation Area Appraisal (adopted March 2016)
- Tintern Conservation Area Appraisal (adopted March 2016)
- Trellech Conservation Area Appraisal (adopted April 2012)
- Usk Conservation Area Appraisal (adopted March 2016)
- Whitebrook Conservation Area Appraisal (adopted March 2016)
- Domestic Garages (adopted January 2013)
- Monmouthshire Parking Standards (adopted January 2013)
- Approach to Planning Obligations (March 2013)
- Affordable Housing (adopted March 2016)
- Renewable Energy and Energy Efficiency (adopted March 2016)
- Planning Advice Note on Wind Turbine Development Landscape and Visual Impact Assessment Requirements (adopted March 2016)
- Primary Shopping Frontages (adopted April 2016)

National Planning Policy

The following national planning policy may also be of relevance to decision-making as a material planning consideration:

- Planning Policy Wales (PPW) 11 2016
- PPW Technical Advice Notes (TAN):
- TAN 1: Joint Housing Land Availability Studies (2015)
- TAN 2: Planning and Affordable Housing (2006)
- TAN 3: Simplified Planning Zones (1996)
- TAN 4: Retailing and Town Centres (1996)
- TAN 5: Nature Conservation and Planning (2009)
- TAN 6: Planning for Sustainable Rural Communities (2010)
- TAN 7: Outdoor Advertisement Control (1996)

- TAN 8: Renewable Energy (2005)
- TAN 9: Enforcement of Planning Control (1997)
- TAN 10: Tree Preservation Orders (1997)
- TAN 11: Noise (1997)
- TAN 12: Design (2016)
- TAN 13: Tourism (1997)
- TAN 14: Coastal Planning (1998)
- TAN 15: Development and Flood Risk (2004)
- TAN 16: Sport, Recreation and Open Space (2009)
- TAN 18: Transport (2007)
- TAN 19: Telecommunications (2002)
- TAN 20: The Welsh Language (2013)
- TAN 21: Waste (2014)
- TAN 23: Economic Development (2014)
- Minerals Technical Advice Note (MTAN) Wales 1: Aggregates (30 March 2004)
- Minerals Technical Advice Note (MTAN) Wales 2: Coal (20 January 2009)
- Welsh Government Circular 016/2014 on planning conditions

Other matters

The following other legislation may be of relevance to decision-making.

Planning (Wales) Act 2015

As of January 2016, Sections 11 and 31 of the Planning Act come into effect meaning the Welsh language is a material planning consideration.

Section 31 of the Planning Act clarifies that considerations relating to the use of the Welsh language can be taken into account by planning authorities when making decisions on applications for planning permission, so far as material to the application. The provisions do not apportion any additional weight to the Welsh language in comparison to other material considerations. Whether or not the Welsh language is a material consideration in any planning application remains entirely at the discretion of the local planning authority, and the decision whether or not to take Welsh language issues into account should be informed by the consideration given to the Welsh language as part of the LDP preparation process. Section 11 requires the sustainability appraisal, undertaken as part of LDP preparation, to include an assessment of the likely effects of the plan on the use of Welsh language in the community. Where the authority's current single integrated plan has identified the Welsh language as a priority, the assessment should be able to demonstrate the linkage between consideration for the Welsh language and the overarching Sustainability Appraisal for the LDP, as set out in TAN 20.

The adopted Monmouthshire Local Development Plan (LDP) 2014 was subject to a sustainability appraisal, taking account of the full range of social, environmental and economic considerations, including the Welsh language. Monmouthshire has a relatively low proportion of population that speak, read or write Welsh compared with other local authorities in Wales and it was not considered necessary for the LDP to contain a specific policy to address the Welsh language. The conclusion of the assessment of the likely effects of the plan on the use of the Welsh language in the community was minimal.

Environmental Impact Assessment Regulations 2016

The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 are relevant to the recommendations made. The officer report will highlight when an Environmental Statement has been submitted with an application.

Conservation of Species & Habitat Regulations 2010

Where an application site has been assessed as being a breeding site or resting place for European Protected Species, it will usually be necessary for the developer to apply for 'derogation' (a development licence) from Natural Resources Wales. Examples of EPS are all bat species, dormice and great crested newts. When considering planning applications Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (the Habitat Regulations) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests are set out below.

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- (ii) There is no satisfactory alternative
- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned as a favourable conservation status in their natural range.

Well-being of Future Generations (Wales) Act 2015

This Act is about improving the social, economic, environmental and cultural well-being of Wales. The Act sets out a number of well-being goals:

- **A prosperous Wales:** efficient use of resources, skilled, educated people, generates wealth, provides jobs;
- **A resilient Wales:** maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change);
- **A healthier Wales:** people's physical and mental wellbeing is maximised and health impacts are understood;
- **A Wales of cohesive communities:** communities are attractive, viable, safe and well connected;
- **A globally responsible Wales:** taking account of impact on global well-being when considering local social, economic and environmental wellbeing;
- **A Wales of vibrant culture and thriving Welsh language:** culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation;
- **A more equal Wales:** people can fulfil their potential no matter what their background or circumstances.

A number of sustainable development principles are also set out:

- **Long term:** balancing short term need with long term and planning for the future;
- **Collaboration:** working together with other partners to deliver objectives;
- **Involvement:** involving those with an interest and seeking their views;
- **Prevention:** putting resources into preventing problems occurring or getting worse;
- **Integration:** positively impacting on people, economy and environment and trying to benefit all three.

The work undertaken by Local Planning Authority directly relates to promoting and ensuring sustainable development and seeks to strike a balance between the three areas: environment, economy and society.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. Crime and fear of crime can be a material planning consideration. This topic will be highlighted in the officer report where it forms a significant consideration for a proposal.

Equality Act 2010

The Equality Act 2010 contains a public sector equality duty to integrate consideration of equality and good relations into the regular business of public authorities. The Act identifies a number of 'protected characteristics': age; disability; gender reassignment; marriage and civil partnership; race; religion or belief; sex; and sexual orientation. Compliance is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. Due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

Children and Families (Wales) Measure

Consultation on planning applications is open to all of our citizens regardless of their age: no targeted consultation takes place specifically aimed at children and young people. Depending on the scale of the proposed development, applications are publicised via letters to neighbouring occupiers, site notices, press notices and/or social media. People replying to consultations are not required to provide their age or any other personal data, and therefore this data is not held or recorded in any way, and responses are not separated out by age.

Protocol on Public Speaking at Planning Committee

Public speaking at Planning Committee will be allowed strictly in accordance with this protocol. You cannot demand to speak at the Committee as of right. The invitation to speak and the conduct of the meeting is at the discretion of the Chair of the Planning Committee and subject to the points set out below.

Who Can Speak

Community and Town Councils

Community and town councils can address Planning Committee. Only elected members of community and town councils may speak. Representatives will be expected to uphold the following principles: -

(i) To observe the National Code of Local Government Conduct. (ii)

Not to introduce information that is not:

- consistent with the written representations of their council, or
- part of an application, or
- contained in the planning report or file.

When a town or community councillor has registered to speak in opposition to an application, the applicant or agent will be allowed the right of reply.

Members of the Public

Speaking will be limited to one member of the public opposing a development and one member of the public supporting a development. Where there is more than one person in opposition or support, the individuals or groups should work together to establish a spokesperson. The Chair of the Committee may exercise discretion to allow a second speaker, but only in exceptional cases where a major application generates divergent views within one 'side' of the argument (e.g. a superstore application where one spokesperson represents residents and another local retailers). Members of the public may appoint representatives to speak on their behalf.

Where no agreement is reached, the right to speak shall fall to the first person/organisation to register their request. When an objector has registered to speak the applicant or agent will be allowed the right of reply.

Speaking will be limited to applications where, by the deadline, letters of objection/support or signatures on a petition have been submitted to the Council from 5 or more separate households/organisations (in this context organisations would not include community or town councils or statutory consultees which have their own method of ensuring an appropriate application is considered at Committee) The deadline referred to above is 5pm on the day six clear working days prior to the Committee meeting. This will normally be 5pm on the Friday six clear working days before the Tuesday Planning Committee meeting. However, the deadline may be earlier, for example if there is a Bank Holiday Monday.

The number of objectors and/or supporters will be clearly stated in the officer's report for the application contained in the published agenda.

The Chair may exercise discretion to allow speaking by members of the public where an application may significantly affect a sparse rural area but less than 5 letters of objection/support have been received.

Applicants

Applicants or their appointed agents will have a right of response where members of the public or a community/town council, have registered to address committee in opposition to an application.

When is speaking permitted?

Public speaking will normally only be permitted on one occasion where applications are considered by Planning Committee. When applications are deferred and particularly when re-presented following a committee resolution to determine an application contrary to officer advice, public speaking will not normally be permitted. Regard will however be had to special circumstances on applications that may justify an exception. The final decision lies with the Chair.

Registering Requests to Speak

Speakers must register their request to speak as soon as possible, between 12 noon on the Tuesday and 12 noon on the Friday before the Committee. To register a request to speak, objectors/supporters must first have made written representations on the application.

Anyone wishing to speak must notify the Council's Democratic Services Officers of their request by calling 01633 644219 or by email to registertospeak@monmouthshire.gov.uk. Please leave a daytime telephone number. Any requests to speak that are emailed through will be acknowledged prior to the deadline for registering to speak. If you do not receive an acknowledgement before the deadline please contact Democratic Services on 01633 644219 to check that your registration has been received.

Parties are welcome to address the Planning Committee in English or Welsh, however if speakers wish to use the Welsh language they are requested to make this clear when registering to speak, and are asked to give at least 5 working days' notice to allow the Council the time to procure a simultaneous translator.

Applicants/agents and objectors/supporters are advised to stay in contact with the case officer regarding progress on the application. It is the responsibility of those wishing to speak to check when the application is to be considered by Planning Committee by contacting the Planning Office, which will be able to provide details of the likely date on which the application will be heard. The procedure for registering the request to speak is set out above.

The Council will maintain a list of persons wishing to speak at Planning Committee.

Content of the Speeches

Comments by the representative of the town/community council or objector, supporter or applicant/agent should be limited to matters raised in their original representations and be relevant planning issues. These include:

- Relevant national and local planning policies
- Appearance and character of the development, layout and density
- Traffic generation, highway safety and parking/servicing;
- Overshadowing, overlooking, noise disturbance, odours or other loss of amenity.

Speakers should avoid referring to matters outside the remit of the Planning Committee, such as;

- Boundary disputes, covenants and other property rights

- Personal remarks (e.g. Applicant's motives or actions to date or about members or officers)
- Rights to views or devaluation of property.

Procedure at the Planning Committee Meeting

Persons registered to speak should arrive no later than 15 minutes before the meeting starts. An officer will advise on seating arrangements and answer queries. The procedure for dealing with public speaking is set out below;

- The Chair will identify the application to be considered.
- An officer will present a summary of the application and issues with the recommendation.
- The local member if not on Planning Committee will be invited to speak for a maximum of 6 minutes by the Chair.
- The representative of the community or town council will then be invited to speak for a maximum of 4 minutes by the Chair.
- If applicable, the objector will then be invited to speak for a maximum of 4 minutes by the Chair.
- If applicable, the supporter will then be invited to speak for a maximum of 4 minutes by the Chair.
- The Chair will then invite the applicant or appointed agent (if applicable) to speak for a maximum of 4 minutes. Where more than one person or organisation speaks against an application, the applicant or appointed agent, shall, at the discretion of the Chair, be entitled to speak for a maximum of 5 minutes.
 - Time limits will normally be strictly adhered to, however the Chair will have discretion to amend the time having regard to the circumstances of the application or those speaking.
 - The community or town council representative or objector/supporter or applicant/agent may not take part in the member's consideration of the application and may not ask questions unless invited by the chair.
 - Where an objector/supporter, applicant/agent or community/town council has spoken on an application, no further speaking by or on behalf of that group will be permitted in the event that the application is considered again at a future meeting of the committee unless there has been a material change in the application.
 - The Chair or a member of the Committee may, at the Chair's discretion, occasionally seek clarification on a point made.
 - The Chair's decision is final.
- Officers will be invited to respond to points raised if necessary.
- Planning Committee members will then debate the application, commencing with the local member of Planning Committee.
- A member shall decline to vote in relation to any planning application unless he or she has been present in the meeting of the Planning Committee throughout the full presentation and consideration of that particular application.
- Response by officers if necessary to the points raised.
- Immediately before the question being put to the vote, the local member will be invited to sum up, speaking for no more than 2 minutes.
- When proposing a motion whether to accept the officer recommendation or to make an amendment, the member proposing the motion shall state the motion clearly.

- When the motion has been seconded, the Chair shall identify the members who proposed and seconded the motion and repeat the motion proposed. The names of the proposer and seconder shall be recorded.
- A member shall decline to vote in relation to any planning application unless he or she has been present in the meeting of the Planning Committee throughout the full presentation and consideration of that application.
- Any member who abstains from voting shall consider whether to give a reason for his/her abstention.
- An officer shall count the votes and announce the decision.

Public Document Pack Agenda Item 3

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 10th
January, 2017 at 2.00 pm

PRESENT: County Councillor R. Edwards (Chairman)
County Councillor P. Clarke (Vice Chairman)

County Councillors: D. Blakebrough, R. Chapman, D. Dovey,
R. Harris, B. Hayward, J. Higginson, P. Murphy, M. Powell,
B. Strong, A. Webb and A. Wintle.

OFFICERS IN ATTENDANCE:

Mark Hand	Head of Planning, Housing and Place-Shaping
Philip Thomas	Development Services Manager
Paula Clarke	Planning Applications and Enforcement Manager
Robert Tranter	Head of Legal Services & Monitoring Officer
Shirley Wiggam	Senior Strategy and Policy Officer
Richard Williams	Democratic Services Officer

APOLOGIES:

County Councillors D. Edwards, D. Evans and P. Watts

1. Declarations of Interest

There were no declarations of interest made by Members.

2. Confirmation of minutes

The minutes of the Planning Committee Meeting dated 6th December 2016 were confirmed and signed by the Chair.

3. APPLICATION DC/2015/00972 - CONSTRUCTION OF 8 DWELLINGS (3 AFFORDABLE UNITS AND 5 MARKET HOUSES). LAND ADJACENT TO WALNUT TREE COTTAGE, NEWPORT ROAD, LLANGYBI

We considered the report of the application and late correspondence which was recommended for approval subject to the 10 conditions, as outlined in the report and subject to a Section 106 legal agreement requesting that three of the units be affordable units and passed on to a social housing provider.

In noting the detail of the application, Members were reminded that the application had been presented to Planning Committee at its meeting on 6th December 2016 with a recommendation for refusal. The decision regarding the application had been deferred in order to consider amendments to the proposed layout and design of development.

Amended plans have now been submitted showing alterations to the design of the residential units and with an amended layout showing a less engineered access

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roadway and a more rational parking arrangement. Amendments have also been made to the two flats on plots 5 and 6. The entrance has been relocated to the northern side of the building and there is now a covered stairway. There are now only two windows on the north-east elevation (facing towards Llangybi House) and these both serve a bathroom.

Councillor J. Love, representing Llangybi Community Council, attended the meeting by invitation of the Chair and outlined the following points:

- The Community Council regrets that no proper site inspection had been held. Community Councillors arrived on the December date only to learn of the postponement pending the submission of requested amendments.
- Committee Members did not go to the site to obtain a clearer picture of the locations features.
- The Community Council's key concerns could not be demonstrated in their actual context.
- The County Council's Heritage Officer contends that the lowest, most easterly part of Llangybi has a distinctively different, unique character bordered by the narrow historical country Ynys Lane, with several listed buildings, a Grade II* listed church with unique wall painting, very susceptible to earth vibrations, two church yards and a Cadw scheduled ancient holy well. All of which will be seriously diminished by the closeness and density of the development.
- The green view of Llangybi from Wentwood across the ancient water meadows will be spoilt and the Community Council predicts that future potential residents on this site will either complain about flooding or the ringing of eight church bells.
- What also makes the plans inappropriate is the over dominance of the five large market value properties with the too few affordable properties being unattractive in design with the proposed three properties actually being just one small block with two semi-detached one bedroom flats and one other, none with any garaging.
- The 2014 Community Led Plan commits the Community Council to supporting residents' wishes for more affordable housing, but for no further large market value housing, yet this proposed development makes little more than token gestures towards affordability.
- The Community Council's other major concern is the access onto a very busy, dangerous main road. One which when approved in 2012 was for two vehicles to the cottage but could now see many more using it, possibly 10 times the expected volume.
- No proposed visibility splays can disguise the fact that from the Usk direction, the bend next to the south western edge of Walnut Tree Cottage totally conceals the

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proposed access within a few yards of that corner. This road has already claimed one fatality and several serious accidents. The Community Speed Watch sessions and Police camera van have indicated the increase in the volume of traffic. Since September 2016, Speed Watch has reported over 50 vehicles exceeding the 30mph limit, mostly heading towards Caerleon.

- The applicant's offer of £10,000 towards traffic calming measures is not practical due to the amount and size of vehicles driving through the village.
- The right of way from the village to the public footpath at the top of the hill towards Tredunnoc will be affected by the visibility splays, harming the walkers' approach from Caerleon and endangering the one from Llangybi.
- Highways has concerns regarding rights of ways, advising that the application not be approved until these matters have been addressed.
- The Local Development Plan criteria defines Llangybi as a main village suitable for further development. This is untenable as the shop and post office have been closed for over a year.
- The poor, at risk bus service is no use to the non-car owning residents needing to commute to Cardiff for their work.
- The Community Council considers that enough large developments have taken place in Llangybi and therefore ask the Planning Committee to consider refusal of the application.

Having considered the report of the application and the views expressed, the following points were noted:

- The amended plans are a vast improvement compared to the original plans.
- The detail of the application needs to be referred to the Delegation Panel.
- The Section 106 funding in the sum of £10,000 for traffic management improvements could be used to provide permanent flashing 30mph signs at the beginning and exit to the village.
- Affordable housing is needed in the village.

The local Member for Llangybi, also a Planning Committee Member, considered that the proposed dwelling with the external staircase, required the roofline to be increased. The Delegated Panel could look carefully at this matter with a view to finding an appropriate solution.

It was therefore proposed by County Councillor P. Clarke and seconded by County Councillor P. Murphy that application DC/2015/00972 be approved subject to the 10 conditions, as outlined in the report and subject to a Section 106 legal agreement

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requesting that three of the units be affordable units and passed on to a social housing provider. Also, subject to the amended design of the walk in flats being approved via the Delegated Panel (Plots 5 and 6).

Upon being put to the vote, the following votes were recorded:

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2015/00972 be approved subject to the 10 conditions, as outlined in the report and subject to a Section 106 legal agreement requesting that three of the units be affordable units and passed on to a social housing provider. Also, subject to the amended design of the walk in flats being approved via the Delegated Panel (Plots 5 and 6).

4. APPLICATION DC/2013/00571 - OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED, EXCEPT FOR ACCESS, FOR UP TO 200 DWELLINGS. LAND TO THE WEST OF A466 AND SOUTH OF MOUNTON ROAD, CHEPSTOW

We considered the report of the application and late correspondence which was presented for refusal for the four reasons, as outlined in the report, with the additional reason for refusal, as outlined in late correspondence.

The local Member for St. Kingsmark, also a Planning Committee Member, expressed his support for the officer recommendation to refuse the application for the reasons outlined.

Having considered the report of the application and the views expressed by the local Member, Members also expressed their support for the officer recommendation to refuse the application for the reasons outlined.

It was therefore proposed by County Councillor P. Murphy and seconded by County Councillor R. Hayward that application DC/2013/00571 be refused for the four reasons, as outlined in the report, with the additional reason for refusal, as outlined in late correspondence.

Upon being put to the vote, the following votes were recorded:

For refusal	-	13
Against refusal	-	0
Abstentions	-	0

The proposition was carried.

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We resolved that application DC/2013/00571 be refused for the four reasons, as outlined in the report, with the additional reason for refusal, as outlined in late correspondence.

5. APPLICATION DC/2015/01588 - CONVERSION WITH ALTERATIONS AND EXTENSIONS TO FORMER GALLERY TO PROVIDE 2 NO. DWELLINGS. THE OLD SMITHY, 34 MARYPORT STREET, USK, NP15 1AE

We considered the report of the application which was presented for refusal for the one reason, as outlined in the report.

In noting the detail of the application, Members were reminded that Planning Committee had been minded to refuse the application at its meeting on 6th December 2016 and that it be re-presented to the Committee with appropriate reasons for refusal.

Having considered the report of the application, it was proposed by County Councillor B. Strong and seconded by County Councillor P. Clarke that application DC/2015/01588 be refused for the one reason, as outlined in the report.

Upon being put to the vote, the following votes were recorded:

For refusal	-	13
Against refusal	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2015/01588 be refused for the one reason, as outlined in the report.

6. APPLICATION - DC/2016/00287 AN EXTENSION TO BEAULIEU BARN TO PROVIDE A SUITABLE INTERNAL VOLUME TO PROVIDE FOR A MODERN STANDARD OF RESIDENTIAL LIVING ACCOMMODATION. BEAULIEU BARN, 25 KYMIN ROAD, THE KYMIN, MONMOUTH, NP25 3SD

We considered the report of the application which was recommended for approval subject to the four conditions, as outlined in the report.

In noting the detail of the application, Members were reminded that the Planning Committee had been minded to approve the application at its meeting on 6th December 2016 and that it be re-presented to the Committee for approval with appropriate conditions.

Having considered the report of the application, the majority of the Committee expressed their support for the application with the conditions outlined. However, some Members reiterated that the application was contrary to planning policy and they could not support approval of the application.

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It was therefore proposed by County Councillor P. Murphy and seconded by County Councillor R.J. Higginson that application DC/2016/00287 be approved subject to the four conditions, as outlined in the report.

Upon being put to the vote, the following votes were recorded:

For approval	-	9
Against approval	-	3
Abstentions	-	1

The proposition was carried.

We resolved that application DC/2016/00287 be approved subject to the four conditions, as outlined in the report.

7. APPLICATION DC/2016/00322 - CONSTRUCTION OF UNIT 6 (BEING FINAL STAGE OF OVERALL DEVELOPMENT SCHEME FOR THE RETENTION OF EXISTING BUILDERS YARD AND REPLACEMENT OF EXISTING BUILDINGS - DC/2013/00367) COMPRISING DETACHED SINGLE STOREY UNIT (12.6M X 11.1M X 4M TO EAVES). THE BUILDERS YARD, CHEPSTOW ROAD, USK, NP15 1HN

We considered the report of the application and late correspondence which was recommended for approval subject to the five conditions, as outlined in the report.

The local Member for Usk, also a Planning Committee Member, expressed his support for the application.

Having considered the report of the application and the views expressed by the local Member, it was proposed by County Councillor B. Strong and seconded by County Councillor P. Clarke that application DC/2016/00322 be approved subject to the five conditions, as outlined in the report.

Upon being put to the vote, the following votes were recorded:

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2016/00322 be approved subject to the five conditions, as outlined in the report.

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8. APPLICATION DC/2016/00388 - CONVERSION OF A REDUNDANT FARM BUILDING INTO ANCILLARY RESIDENTIAL ACCOMMODATION. MILL FARM, DINGESTOW, NP25 4DY

We considered the report of the application and late correspondence which was recommended for approval subject to the five conditions, as outlined in the report.

Having considered the report of the application it was proposed by County Councillor P. Murphy and seconded by County Councillor R. J. Higginson that application DC/2016/00388 be approved subject to the five conditions, as outlined in the report.

Upon being put to the vote, the following votes were recorded:

For approval	-	13
Against approval	-	0
Abstentions	-	0

The proposition was carried.

We resolved that application DC/2016/00388 be approved subject to the five conditions, as outlined in the report.

9. Appeal decision - Caxton Tower

We received the Planning Inspectorate report which related to two appeal decisions following a site visit that had been made on 25th October 2016.

Appeal A – App. E6840/C/16/3154351 - Site: Land at Caxton Tower, Newbolds Farm, Rockfield, Monmouth, Monmouthshire, NP25 5SY.

1. The appeal is allowed on grounds (f) and (g), and the enforcement notice is varied: by the deletion of the requirement in Schedule 4 and the substitution of the requirement.

“Partially demolish the outbuilding by removing the roof and lowering the walls to the eaves levels specified on Drawing No. 1233-02c, as approved under planning permission ref DC/2013/00623, and remove from the land any surplus materials not required to complete the outbuilding in accordance with that Drawing; and by the deletion of 3 calendar months and the substitution of 6 calendar months as the Time for Compliance.

2. Subject to these variations the enforcement notice is upheld and planning permission is refused on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Appeal B App. /E6840/A/16/3154336 – Site: Caxton Tower, Newbolds Farm, Rockfield, Monmouth, NP25 5SY.

The appeal had been dismissed.

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10. Appeal Decision - Chapel Road, Abergavenny

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 14th December 2016. Site: 109A Chapel Road, Abergavenny, NP7 &DR.

The appeal had been dismissed.

11. Appeal decision - The Old Coach House, Llanishen

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been made on 22nd November 2016. Site: Land adjoining Old Coach House, Llanishen, Chepstow, NP16 6QH.

The appeal had been dismissed.

The meeting ended at 2.56 pm

DC/2016/00880

THE DEVELOPMENT OF UP TO 115 RESIDENTIAL DWELLINGS (USE CLASS C3), OPEN SPACE, LANDSCAPING, VEHICULAR ACCESS OFF GYPSY LANE, PEDESTRIAN ACCESSES AND RELATED INFRASTRUCTURE AND ENGINEERING WORKS

LAND AT GROVE FARM (OFF GYPSY LANE), LLANFOIST, ABERGAVENNY, NP7 9FF

RECOMMENDATION: APPROVE

Case Officer: Kate Bingham
Date Registered: 23/08/2016

1.0 APPLICATION DETAILS

- 1.1 This outline application relates to a site situated adjacent to but outside the Settlement Development Boundary of Llanfoist as defined by the adopted Monmouthshire Local Development Plan (LDP) and is therefore considered to be in the open countryside.
- 1.2 To the north, the site is bound by dwellings and Llanfoist Fawr Primary School. The highest part of the site is located adjacent to this school and dwellings to the north of the site. To the west, the site is bound by the B4269 (Gypsy Lane) and beyond this residential dwellings and agricultural fields. To the east the site is bound by a pond, beyond which is Grove Farmhouse and farm buildings (which are also in the ownership of the applicant). Grove Farmhouse is a Grade II* Listed Building. All of the surrounding farm buildings have extant planning permission for conversion to residential use. The south of the site is bound by a single track lane which leads to Grove Farmhouse and buildings. Beyond this lane lies further agricultural fields and Monmouthshire Golf Club. The site is segregated from the Blaenavon Industrial Landscape World Heritage Site by the B4269 (Gypsy Lane). The site is approximately 200m to the east of the Brecon Beacons National Park boundary. A locally designated Site of Interest for Nature Conservation (SINC) is located to the south of the site's boundary, beyond the existing lane access to Grove Farmhouse.
- 1.3 The wider Grove Farm site, which encompassed the application site and neighbouring fields (totalling 17 hectares), was promoted through the Monmouthshire Local Development Plan (LDP) for development of a care village. The Inspector did not specify that the LDP should include a specific care policy or care allocation; therefore the site was not allocated as a care village.
- 1.4 At this stage only full details of the access is to be considered, all other matters being reserved. This means that the precise number of dwellings as well as the dwelling mix will be determined at reserved matters stage. Nevertheless, it is envisaged that this is likely to predominantly contain a mixture of 2 bed to 5 bed detached, semi-detached and terraced dwellings. Private garden space will be provided for each dwelling along with appropriate car parking provision in accordance with the Monmouthshire Parking Standards.
- 1.5 Following feedback from officers, the proposed development has been reduced in scale from up to 120 residential dwellings to 'up to 115'. This reduction reflects officer advice which required the removal of proposed dwellings on the southern part of the site – on land immediately adjacent to the Grove Farm lane access. The impact of this amendment is that the site's developable area has reduced from 3.58 ha to 2.81 ha. The remaining 2.43 ha of the site is now proposed to be used for drainage provision (including pumping station), footpaths/cycleways, open space, grazing land,

landscaping works (including planting) and play area(s). It is worth noting that the illustrative layout shows 110 dwellings but 115 remains in the description of development to allow flexibility should a future developer wish to add more terraces or flats.

1.6 The following is a summary of the amendments made following negotiations with officers;

- Removed proposed dwellings on the southernmost area of land, fronting the existing lane leading to Grove Farm which results in a smaller development and reduces what was regarded as an urbanising effect on the Grade II* Listed Grove Farm. It also provides a softer edge to the development.
- Amended parameter plans to address concerns about the tallest buildings
- Strengthened the approach to Green Infrastructure;
- Integrated changes into a revised illustrative layout which follows the Council's suggestions regarding densities and where these should be reduced or increased.
- Prepared an overall Green Infrastructure Framework Plan

1.7 The proposed development has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required. The application has also been publicised as a departure from the Development Plan.

2.0 RELEVANT PLANNING HISTORY

This site was put forward as an Alternative Site (ASN087) in the LDP process, albeit for a mixed-use care community proposal at that point in time. It was concluded that there were compelling arguments regarding traffic, landscape and adverse historic environmental impacts of the potential development of this site that made the proposal unacceptable.

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S1 – Spatial Distribution of New Housing Provision
- S4 – Affordable Housing
- S5 – Community and Recreation Facilities
- S12 – efficient resource Use
- S13 – Landscape, Green Infrastructure and the Natural Environment
- S16 - Transport
- S17 – Place Making and Design

Development Management Policies

- DES1 – General Design Considerations
- EP1 – Amenity and Environmental Protection
- SD2 – Sustainable Construction and Energy Efficiency
- SD4 – Sustainable Drainage
- LC1 – New Built Development in the Open Countryside
- LC2 – Blaenavon Industrial Landscape World Heritage Site
- LC3 – Brecon Beacons National Park
- LC5 – Protection and Enhancement of Landscape Character

GI1 – Green Infrastructure
NE1 – Nature Conservation and Development
MV1 – Proposed Developments and Highway Considerations
MV2 - Highway Considerations and Sustainable Transport
CRF2 - Outdoor Recreation/Public Open Space/Allotment Standards and Provision

4.0 REPRESENTATIONS

4.1 Consultation Replies

4.1.1 Llanfoist Community Council – Members recommended this application for Refusal.

Members would like the following points taken into consideration:-

1. This is a greenfield site.
2. This land is not marked for development in the adopted Local Development Plan.
3. The proposed access to this site is on a dangerous corner.
4. The proposal is too dense for a rural location and would give significant overdevelopment.
5. Gypsy Lane is used by the Welsh Government as an alternative route for all traffic when the Llanellen Bridge is closed due to flooding - when this occurs the rural road is dangerously overused and the traffic from this development would exacerbate this problem.
6. Gypsy Lane is prone to flooding in the area where the access to the site is proposed. Please note that when this matter is considered by the Monmouthshire County Council Planning Committee a member of Llanfoist Fawr Community Council would wish to speak regarding this application.

4.1.2 Natural Resources Wales (NRW) – No objection in principle subject to conditions.

We recommend that you should only grant planning permission if you attach the following condition; Lighting Plan - to ensure that lighting measures do not result in disturbance to suitable bat flight path.

In our opinion, the proposal is unlikely to have a significant adverse effect on the Registered Historic Landscape of World Heritage Site, or on the setting of or views from the National Park. It is important that the landscape parameters plan, green infrastructure proposals and masterplan are fully implemented to ensure adverse effects on these areas are kept to a minimum.

The Geo-Environmental Report submitted with the application concludes that the site is greenfield and presents a very low risk to environmental receptors such as controlled waters. Although we consider the site environmentally sensitive in terms of its proximity to surface water features and underlying Secondary Aquifers, we do not consider there to be a risk to controlled waters from the development of this land (from a land contamination perspective) as there have been no previously contaminative land uses on site, as outlined within information provided.

4.1.3 Dwr Cymru – Welsh Water (DCWW) – No objection subject to conditions.

DCWW had some discussions with the applicant's consultant and discussed the options about connecting to the existing sewerage network. Two options offered; either to commission a full Hydraulic Modelling Assessment to assess any impact and provide any necessary solutions to connect to a public sewer close to the site. The second option is a connection point further away and will involve off site works through

third party land to achieve. DC-WW understand the land owner is amenable to the point of connection offered. Suggest the following condition is added to any consent;

No development shall commence until a foul water drainage scheme to satisfactorily accommodate the foul water discharge from the site has been submitted to and approved in writing by the local planning authority. This scheme should connect at manhole reference SO29125902 unless otherwise agreed in writing with the local planning authority. Thereafter, no dwelling shall be occupied until the agreed foul drainage system has been constructed, completed and brought into use in accordance with the approved scheme

The site is crossed by a public sewer with known flooding incidents in the past. It is likely that this will need to be diverted to facilitate a new housing layout the assessment of which would need to be carefully considered by our internal team of engineers.

4.1.4 Brecon Beacons National Park – No comments on revised details/ additional information received to date.

Initial comments:

The BBNPA suggests that consideration should be given to a further view point from the Monmouthshire & Brecon Canal in a location similar to VPI. The canal tow path is wooded but there would seem to be potential for there to be gaps and views from this sensitive receptor of visual impact to the site of development. The ZTV shows that the topography of the Blorenge largely screens the site from the extensive areas of open access land and rights of way in this area on the top of the hill. Viewpoint No. 7 remains partially screened from the development by topography. Overall it is considered that the viewpoint number and selection is largely appropriate and proportionate for assessing areas where landscape and visual impact might be unacceptably harmful to the National Park.

The LVIA assessment of impact on the Brecon Beacons National Park - The LVIA identifies the presence of the National Park, but does not contain a detailed assessment of the impact of the proposal on the National Park or its special qualities. The BBNPA considers that the most significant potential impact is likely to be on the "sweeping grandeur and outstanding natural beauty" special quality of the National Park. The LVIA should give consideration to the impacts on the National Park's special qualities and we suggest that your Authority gives consideration to requesting a revised assessment that specifically addresses the impact of the proposal on the special qualities of the National Park.

The view in 7.4 of the LVIA is that: *"The potential for an indirect minor adverse impact upon a limited length of the Goytre Lowland Landscape Aspect Area has been considered, due to its proximity and sensitivity. However the inclusion of a buffer to the western site boundary, together with limiting development heights in this area, would minimise any significant impact"* The BBNPA largely agrees with this assessment, but we consider it to be only robust if the site landscaping is effective and the design is appropriate.

The BBNPA accepts that the landscape and visual impact of the development can be mitigated. The applicants have sought to outline the principles of how the site will be landscaped in supporting information and as noted above consider that a *"buffer to the western site boundary, together with limiting development heights in this area, would minimise any significant impact"*. The landscaping scheme has not been provided in full detail and site landscaping remains reserved for future determination. It is also not clear whether building heights are to be determined within the outline application. Based on the submitted LVIA it is considered that the effectiveness of the landscaping at the site and its mitigation of landscape and visual impact are critical to the

acceptability of this scheme. The BBNPA is therefore concerned that the detail of the landscaping has been provided in indicative and illustrative form only. Judgements on the effectiveness of mitigation are likely to be finely balanced and it is our view that detailed information for approval particularly of the landscape buffer should be available to the decision maker prior to the determination of this application.

The methods behind the LVIA's assessment of the impact on the National Park and support for the conclusions drawn are not considered to be fully justified and should be supported by specific considerations of any impact on the National Park's special qualities.

The BBNPA accept that there is scope to mitigate the impact and provide enhancement to the landscape. However the elements of the proposed development contains illustrative and outline information only. The strategic landscaping particularly on the southern boundary should be provided in detail and it is our view that this element of the development should be approved at the outline stage to ensure that it is effective in integrating the development into the wider landscape.

In conclusion, the BBNPA currently OBJECT pending clarification of the matters raised above, a fully detailed landscape mitigation and enhancement scheme. The scale of the development and potential impact on the National Park and the limited detail of the mitigation offered at present have led to our view that it is necessary to request this information prior to determination.

4.1.5 Torfaen County Borough Council – No comments on revised details/additional information received to date.

Initial comments:

This development is for outline consent, and therefore minimal details of the proposed development have been supplied beyond an indicative site plan and details of the proposed ridge heights. The site and the surrounding countryside should be considered to be the immediate setting of the BILWHS. At this point the significance of the setting, (including the site) is that it represents a continuation of the arable land within the actual WHS. Consequently, this site should be considered to form part of both the functional and aesthetic setting of the BILWHS. As such, any development which interrupted this agricultural continuity would have an adverse impact upon the overall setting of the BILWHS. This should be regarded as being a major adverse impact upon a minor element within the BILWHS.

The nearest formal component of the BILWHS is the Monmouth and Brecon canal which at this point is around 200m from the development site. Although screened to large extent by trees, the open views across the Usk Valley should still be considered to be key views from this asset and part of its wider setting. The proposed extension of urban development may therefore be considered to be a minor adverse impact upon a moderately important element of the BILWHS.

The development would also be seen from near the summit of the Bloreng Mountain, where it would appear as a further extension of the Llanfoist settlement. Although the actual impact would be very minor, this should be regarded as a key view from the BILWHS. This may therefore be considered to be a minor adverse impact upon an important element of the BILWHS. Consequently it is considered that this application would have a minor adverse impact upon the setting and outstanding universal value (OUV) of the BILWHS

Whilst no definitive details have been supplied, the development does appear to be quite intensive, and no efforts appear to have been made to soften the boundary with the BILWHS through either the provision of a built form which responds to its immediate proximity or anything more than the most minimal of landscape buffers. As such the development does not currently appear to include any design measures which may be considered to serve as mitigation for this adverse impact. Nor has any explanation been provided as to why such a development should be considered to be in the public interest. It is considered that this proposal would have a minor detrimental impact upon the OUV of the BILWHS. Insufficient mitigation has been provided and no explanation has been provided as to what wider public benefits would accrue from this development.

- 4.1.6 Cadw – The proposed development will have a very slight adverse impact on the setting of the World Heritage Site and therefore it will have a very slight impact on its identified Outstanding Universal Values.

An amended application along with additional information has been submitted for this proposed development. The amended plans reduce the area for new buildings and will mean that a smaller number of dwellings will now be built (now up to 115). The amendments will make the proposed development very slightly less visible from the World Heritage Site but this does not alter our opinion.

- 4.1.7 Glamorgan Gwent Archaeological Trust (GGAT) – No objections.

A field evaluation has already been conducted and reported on (Report no. BA1632GFLA, dated July 2016) without the benefit of the geophysical survey taking place. Nevertheless, none of the eleven trenches encountered any archaeologically significant remains. In particular, no features or structures relating to the medieval origins of Grove Farm or the adjacent fishpond were revealed. As such it is unlikely to be an archaeological restraint to this proposed development. Consequently, as the archaeological advisors to your Members, we have no objections to the positive determination of this application.

- 4.1.8 MCC Planning Policy - The site is located outside the Llanfoist Development Boundary in an area considered as open countryside; its development for a residential use would be contrary to Strategic Policy S1 of the LDP relating to the spatial distribution of new housing provision. The proposal is a departure from the adopted development plan and open countryside policies apply. With regard to the claimed need for the development, the shortfall in the Housing Land Supply is an issue that has been addressed in the LDP Annual Monitoring Report (AMR) (September 2016). The AMR is recommending an early review of the LDP as a result of the need to address the shortfall in the Housing Land Supply and facilitate the identification and allocation of additional housing land. It also suggests that the adoption of a pragmatic approach to the determination of residential development sites will also assist in this context (as recognised in TAN1, paragraph 6.2). That is, where sites are a departure from the LDP but are otherwise acceptable in planning terms a recommendation for approval may be considered. In this respect any application would need to be assessed against the other policies in the LDP.

- 4.1.9 MCC Heritage Officer – The initial comments on the application stated that the significance of the farmhouse is derived not only from its architectural value but also from its context and surroundings. It had, and still retains, a rural setting being an important group of agricultural buildings and substantial farmhouse surrounded by open rolling countryside having an immediate and direct working relationship with the land around it. This important setting emphasises the relationship of the building and

its use with the immediate and surrounding landscape an essential component to its significant historical and architectural value, a farmhouse without farm land is inappropriate. On this basis it was stated that the southern field should be omitted to protect as much as possible this important setting. The revised plans now omit this field. This is an improvement and allows the application to be considered acceptable. It is however suggested that the site should have a very high standard of design and follow a graded approach where building density decreases from the existing residential boundary towards the new southern boundary. Where possible the application should include sufficient detail to ensure that the development follows a high standard. In addition the integration of the scheme with the existing landscape supported by the GI masterplan will be essential in creating a successful scheme.

4.1.10 MCC Green Infrastructure & Landscape Officer – No objection.

In assessing the merits of the proposed residential development, we considered its environmental impact, its landscape setting and it fitting into a rural context; beyond the development boundary in Llanfoist and as an urban extension of Llanfoist. We underlined the importance of the site and the need to understand it to the applicant and requested additional information to support the application. The submission of a revised site and context analysis, including green infrastructure, to inform (in this case) a framework drawing, ensured that there was a clear link between the analysis and design proposals. The framework was a useful step in the design process as it combined the results of the site and context analysis with the client's vision. It provided an opportunity to test their business case against what was feasible and appropriate on the site, which led to further refinement of design. We support the revised proposal but would advise that significant weight is given to fixing the design principles (to the permission) contained within the supplementary design statement, framework and parameter plans. The proposed development will have a lasting effect on a landscape of national and international significance and will affect the visual amenity of users of the Blaenavon WHS and Brecon Beacon National Park; where inter-visible and sequential views from and with other historic or natural features, including tranquillity and noise, will be affected. It is therefore imperative that if the proposal were to be approved, it would be constrained to the parameters described in the supporting documents, and that any future decisions relating to that outline permission are consistent with those principles.

4.1.11 MCC Biodiversity Officer – No objection subject to conditions (see Section 6.0).

4.1.12 Public Rights of Way – No objection in principle.

The applicant's attention should be drawn to Public Footpath 74 & 78 Llanfoist Fawr which run adjacent to the site of the proposed development and to the Active Travel Bill (Wales) which requires local authorities to continuously improve facilities and routes for pedestrians and cyclists and to consider their needs at design stage. The site is partly bounded by the B4269 which offers constraints to the easy creation of satisfactory pedestrian/cycle transport links to the existing surrounding Highway and Public Path Network.

Details of access to the walkway along Grove Avenue, to School Way and from the end of Llanellen Road to both Footpath 78 and the link opposite will be required. All routes should be upgraded to footpath/cycleways and buffered so as to provide pleasant convenient access.

All of the paths/cycleways and Green Infrastructure assets also need to be protected for use by the public and residents. Details of how this is to be achieved should also form part of the reserved matters application.

4.1.13 MCC Highways – No objection.

Having considered all aspects of the proposed development we have concluded that there will be no significant impact on the local highway network to the detriment of highway safety. Therefore, there are no highway grounds to sustain an objection to the application subject to conditions being applied to any grant of planning approval or included in a Section 106 Agreement (see Section 6.0)

4.1.14 MCC Housing Officer – As required by LDP Policy S4 and supported in adopted Supplementary Planning Guidance (SPG) 35% of residential units to be affordable and in neutral tenure.

4.1.15 MCC Education - The catchment area school for the development is Llanfoist Fawr Primary School; the school currently has 205 pupils on roll and a capacity of 210 therefore it is unlikely that the school would be able to accommodate 26 additional pupils which is what we estimate to be generated from this development. However the Abergavenny area is projected to have 227 surplus places in September 2017 and 247 in September 2021 so there is capacity within the area to accommodate additional pupils, although if pupils are dispersed to other schools this could generate additional school transport costs if these schools are more than 1.5 miles away. Further advice as to whether s106 contributions will be sought awaited.

4.1.16 MCC Open Space and Leisure – No objection. We would require the following provisions in relation to this development:

- On site provision of a local area for play (LAP), consisting of six items of play equipment for the 0- 5 years age range, preferably linked to the proposed open space provision on site;
- A commuted sum (payable on completion and adoption of the LAP) sufficient to cover the ongoing maintenance costs of the LAP over a 20 year period;
- An off-site contribution of £800 per unit for the improvement of existing play facilities in the local area for the 6 -12 years age range – for a development of 120 houses this equates to £96,000;
- An off-site contribution of £800 per unit for improvements to existing open space and recreation provisions in the local area – for a development of 120 houses this equates to a contribution of £96,000.

4.2 Neighbour Notification

Twelve representations received as of 23rd January 2017. (9 objections and 3 in support).

Objections on the following grounds:

- Proposed development site drawing is inaccurate in relation to boundary distances of properties in Crawshay Close and the proposed development. Property boundaries in Crawshay close are within 8 feet of the proposed development.
- Llanfoist is already under significant development and I refer to the below published statement by LDP; “The Secondary Rural Settlements of Usk and Llanfoist have made a disproportionate contribution to recent housing development in the County, which the new housing allocations seek to avoid”.
- LDP 4.1.1 states there is a need to ensure that adequate infrastructure is provided to support new development, including provision of sufficient water and sewerage infrastructure without any adverse impact on water quality. Currently this is a major issue due to current on-going developments in Llanfoist. The Pumping station regularly fails and requires daily road tanker

assistance. The pumping station is due for upgrading but would further new developments fall within its capacity. The proposed development also falls outside of LDP Policy S7 requirements.

- The School in Llanfoist is already oversubscribed meaning children and young people are already required to travel to Abergavenny and further afield for education and further learning opportunities. The lack of Leisure facilities in Llanfoist also requires travel to Abergavenny and further afield, as stated in LDP 3.45.
- The B4269 road adjacent to the proposed development regularly floods due to run off water from the Bloreng Mountain and the area of the proposed site. This location has also flooded more recently due to failures of the Monmouthshire & Brecon canal concrete sections, of which is sited directly in front of the proposed development. This regular flooding already presents a hazard to highway safety and the population in the area. This development does not meet the criteria of Policy S12/SD4.
- The development would have a serious adverse effect on views into and out of the Brecon Beacons National Park.
- The development would adversely affect the character and appearance of the BIWHS and be in breach of Policy LC2.
- The development will have a significant impact on trees, hedgerows and ponds on the proposed site. It will impact on the existing known and visible wildlife on this site such as badger setts, roosting of Horseshoe bats and the recent territory of kites, all of which are protected under current legislation.
- Waste services within the area have already been reduced, how will the Local Authority manage this increase and meet the current land fill directive targets for 2020?
- The location of the development does not meet the LDP Regional Transport Plan objectives (section 2.33 or MV1) as current infrastructure and road network through the village is already difficult and at times dangerous, especially for cyclists, due to heavy traffic patterns. The development would adversely further affect highway safety, as the road is extremely narrow at the location of the proposed development.
- Already four turnings within 100-150 yards of the proposed site entrance.
- The section of road is also liable to regular flooding and increased volumes of vehicles due to the re-direction of traffic from A4042 when the bridge at Llanellen is deemed unsafe due to high water levels, thus closing the road to all classes of vehicles which then pass through Llanfoist in order to re-connect with A4042, A40 and A465 heads of Valley road.
- Exacerbate existing queues from slip road by McDonalds.
- Contrary to the provisions of the Active Travel Act.
- Thought that Llanfoist was Green Belt
- No jobs for people moving into the new houses in Llanfoist
- Ribbon development that will set a precedent for other applications from local farmers.
- Site already rejected in the LDP. The purpose of an LDP is that the plan is a basis for rational and consistent decision making providing a measure of certainty and amongst other things, the protection of the environment. Since the decision to not include the land in the LDP, nothing has changed.
- Site is sensitive and should not be developed.
- If MCC are desperate for housing numbers then there should be a sequential test to ensure that more suitable sites are not available.
- Inadequate infrastructure both physical and social.
- Additional population will put too much stress on already stretched local services in relation to health and leisure.

- Planners and councillors bending the rules to enable development so that they can tick their target boxes with minimum effort.

Support for the following reasons;

- As retired people, we would like the opportunity to live in Llanfoist. The village is convenient and manageable for elderly people offering a range of services and conveniences not available to out of town dwellers.
- Need more houses and the sooner the better.
- We should welcome the opportunity of building new houses. The welcome McDonalds and Premier Inn are going to see more people in employment looking for somewhere to live.
- Opportunity for young people to get on the property ladder.

4.3 Other Representations

4.3.1 Abergavenny and District Civic Society – Objection in principle.

The revisions are a response to officers' comments and therefore suggest that you do not feel able to recommend refusal of this departure from the approved Local Development Plan. This is presumably because government policy expects the county to have a five-year supply of available housing land and a refusal here could lead to an approval in a less acceptable location. While we understand this dilemma, we have been given no reason to withdraw our 'in principle' objection as explained in our earlier letter (apart from the absence of any Welsh Water objection). Government policy appears misconceived in detail and further development at Llanfoist at this time should not be an option in the context of the county as a whole.

The revisions made to the illustrative masterplan are in some ways positive but unfortunately rely on building at a higher density to achieve a similar number of homes on a smaller area. The green infrastructure beside the access road will help to give the development some sense of place but the provision of all the open space beyond the housing area leaves no scope for public space within the housing. The suggested variety of housing and densities might, when detailed, help to achieve a development that has a distinctive quality.

The revisions must be as enforceable as possible via the terms of any outline approval. It will be particularly important to:

- Safeguard from future development the grazing area and open space on the southern and north-eastern sides of the site;
- Safeguard the existing green infrastructure, its reinforcement and new provision;
- Ensure active travel permeability and connections with the existing network and the school;
- Ensure that the applicants' Framework Plan and accompanying material becomes a design brief for the eventual development of the site.

4.3.2 Gwent Police – No objections.

The development has been designed with lots of opportunity for natural surveillance helping to reduce the risk of criminal activity. The supporting information also states that the masterplan will look to use the principles set out in Secured by Design which will build a safe and secure development for the future.

4.4 Local Member Representations

Cllr Hickman – No comments received to date.

5.0 EVALUATION

5.1 Principle of Development

- 5.1.1 The site is located outside the Llanfoist Development Boundary in an area considered as open countryside, its development for a residential use would be contrary to Strategic Policy S1 of the LDP relating to the spatial distribution of new housing provision. The proposal is a departure from the adopted development plan and open countryside policies apply.
- 5.1.2 Policy LC1 relates specifically to new built development in the open countryside, the policy contains a presumption against new built development although it does identify a number of exceptional circumstances involving new built development that might be permitted (subject to policies S10, RE3, RE4, RE5, RE6, T2 and T3). None of these exceptional circumstances apply and as a consequence the proposed development would be contrary to the policies contained in the Local Development Plan, most notably policies S1 and LC1.
- 5.1.3 Criterion i) of DES1 requires a minimum net density of 30 dwellings per hectare in order to ensure the most efficient use of land. The net developable area of the site is 2.81 hectares, giving a net density of 24 dwellings per hectare. This is below the required density but may be justified, given the sensitive setting of the site.
- 5.1.4 With regard to the claimed need for the development, the shortfall in the Housing Land Supply is an issue that has been addressed in the LDP Annual Monitoring Report (AMR) (September 2016). This is available on the Council's website and was formally endorsed for submission to the Welsh Government by Cabinet on 5 October 2016 (subject to call in procedures). The AMR is recommending an early review of the LDP as a result of the need to address the shortfall in the Housing Land Supply and facilitate the identification and allocation of additional housing land. It also suggests that the adoption of a pragmatic approach to the determination of residential development sites will also assist in this context (as recognised in TAN1, paragraph 6.2). That is, where sites are a departure from the LDP but are otherwise acceptable in planning terms a recommendation for approval may be considered. In this respect any application would need to be assessed against the policies set out above.

5.2. Visual Impact

- 5.2.1 Notwithstanding that the site backs onto a modern housing site and is opposite (in other words across the road from) four storey Council flats, the applicant and officers have sought to set the proposed site in an improved manner within the context of the unbuilt landscape to the south and west. In particular, and in line with LDP Policy GI1, the scheme has been designed to bring some of the natural landscape into the development maintaining green routes through the site, as well as highlighting connections to surrounding existing footpaths and rights of way.
- 5.2.2 At this stage it is not possible to prescribe details of materials nor specify species to be used in planting and greening of the site, as these can be satisfactorily dealt with through subsequent Reserved Matters (Landscaping and Layout) applications and conditions. Furthermore the precise scale of the development will be set at Reserved Matters stage. However the revised Heights and Scale Parameter plan explains the scale parameters which this development would accord with. As a consequence of feedback from Council officers the height of buildings is restricted to a maximum height of 9.5m across the site. Reflecting this feedback the Height and Scale Parameter Plan has been amended to exclude areas previously shown to accommodate up to 12.5m

and up to 11.5m ridge heights. The entire developable area now allows for development 'up to 9.5m to ridge' with a flexibility allowance of +/- 2 m above current ground levels, to take account of the potential changes which may be made to the ground level during construction.

- 5.2.3 In terms of the proposed layout this revised illustrative masterplan shows how higher density development can be achieved on the northern part of the site, with lower densities shown along the mid and lower sections of the site. The amendments made to the masterplan reflect the comments from officers which considered the development needed to provide a softer transition between urban and rural. Within the site, the illustrative layout is now more organic and provides a greater range of housing and a softer edge to the southern boundary which bridges the transition from rural to urban. The proposed development has been broken down into character areas and further details of what differentiates these in terms of typologies, street type and hierarchy and densities.
- 5.2.4 The main access road into the site is intended to create a green approach into the site. It is intended that the access road is flanked by a linear landscaping belt which connects the access road to the western site boundary and informal open space to north eastern area of the site. This will help create an attractive, green entrance feature which incorporates green infrastructure to reflect a more semi-rural character e.g. hedgerows, trees, shrubs and grassed areas. This area will form a key focal entrance to the development.
- 5.2.5 The proposed street layout and spaces and the way in which the building blocks relate to them have been designed to convey a strong, positive sense of place. Existing site features such as e.g. existing ditch to the south have been incorporated into the design. Visual links along streets and footpaths and open space have also been incorporated. Key focal spaces will be created within courtyard buildings which are intended to echo the arrangement within Grove Farm.
- 5.2.6 The ethos of the layout is that it is sensitive to its context and works with the constraints and opportunities presented by the topography, with a mix of house sizes and typologies. Within this, there are distinct differences in plot size with varying styles but which will retain an overall unity. Using the submitted illustrative layout, the development has been split into four distinct character areas. These areas are not intended to divide the development but to provide a subtle change in style, appearance, layout and density as the development goes from the more urban north to the more rural south. The character areas are:
- The Northern Terraces
 - The Green Avenue
 - The Central Development Area
 - The Southern Edge.
- The Green Infrastructure Framework Plan shows the broad locations of these proposed character areas.
- 5.2.7 On the Northern Terrace densities are commensurate with the typologies but slightly reduced to allow for the topography on this part of the site and equate to between 24-30 dwellings per hectare (dpa). This also reflects the surrounding context, being closest to neighbouring existing urban development. The houses on the northern terrace run east to west along the site's contours rising up to the top of the northern plateau. To achieve the density, plot sizes are generally modest and only slightly larger on the southern terrace where the ground level begins to drop. Here the housing is a combination of linked and semi-detached properties with an informal building line which in turn follows the contours.

- 5.2.8 The Green Avenue is the central access to the development but also the strategic green corridor running east west through the development. The mix of link, semi-detached and detached dwellings will sit along a 5.5m carriageway with a footway either side. The dwellings south of the access are set below an 8m landscaped swathe which at the eastern end connects to the open space and footpath link leading northwest, which in turn connects to the wider network. Plot sizes are slightly larger and development has a lower density than the Northern Terrace, although this area is proposed to accommodate a higher density than 'the Southern Edge development' character area. The average density should be between 15-20dpa. The Green Avenue is characterised by generous landscaping which softens the main access road and provides the strategic green link through the site, east to west.
- 5.2.9 The Central Development area is largely composed of linked, semi-detached and detached houses, although care has been taken to ensure that the corners and focal points are occupied by either dual aspect dwellings or properties with a return frontage. Gable ends should be articulated with simple but well-proportioned feature windows or doors and projecting bargeboards placed against the incline of the gable beneath the eaves. The plot sizes are large but densities are higher, this being the flattest and least visible part of the site, it being screened by the other character areas and landscaping. Road widths have been shown as 5.5m narrowing to private tertiary access roads serving small numbers of properties – typically less than 5 dwellings. This part of the development is more private and less visible. Long distance views into the central development area will be largely screened by other houses and the extensive landscaping within and surrounding the site.
- 5.2.10 The Southern Edge character area provides the transition to the more dense development to the north and the grazing land, leading to farm land and open countryside to the south and west. The houses here would be reminiscent of detached and semi-detached country cottages and small villas interspersed with mews style housing, echoing the courtyard arrangement at Grove Farm. This mix of typologies provides an edge of village feel. It will be served by a modest access road, leading to shared space and private driveways into the mews areas. The building line would be pulled back from the southern edge of the development, formed by a man made ditch, by 5-8m. Landscaping along the ditch will be enhanced and the hedgerow running along the existing access road to Grove Farm will also be strengthened with additional planting.
- 5.2.11 At this stage it is not possible to be prescriptive about materials or even architectural styles – these are details that need to be addressed at Reserved Matters stage. Nevertheless the overall aim is for good quality, uncomplicated design with attention focussed on a small number of very well designed details. Given the size of the site and the range and type of housing anticipated, there ought to be opportunities for some bespoke modern design solutions, within what is anticipated to be a largely traditional scheme – but only if these are very well executed and augment the overall design quality and do not jar with it.
- 5.2.12 A further key to success will be well designed and managed landscaping, a road and footpath network that is understated and not over-engineered with a focus on aiming to deliver householder parking off street or in shared space, proper connections to the surrounding footpath network and a materials palette that is simple and durable - and this should extend to hard landscaping and road / footpath surfacing. The onward management of the landscaped areas will need to be agreed along with a management and maintenance regime which can be subject to a planning condition.

- 5.3 Landscape Impact (including upon the BBNP and BIWHS) and Green Infrastructure
- 5.3.1 Landscaping remains a Reserved Matter, although a Landscape and Open Space Parameter Plan is intended to guide the future approach. This amended parameter plan includes a number of amendments which reflects Council Officer feedback. Previously a 15m (min) green buffer area was proposed adjacent to the southern access lane. Proposed dwellings in the southern area are now excluded so the 'buffer area' has increased substantially to a depth of approximately 60m. The total area measures approximately 0.97ha and will accommodate the necessary storm water infiltration/attenuation. The remainder of this area is proposed to be retained for grazing.
- 5.3.2 The area previously shown to accommodate rear gardens only, along the northern boundary has been removed. This reflects the increased density of development in this area closest to the existing settlement. A 5m wide trees/hedgerow area is allowed for along the northern site boundary. This area is proposed to be located outside of garden boundary and has been incorporated following officer's feedback which required tree planting in this area. Previously a 9m (min) green buffer was proposed along the western edge of the site along Gypsy Lane. This area has been increased to 12m reflecting comments from officers to increase the depth of this area.
- 5.3.3 The main east/west green link now comprises an 8m wide corridor, included within which is a 3m zone to accommodate a footway and 5m fully planted zone. This corridor is only crossed by one vehicular route, retaining a connectivity with the open space to the north of the pond. This has been designed to sit alongside the access road to provide a green entrance feature into the site. An area of informal open space measuring 0.94 ha is also shown on site, to the north of the pond. This area is likely to accommodate a children's natural play area along with additional planting (including trees) and potential footpaths. Subject to discussion with the Council and the neighbouring school, a small section of this land may be gifted to the school for use as part of the Forest School initiative.
- 5.3.4 The southern part of the site no longer contains proposed dwellings. This change has been made in recognition of the Council's comments which required a much more extensive set-back area (than the previously proposed 15m) to account for the site's heritage and landscape setting. This area will accommodate proposed SUDS or alternative drainage solution(s) (including pumping station) with the remainder used for grazing. In addition to this existing gaps within the existing southern hedgerow boundary (A-B) are still proposed to be planted with native species and additional trees to help strengthen this boundary.
- 5.3.4 The relationship between the development and the eastern boundary will take into account the sensitivity of the adjacent setting of the listed building, its curtilage and pond. A minimum 6m buffer to this edge will provide the opportunity for a peripheral green link (as highlighted within the Green Infrastructure Opportunities Plan). Development boundaries and the positioning of buildings should continue to be carefully considered to provide an attractive interface between the development and its historic neighbour at reserved matters stage. It is also proposed to strengthen the existing landscaping to the north of the pond providing additional screening and filtering of views through to the development site from Grove Farm.
- 5.3.5 The boundary between the existing properties on Crawshay Close and the northern part of the site is now proposed to be formed by an area of planting which will be located outside garden boundaries. This will reinforce the green link along the northern

boundary. The green area running adjacent to Gypsy Lane has increased in width from 9m to 12m. A new footpath is proposed on highway land between the current end of the footpath and the proposed new vehicular access to provide a connection towards the existing public right of way on the western side of Gypsy Lane.

- 5.3.6 The Green Infrastructure Opportunities Plan identifies open space and landscaping opportunities within the proposed development area. This has included reference to the potential to include street tree planting, an east/west green transport corridor. Additional opportunities are also identified within the site's red outline, these include Open space (including an identified opportunity to include some natural play area(s), landscape buffers and street tree planting. This landscaping area could incorporate new street trees, hedgerows, shrubbery and footpath to help create an attractive, green focal point.
- 5.3.7 Should the Council be minded to approve the application, the submission is considered to be sufficiently robust in terms of the parameters, characterisation and green infrastructure to achieve the Council's objective for high quality development and will provide the framework for a future Reserved Matters application and any associated conditions.
- 5.3.8 The proposal is not able to offer the opportunity for on-site allotments or public access to the adjacent lake (which is outside the planning application's proposed red outline boundary).

5.4 Access and Traffic

- 5.4.1 Access is proposed to be achieved via a priority T-junction from Gypsy Lane. The plans and supporting information have been assessed by the Council's Highway Officers and in particular the submitted Transport Assessment prepared by Vectos. As part of the Transport Assessment (TA) a detailed analysis of the existing local highway network and its primary junctions was carried out with surveys taken at various junctions in the area. The surveys demonstrated that the peak periods on the highway network were between 08:00 – 09:00 in the AM and 17:15 – 18:15 in the PM. The TA has assessed the effect of the traffic impact from the proposed development of 120 residential dwellings (as originally submitted) on the local highway network. The projected trip rates from the proposed development have been obtained from the TRICS database which is the recognised database for trip rate information. The projected trip rates in the AM peak period is 49 two way movements and 72 two way movements in the PM peak period. The proposed site access/junction and Gypsy Lane/Merthyr Road junction has also been modelled to assess the function of the junctions in terms of capacity, queuing and congestion and to incorporate future traffic growth over the next 5 years to establish the projected impact on the local highway network.
- 5.4.2 Having considered the submitted data it is considered that the increased level of traffic associated with the proposed development and its impact on the existing highway network will be slight and will not exacerbate the existing situation to the detriment of highway safety.
- 5.4.3 The access is proposed directly onto the adjacent B4269 in the form of a priority T-junction of standard width 5.5m. The proposed access is located within the existing 30mph speed limit which extends beyond the existing access to Grove Farm approximately 250m south. The visibility splay from the junction is 2.4m x 40m in both directions which is the maximum requirement as set out in Manual for Streets for a 30mph speed limit. However, Manual for Streets focuses on lightly trafficked residential streets and lightly trafficked lanes in rural areas. The B4269 is neither a street nor a

lightly trafficked rural lane therefore Manual for Streets is not considered appropriate and the visibility standards as set out in Technical Advice Note 18 (TAN 18) would be applicable. Having assessed the visibility splay detail as presented in the TA it is clear that a visibility splay of 2.4m x 70m is achievable in both directions which is the minimum requirement set out in TAN 18 within a 30mph speed limit.

- 5.4.4 An illustrative site masterplan has been submitted as part of the application which shows a network of estate roads which feed from the primary access estate road. In general terms the indicative layout is not unreasonable as it consists of typical estate road and footways however it is accepted that the detail be considered further at the reserved matters stage. In light of the above it should be ensured that a standard sized refuse vehicle can adequately access and turn within the estate. A swept path analysis should therefore be submitted for approval together with a refuse audit. Refuse collection is based on kerb side collection therefore no bin stores would be provided.
- 5.4.5 Careful consideration should be given to the proposed use of highway construction materials as any material which is over and above conventional materials would require a commuted sum for its future maintenance.
- 5.4.6 Potential pedestrian links are provided at two further points as well as at the vehicular access. These links are intended to provide a pedestrian connection towards Llanfoist Fawr Primary School. The application also now includes a proposed footpath on adopted highway land alongside Gypsy Lane. This then provides a link into the site. This allows for a connection with the existing Public Right of Way, located to the south-west of the site. The TA refers to existing pedestrian infrastructure between the application site and Abergavenny Town Centre which is of a reasonable standard to accommodate the prospective increase in pedestrian movement from the application site. In addition the TA has considered Monmouthshire's aspirations to improve the Active Travel Network by providing good pedestrian links between residential developments and the Town Centre and local facilities. These aspirations include a new bridge over the River Usk for pedestrians and cyclists to provide safer access into the Town Centre and new pedestrian/cycle facilities along the river bank. The TA suggests that these improvements to the Active Travel Network will be funded through road safety capital schemes, but this is not the case. The Council therefore will require a contribution towards such improvement schemes.
- 5.4.7 Considering pedestrian movement at the application site there are no existing pedestrian facilities along the site frontage. However there is an existing footway on the opposite side of the junction on the B4269 which links Llanellen Road to the B4246, Merthyr Road. There is an existing footway on the application sites side of the B4269 which fronts the adjacent School Way development and links to Merthyr Road however this terminates at the application site boundary. The TA and accompanying drawings make reference to a 1.8m wide footway to be provided at both sides of the proposed junction with the northern footway extending from the junction along the existing highway verge and tying into the existing footway fronting the School Way development. The southern footway is shown to terminate at the junction radius which may connect to the existing footway on the opposite side of the B4269 via an uncontrolled pedestrian crossing.
- 5.4.8 The footways referred are shown to be 1.8m wide which is below the desired width of 2m. It should be noted that there is sufficient highway verge to accommodate a 2m wide footway and therefore a 2m wide footway will be required. Considering the on-site pedestrian links, a revised masterplan has been submitted together with a supplementary design statement which now makes reference to pedestrian links to the adjacent public right of way and school and proposed links to the existing public right

of way at the southern corner of the site. Whilst improvements have been made there is still room for additional links within the site itself to create good pedestrian permeability. We would therefore expect that this element be further considered at the reserved matters stage.

- 5.4.9 The TA states that the development will comply with the Monmouthshire Parking Standards 2012 which will be assessed at the reserved matters stage. It should be noted however that integral garage parking does not count towards parking provision for individual units based on permitted development rights to convert garage space into domestic living space. Detached garages do count towards the parking provision but must be designed in accordance with supplementary planning guidance 'Domestic Garages'.
- 5.4.10 There are existing bus stops on Llanellen Road and Merthyr Road which are accessible by foot approximately 280m and 700m away from the application site. The TA suggests that the existing bus services referred to are sufficient. However, referring to figure 2.7 'Local Bus Routes' no bus service passes the junction of the development site. Therefore, the view of the Council's Transport Policy Manger should be sought with regards to the suitability of the existing services and whether they are adequate to serve Abergavenny Town Centre and beyond. The applicant will be required to make a financial contribution towards off-site improvement works to improve road safety and sustainable transport provision and walking/ cycling and public transport provision within the local area in accordance with the Active Travel Act 2013. This would be secured as part of the Section 106 legal agreement. The contribution (in respect of how it would be used and how much it would be) will be clarified via late correspondence

5.5 Impact on Listed Building

- 5.5.1 The application site is immediately adjacent to Grove Farm which is a highly graded listed building (Grade II*). It has been included in the list due to it being an interesting manorial farmhouse with especially complete 18th Century interiors. The special character of the building is derived from its earlier medieval origins together with substantial retention of C18th alterations to the farmhouse. The building, together with its group of associated farm buildings, remains relatively unaltered in terms of the layout of the site since the 1840's. The 1840 map shows the access as it is today providing access to Grove Farm (known then as Middle Llanfoist) and then on to Lower Llanfoist farm. This was lined to either side with trees, however the fields either side remained as open farmland. The field to the north of the pond appears to be an orchard.
- 5.5.2 The significance of the farmhouse is also derived from its context and surroundings. It had, and still retains, a rural setting being an important group of agricultural buildings and substantial farmhouse surrounded by open rolling countryside having an immediate and direct working relationship with the land around it. This important setting emphasises the relationship of the building and its use with the immediate and surrounding landscape an essential component to its significant historical and architectural value, a farmhouse without farm land is inappropriate. This association is very important in understanding the history of the building and appreciating its historical development and overall significance. The developments along Gypsy Lane have mostly respected this setting leaving a clear green wedge between it and Grove Farm retaining its immediate rural setting.
- 5.5.3 The removal of the southern field from built development is very much welcomed as this at a very minimum preserves the setting and entrance to the farmhouse and its

immediate understanding and context. In terms of the remaining part of the site it is considered that due to its very sensitive nature and the historical designations a high standard of design is required to ensure the suitability of the development. The proposed reduction in number of units is welcomed, although this should also be considered against a need to incorporate a graded density, with a higher density towards the currently built up area. The plans show three zones which deal with this issue, again this is welcomed. There are now maximum heights for the dwellings, again an important step in ensuring an appropriate scale as well as density. The success of the scheme will also relate to the ability of the development to incorporate the features of the landscape and improve the green infrastructure within the residential spaces. The incorporation of the GI Masterplan and Opportunities Plan are positive.

5.6 Biodiversity Considerations

5.6.1 A biological data search would have identified that the fields opposite the development site have previously been designated as a Local Wildlife Site (LWS). Grove Farm LWS was designated in 2002 due to the high quality of the grassland (neutral & marshy). Unfortunately, the grassland has been lost in recent years due to intensive horse grazing. The new development therefore presents an opportunity to compensate for that loss by ensuring that grassland and open spaces at the site are created and managed to be species rich grassland.

5.6.3 The ecological assessment considered impacts on newts, reptiles and badgers. Based on the current proposals this is considered to be sufficient. A number of hedgerows at the site are included for retention during the scheme and currently, none are proposed for removal. A robust dormouse survey has been received which confirms the likely absence of the species from the vegetation at the site at the time of the survey.

5.6.4 Great crested newts are known to occur in the locality however, survey has confirmed that they are absent from the pond immediately adjacent to the site. It is unclear from the survey whether the presence of three grass snakes occurred on more than 50% of visits (which would trigger SINC status of the site). However, based on the scheme presented, the population should be safeguarded in the long term, subject to being able to secure the green infrastructure. A planning condition to ensure grass snakes are not killed during the construction phase is recommended (see Section 6.0). It is also recommended that a pre-construction check for badgers is included in the Wildlife Protection Plan to ensure that there are no conflicts at the time of construction.

5.6.5 The site is close to known roosts for several bat species including lesser horseshoe bats. Habitat retention and positive management for biodiversity will reduce impacts however, lighting will be key. It therefore recommended that a condition be added to cover this (see Section 6.0). The proposal is considered to be in accordance with LDP Policies S13 and NE1 subject to mitigation secured by conditions.

5.7 Residential Amenity

5.7.1 As this is an outline application the layout and appearance of the proposed dwellings are not yet known. The site is large enough to accommodate a layout that will ensure that there are adequate privacy distances and landscape buffering between the proposed new houses and the existing dwellings on neighbouring Crawshay Close. Adequate space can also be achieved within the site between dwellings at the density of the development proposed.

5.8 Section 106 Requirements

- 5.8.1 As well as the affordable housing provision covered in Section 5.9 below, the Council will also be seeking financial contributions for open space and local play provision, green transport and highway improvements.
- 5.8.2 In terms of open space and play, provision should be made for one LAP (local area for play) in a central location within the site, consisting of five or six pieces of play equipment for children in the 0 – 5 years age range. It is understood that the applicant would like this to be a natural play area and is agreeable to providing this on the open space already allocated in the Masterplan. A commuted sum from the developer to maintain the LAP for the first 20 years of its life would also be required if it is to be adopted by the Council.
- 5.8.3 A contribution from the developer towards the improvement of off-site play provision in the village of Llanfoist would also be sought. The illustrative Masterplan shows the potential for a footpath links which would be welcomed. This would give a safe means of access to existing off-site play provisions at the main village playing field and at the site of the former Primary School site off Woodland Crescent.
- 5.8.4 In terms of off-site recreation, recent developments in Llanfoist have increased pressure on the existing public open spaces and outdoor sports facilities in the locality and the development of this site would add to that pressure so an off-site contribution towards the improvement of existing sites in the local area would need to be included in the s106 agreement. The standard rate of contribution for off-site recreation approved by members last year is £3,132 per dwelling but it would be unreasonable to ask for a contribution of £375,840 (120 units x £3,132) in this case, as the applicant is proposing to provide a significant area of public open space within the application site. On this basis a contribution of £800 per unit would be sought (the same level of off-site contribution as that for fixed play provision), resulting in an off-site recreation contribution of £96,000.

5.9 Affordable Housing

- 5.9.1 The price of housing in Monmouthshire has risen to a level beyond that which many local people can afford. In 1999 the price of an average property in Monmouthshire was 4.6 times the average earnings of someone working in the County. This has now risen to over 9 times the average earnings (Source: Hometrack LQ house price - income ratio 03/01/17). The greatest need in the County is for social rent (there are currently 1028 households on the Council's Register requiring a home in the Abergavenny area). The Council therefore has had a neutral tenure policy for all affordable housing.
- 5.9.2 As the site is located outside the Llanfoist Development Boundary it is a departure from the LDP. The Affordable Housing Supplementary Planning Guidance was adopted in March 2016 and contains a specific section relating to departure applications in the open countryside (Section 4.4 E). This states that there is a requirement for 35% of the total number of dwellings on the site to be affordable. The proposal relates to up to 115 dwellings and so the affordable housing requirement would therefore be in the region of 40 units. Given that one of the stated justifications for this departure application is the need to provide affordable housing then it is considered to be essential to be satisfied at this stage that the proposal is both deliverable and viable and can achieve an appropriate amount of affordable housing.
- 5.9.3 The preferred housing mix would be 8 x one bed units (two blocks of walk up flats), 16 x two bed houses, 2 x 4 bed houses and 6 x 2 bed bungalows.

5.10 Reasons for Planning Conditions requiring a shorter timescale for submission of reserved matters and to commence development after approval of the outline permission

5.10.1 The standard condition whereby there are normally three years in which the reserved matters are to be submitted following the grant of outline permission has been reduced to allow twelve months for submission of reserved matters (condition 2 below). The reason for this is that the site, which is in open countryside and not a housing allocation in the adopted LDP, is only recommended for approval on the basis that it would help reduce the shortfall in the Council's five year housing land supply. For similar reasons the period in which the development must be commenced has been reduced from five years from the date of the outline permission to three years (see condition 3 below).

5.11 Well-Being of Future Generations (Wales) Act 2015

5.11.1 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 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE subject to a s106 agreement (Heads of Terms set out in sections 5.8 and 5.9 above)

Conditions:

1	Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2	Any application for approval of the reserved matters shall be made to the local planning authority not later than twelve months from the date of this permission.
3	The development shall begin either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4	The development shall be carried out in accordance with the list of approved plans set out in the table below.
5	Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority. (a) stating the date on which the development is to begin; (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended ("the Order"). Reason: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

6	<p>The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. The position shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of the public sewer.</p> <p><i>Reason: To protect the integrity of the public sewer and avoid damage thereto, protect the health and safety of existing residents and ensure no pollution of or detriment to the environment</i></p>
7	<p>No development shall commence until a foul water drainage scheme to satisfactorily accommodate the foul water discharge from the site has been submitted to and approved in writing by the local planning authority. This scheme should connect at manhole reference SO29125902 unless otherwise agreed in writing with the local planning authority. Thereafter, no dwelling shall be occupied until the agreed foul drainage system has been constructed, completed and brought into use in accordance with the approved scheme.</p> <p><i>Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.</i></p>
8	<p>No dwellings on the site shall be occupied before the implementation of the proposed site access/junction onto Gypsy Lane and associated footway links along the site frontage within the existing public highway verge.</p>
9	<p>No development shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards to which the estate streets serving each phase of the development will be completed. The development shall be carried out in accordance with the approved Estate Street Phasing and Completion Plan.</p> <p><i>Reason: - To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development and to safeguard the visual amenities of the locality and users of the highway.</i></p>
10	<p>No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.</p>
11	<p>No development shall commence until full engineering, drainage, street lighting and construction details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p><i>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved</i></p>

	<i>development; and to safeguard the visual amenities of the locality and users of the highway</i>
12	As part of the reserved matters, details of the proposed pedestrian connectivity between the proposed and existing pedestrian infrastructure, footways and footpaths (PROW's) shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details which shall include a phasing plan for the provision of the pedestrian infrastructure. Reason: to meet the terms of The Active Travel Act 2013
13	No development shall commence on site until a detailed surface water management scheme has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
14	No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
15	Prior to occupation, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall: a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. Reason: to safeguard foraging/commuting habitat of lesser horseshoe bats roosting in close proximity to the site and other light sensitive species in accordance with LDP policy EP3
16	No development, demolition, earth moving shall take place or material or machinery brought onto the site until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include details of measures to protect: 1) Nesting Birds 2) Common reptile species 3) Badgers The construction Method Statement shall thereafter be implemented in full. Reason: Safeguarding of protected and priority species during construction works LDP policy NE1 and Environment (Wales) Act 2016
17	The layout, landscaping, appearance and scale (reserved matters) of the development hereby approved shall be in accordance with drawing no. WE31467 02 17 (Green Infrastructure Framework Plan).

Informatives

The car parking provision for each individual dwelling shall be in accordance with the adopted Monmouthshire Parking Standards 2012

With reference to condition 5 above, the developer will be required to enter into a Section 278 Agreement with the Highway Authority for the implementation of the proposed site access/junction and associated footway links along the site frontage within the existing public highway verge.

Please note that all birds are protected by the Wildlife and Countryside Act 1981 (as amended). The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most bird species is between March and September.

Please note that all reptiles are protected by the Wildlife and Countryside Act 1981 (as amended). It is illegal to intentionally kill or injure Adder, Common lizard, Grass snake or Slow worm. If reptiles are found at any time during clearance or construction, all works should cease and an appropriately experienced ecologist must be contacted immediately.

Please note that the hazel dormouse is protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This includes protection for individual dormice from killing, injury, capture or disturbance. It is also an offence to damage or destroying breeding sites or resting places even if the animal is not present. If dormice are found during the course of works, all works must cease and the Natural Resources Wales contacted immediately.

Please note that Badgers are protected under the Protection of Badgers Act 1992. It is illegal to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or attempt to do so; to intentionally or recklessly interfere with a badger sett by damaging or destroying it; to obstruct access, or any entrance of, a badger sett and to disturb a badger when it is occupying a sett. To avoid breaking the law, follow the advice provided by the consultant ecologist and if work is within 30m of a sett consult with Natural Resources Wales.

Please note that Great Crested Newts are protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981 (as amended). This includes protection for individual newts from killing, injury, capture or disturbance. It is also an offence to damage or destroying breeding sites or resting places even if the animal is not present. If great crested newts are found during the course of works, all works must cease and Natural Resources Wales contacted immediately.

The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an Environmental Statement is not required.

The Local Planning Authority is to be notified of the commencement of site works. A copy of a standard form is attached to this consent for this purpose.

Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

The Naming & Numbering of streets and properties in Monmouthshire is controlled by Monmouthshire County Council under the Public Health Act 1925 - Sections 17 to 19, the

purpose of which is to ensure that any new or converted properties are allocated names or numbers logically and in a consistent manner. To register a new or converted property please view Monmouthshire Street Naming and Numbering Policy and complete the application form which can be viewed on the Street Naming & Numbering page at www.monmouthshire.gov.uk. This facilitates a registered address with the Royal Mail and effective service delivery from both Public and Private Sector bodies and in particular ensures that Emergency Services are able to locate any address to which they may be summoned.

DC/2016/01210

SITING OF A CATERING VAN

LAND AT SEVERN BRIDGE SOCIAL CLUB, BULWARK, CHEPSTOW

RECOMMENDATION: APPROVE

Case Officer: Alison Pankhurst

Date Registered: 15/11/2016

1.0 APPLICATION DETAILS

- 1.1 This application seeks permission to site a static food/catering van within the car park of Severn Bridge Social Club in Chepstow. The applicant is currently lawfully working from the car park based at Homebase in Thornwell Chepstow and wishes to relocate. The mobile catering van would be sited within the private car park of the social club and would trade 07.30 to 13.30 Monday to Friday and 08.00 to 13.00 on a Saturday and closed on Sundays and public holidays.
- 1.2 The application is being presented to Planning Committee at the request of the Council's Planning Applications Delegation Panel.

2.0 RELEVANT PLANNING HISTORY

None

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S13 – Landscape, Green Infrastructure and the Natural Environment

S17 – Place Making and Design

Development Management Policies

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

4.0 REPRESENTATIONS

4.1 Consultations Replies

- 4.1.1 Chepstow Town Council – Recommends approval.
- 4.1.2 MCC Highways – Concerns have been expressed by the location of the vehicle immediately adjacent to the highway/footway. Vehicles visiting the premises will if allowed to be sited as per plan, on Bulwark Road and the Industrial Road instead of parking within the Severn Bridge site or the public car park. Concerns therefore arise for the safety of the highway users in vehicles and for pedestrians wishing to use the footway at this location. I would only wish to offer support of this proposal if the unit is located away from the highway. This will also protect the pedestrians using the footway, from the fumes emanating from the vehicle.

- 4.1.3 MCC Environmental Health Officer – Whilst I am not in a position to substantiate a level of problems from the proposed development I would recommend that any granting of permission was subject to the following condition.
07:30-13:30 Monday to Friday
08:00 to 13:00 Saturday
No work on Sundays / Bank Holidays

4.2 Neighbour Notification

A site notice was put up on site for the surrounding area and consultation letters were delivered to neighbouring businesses. As a result of the consultation process four objections have been received.

- Three objections were received from three different local businesses stating that there are enough food premises in the area already and any extra food premises such as a shop or catering van will create a more competitive market for all shops and be of no benefit.

- Another objected again regarding additional food premises (six in total not including Spar, Lidl and Joy's gift shop) in the area but also commented regarding the disposal of waste and rubbish from the site; shortage of parking spaces; and the unsightly van with a generator will create more noise, people and cars to the area. A comment was also made regarding a mobile catering van situated at Homebase, but to confirm that the applicant is the owner of that catering van and has decided to relocate, so there will be no catering van at the Homebase site. .

5.0 **EVALUATION**

5.1 Principle of Development

- 5.1.1 This application seeks permission to provide a mobile catering van in the private car park of the social club in Bulwark where there is a mix of shops, residential properties and industrial units. The applicant is wishing to relocate his catering van and has received permission from the social club to park his vehicle within the grounds of the car park. The hours of operation will be restricted and will not trade on a Sunday or bank holidays. The applicant will be keeping his catering van on site even when not in use.
- 5.1.2 With regard to the disposal of rubbish, the applicant has indicated that he will provide a litter bin and remove refuse from the site, but this can be conditioned on the planning application so that no waste material is left on site.
- 5.1.3 In relation to the objections made on this planning application, competition in respect of other food outlets is not a planning consideration, but the comments have been duly noted. Each of the food outlets all sell different types of takeaway food from pizza to fish and chips to kebabs. Much of their trade will be in the evenings when the van would not be operating. The catering van will be trading from 7.30am in the morning till just after one o'clock in the afternoon and the trade is likely to be breakfast type food to burgers including teas and coffees. The catering van is parked on private land and does not interfere with a pedestrian or highway access.
- 5.1.4 There are residential properties nearby but it is unlikely that the catering van would be close enough to those to be detrimental to the street scene or the residential amenity of the area. As for customers using the van, the majority of customers come from the surrounding businesses or are customers of those businesses therefore and thus there is not likely to be significant issues regarding on street parking or highway safety.

5.1.5 It is considered that the proposed development is acceptable and complies with Policies DES1 and EP1 of the Monmouthshire Local Development Plan.

6.0 RECOMMENDATION: APPROVE

Conditions:

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
3	Litter bins shall be provided and retained on site for customer use. Any waste materials from the catering van shall be removed from the site each day.
4	The catering van hereby approved shall not be used for the approved purposes outside the following times 07.30 – 13.30 Monday to Friday; 08.00 – 13.00 Saturdays and not at any time on a Sunday or public holiday.

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DC/2016/01380

REMOVAL OF EXISTING FIRST FLOOR ABOVE FRONT ROOM, REMOVAL OF EXISTING AND CREATION OF NEW INTERNAL WALLS, NEW GLAZED DOOR TO FRONT, REMOVAL OF SIGNAGE, ALTER COLOUR SCHEME OF FAÇADE

BRITANNIA INN, 51 FROGMORE STREET, ABERGAVENNY

RECOMMENDATION: REFUSE

Plans:

Rec 02/12/16

R247-00 Site Plan

R247-08 Existing elevations

Rec 20/12/16

R247- 09A Proposed plans

R247-10A Proposed plans and elevations

R247-11A Proposed elevations

R247-12A Existing and proposed sections

Rec 12/01/17

R285 06A Existing plans

R285 07A Existing plans

1.0 APPLICATION DETAILS

1.1 The Britannia Inn is located towards the northern end of Frogmore Street where the street widens. The building is mid-nineteenth century in appearance, however the internal inspection suggests that the building has an earlier core. The ground floor public house has suffered significant alteration over time although part of the floor plan and some internal features still remain.

1.2 Three previous applications have granted permission for various internal alterations and the erection of a rear extension, together with lowering the cill of the ground floor windows to the front elevation. In addition consent has been granted for alterations to the rear of the building together with a link and construction of an additional building in the rear yard, designed to appear as an extension of the terrace to Baker Street

1.3 This application seeks further modifications to the building which involve the removal of the internal floor structure separating the ground and first floor. For clarity the alterations proposed to the front elevation regarding the doors and windows have since been omitted from the scheme.

1.4 It is important to note that there is a concurrent listed building consent application to raise the internal floor structure in question.

1.5 Conservation Designations:

The building was listed Grade II in 2005 and is within the Abergavenny Conservation Area

2.0 RELEVANT PLANNING HISTORY

DC/2011/01207	Listed Building Consent – internal alterations, extension and lower window cills to gfr front	Approved	03/02/12
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DC/2011/01194	Planning permission – as above	Approved	06/02/12
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DC/2012/00684 Listed Building Consent – Amendments to 01207- remove staircase
Approved 05/11/12

DC/2014/00371 Listed Building Consent – Amendments to 00684- internal alterations
and inclusion of new build to rear Approved 29/08/14

DC/2014/00367 Planning Permission – alterations to building and new build to rear
Approved 02/09/14

DC/2016/01376 Listed Building Consent – raising of internal floor structure Current

3.0 PLANNING POLICY

3.1 Monmouthshire Local Development Plan

Objective 5 relates to Respecting Distinctiveness, Monmouthshire has a significant built heritage resource in terms of scheduled ancient monuments, listed buildings, conservation areas, historic parks and gardens and archaeologically sensitive site that, together with their settings, require protection and enhancement.

The LDP seeks to influence these issues by:

- Containing measures to preserve and enhance the cultural heritage and historic environment of Monmouthshire
- Playing a key role in promoting good sustainable design that will enable new development to respect and enhance distinctive character of Monmouthshire.

Policy HE1 – Development in Conservation Areas

Within Conservation Areas, development proposals should, where appropriate, have regard to the Conservation Area Appraisal for that area and will be permitted if they preserve and enhance the architectural or historic character and appearance of the area and its landscape setting.

3.2 National Policy

Planning Policy Wales Chapter 6, Edition 9, Paragraph 6.5.11 states that with regards to listed buildings:

‘There should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage.’

Welsh Office Circular 61/96

In determining this application for Listed Building Consent particular attention will be given to the following guidance provided by this Welsh Office Circular.

Annexe D (Alterations to listed buildings: General Principles)
Appendix to Annex D, and
Annex F (Conditions for listed Building Consents)

4.0 REPRESENTATIONS

4.1 Consultation Replies

Royal Commission on the Ancient and Historic Monuments of Wales have not responded to the consultation.

Abergavenny Town Council – approve subject to all relevant conservation planning being met and suggests a site visit by MCC.

Glamorgan Gwent Archaeological Trust have not responded to the consultation.

MCC Ecology – responded stating that the building does have a high potential for bat roosting and although the surrounding vegetation quality is poor this does not outweigh the overall potential of the building to support bat species. The extent of the proposals would impact upon a roost if present and as such an assessment is required. Considering the open nature of the roof a preliminary bat roost assessment may be sufficient, however, subject to their findings and recommendations, dawn/dusk surveys may be required.

4.2 Neighbour Notification

Not applicable.

5.0 ISSUES/EVALUATION

5.1 This application has been submitted following successive applications on the site. The case history begins with an application for conversion to retail including an extension to the rear of the building, levelling the internal ground floor and removal of a central brick pillar. A second application was submitted for the removal of the ground floor staircase to create a larger retail unit. The third application approved alterations to the rear to form a new link extension and new build to elongate the terrace along Baker Street together with clarification of the levelling of the internal ground floor on entry to the building. All applications were approved.

5.2 The third application also proposed to remove the internal floor which was considered to have a harmful effect on the proportions and character of the space internally. Following these concerns it was removed from the application. The subsequent pre-application advice also stated that the removal of the internal floor would not be supported.

5.3 This application includes other alterations to the building, namely some re-organisation to the ground floor layout which has partly been approved by previous applications and is not considered to have a significant detrimental impact on the character of the building. The proposals to alter the front of the building have been omitted following concerns from officers. Consequently the remaining concerns focus on the removal of the internal floor structure.

5.3 As mentioned above the listing description of the building states that the building is mid-19th Century in appearance, although internal inspection reveals timbers to the ground floor ceiling structure that appear to be 17th Century in origin due to their size and chamfered detail, with an exposed stop at one end. There are two principal beams of this type within the ground floor ceiling. The remaining ceiling construction dates from the 19th Century with simple intermediate joists cut and prepared for a lath and plaster ceiling. These principle beams join in the centre and are off-set to each other, meaning that they do not line up. The junction is currently supported on a modern brick pillar.

5.4 The assessment of the application begins following the guidance set out in Circular 61/96. Paragraph 68 states that the 'starting point for the exercise of listed building control is the statutory requirement on the local planning authority to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses". In addition paragraph 69 states that "applicants for listed building consent must be able to justify their proposals. They will need to show why works which would affect the character of a listed building are desirable or necessary". The applicant

has submitted a Design and Access Statement together with an historic building assessment by the Historic Building Advisory Service. The statement outlines the vision for the proposals as 'In five years since the current owner of the Britannia Inn bought this property he has been unable to find a tenant for it due to the low ceiling heights and general state of disrepair (see figure 3). For this reason the former public house has lain empty, becoming an eyesore on the picturesque Frogmore Street. The following proposals would allow the Britannia Inn to contribute to the bustling Abergavenny street life once more'. The statement goes on to add that the building cannot be rented out and has been rejected on numerous times by 'Specsavers, Ty Hafan, Blue Cross, Loungers, Costa Coffee, Starbucks, Domino's Pizza, The Works and several local ventures as these businesses were unable to use the premises in its current state due to the changes in level, obstruction of the floor space and low ceiling height'.

5.5 The statement goes further to justify the proposed change stating that 'Genesis Design and Construction Ltd, the architects working on the previous planning applications, concluded that the ceiling would not be able to meet commercial loadings. This would prevent heating and cooling, air handling and lighting from being in their ideal position on the ceiling. A structural report by DAT Design Ltd commented that if the first floor structure above the front room was to be retained it would require strengthening works (the full report is shown in the Appendix). These works would be so extensive that the report suggests they would make the project commercially unviable. Specialists in timber preservation, Newbridge Damp Proofing, discovered timbers in the first floor were found to have been badly affected by wood boring insects and general decay. They concluded that the whole section should be removed (see figure 7). This letter is available in the Appendix. An independent historical survey conducted by HBAS (the Historical Building Advisory Service) concluded that removal of the first floor would cause minimal amounts of 17/18th C fabric to be removed. This would be the existing floor beams, which they concluded were not originally in that position anyway. The vast majority of this floor is mid / late 19th century or more modern fabric'.

5.6 The justification, that the building is commercially unviable based on the low ceiling height, integrity to meet commercial loadings, difficulty to heat, cool and light the building in an ideal way, presence of infestation, strengthening works, and minimal 17th Century fabric is not considered sufficient to warrant removal of the floor for the following reasons.

5.7 The presence of a ceiling and its height is part of the building's character; a new use should adapt to the character of the building rather than the building being heavily and irreversibly altered to accommodate the standards of modern high street commercial businesses. Bearing this in mind, Officers have attempted to find a suitable compromise through the concurrent listed building consent application which proposed to raise the ceiling in order to address the issue of height. In relation to strengthening the existing floor, the structural report submitted outlines what would be required to strengthen the floor structure in section 3. The report concludes that this work would be commercially unviable and recommends that to ensure the floor structure does not have a negative impact on the commercial viability of the development the floor is either raised or removed. It is considered that the floor could be strengthened to be safe however this might result in a less than 'standard' commercial unit. However, this would still achieve a suitable compromise facilitating a new use and retaining the building's character.

5.8 Paragraph 70 of the circular mentioned above identifies the main criteria for the consideration of all listed building consent applications; this does not include cost. However, it does state that consideration should be given to 'the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings).' In addition, paragraph 94 refers to alterations and extensions, identifying important points to consider. It states "where new uses are proposed, it is important to balance

the effect of any changes on the special interest of the listed building against the viability of any proposed use and of alternative, and possibly less damaging uses'. It is considered that the previous applications and concurrent application to raise the floor find a suitable compromise to protect the building's character facilitating its restoration and its overall regenerative effect on the local environment. In terms of infestation and resulting structural integrity, in most cases for listed building consent where infestation has occurred that results in wholesale loss of existing historic fabric the correct conservation approach has been to replace on a like for like basis. This ensures the character of the building is protected and fabric is not removed without evidence of what was in place at the time of listing. If the condition of the beams is such that the floor cannot be salvaged it should be replaced and not used as a justification for its removal. In addition, there is nothing to suggest that suitable heating, cooling and lighting of the building cannot be achieved using non-standard approaches. .

5.9 The applicant does state that following the removal of the floor this would create a new exciting atrium feature to the space, whilst retaining the character of the listed building. The appearance of the resulting space will be drastically different from the existing character of the smaller, more intimate spaces separated by floors that are evidenced externally by the pattern of fenestration. The change to a dual height open space is out of character with a 19th Century Inn, it is a juxtaposition with the external character and creates drastically different proportions of space leaving architectural features such as windows and fireplaces appearing suspended in the wall. The resulting space is alien to the special character and proportions of spaces within the building that make up its historical and architectural importance.

5.10 .Annex D provides further guidance on the suitability of alterations to listed buildings. Paragraph 2 states that the "foremost principle which should guide works to historic buildings is conserve as found". It is not considered that the proposals follow this principle, or provide sufficient justification to deviate from it. Paragraph 7 states that "subsequent additions to historic buildings including Victorian or Edwardian accretions...will often add to the quality of a building and be of interest in their own right as part of its organic history. Generally, later features of interest should not be removed in order to restore a building to its earlier form". The historic building assessment provides a view on the evolution of the building stating that there has been significant change over time. It is agreed that the building has changed from its original period of construction, however it is also felt that each phase of its development does have a valuable part to play in understanding this evolution.

5.11 The application also proposed to leave the internal faces of the walls exposed, the plaster has been removed in order to assess the buildings construction. Appendix to Annex D provides further detailed consideration of listed building consent applications, in particular (a) 1. Walls: Alterations to wall surfaces are usually the most damaging that can happen to the overall appearance of an historic building. In addition (a) 5. Plaster and Render: Existing plaster or render should not be stripped off merely to expose rubble, brick or timber-framed walls that were never intended to be seen. Furthermore, paragraph 4.12.16 of the historic building assessment states in relation to the walls in question 'They are generally quite rough and so were probably not originally designed to be seen'. It is not considered that the removal of the plaster to expose what is suggested, but not confirmed, to be timber framing is appropriate. The cumulative impact of these changes is considered to be contrary to guidance and would have a detrimental impact on the special character of the building.

5.12 It is also important to consider the response from the Council's in-house Ecologist. This requests further information in the form of a preliminary assessment and potential further dawn/dusk survey work. However, it is considered that the works to the building that may have the biggest impact to the potential favourable conservation status of the protected species have in the most part been approved via previous applications. These applications could, subject to conditions being discharged, be implemented now. Furthermore, in particular application ref DC/2014/00367, was also assessed for the potential impact on protected

species where it was considered that the extensions to the rear of the building had 'negligible roosting features' and so no survey was required. On balance it is not considered that the condition of the building has changed sufficiently to warrant further investigation.

5.13 It is the main aim of the Local Authority to achieve the suitable restoration of the building. Whilst its current condition is concerning and does carry weight in the consideration of the proposals put forward, it is not considered sufficient to warrant such a drastic and detrimental change. It is however considered that there is an alternative approach to secure the restoration of the building that is, in principle supported, in the concurrent listed building consent application. Therefore the proposals to remove the internal floor structure are not considered to be fully justified. Equally, the proposals are not considered to be in line with the current guidance set out in WO Circular 61/96 and therefore due to the detrimental impact the proposals and the suitability of alternatives the application is recommended for refusal.

5.14 Well-Being of Future Generations (Wales) Act 2015

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 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: REFUSE

Reason:

1. The proposed removal of the floor will have a detrimental impact on the character of the internal spaces and proportions, would involve the loss of important historic fabric and is considered to be contrary to Welsh Office Circular 61/96 and Planning Policy Wales (PPW) Chapter 6.

DC/2016/01440

MODIFICATION OF CONDITION TO SUBSTITUTE THE ORIGINAL PLANS WITH PLANS AS BUILT

THE CHICKEN SHED, PARKHOUSE, TRELLECH, MONMOUTH

RECOMMENDATION: Approve

Case Officer: Paula Clarke

Date Registered: 15/12/2016

1.0 APPLICATION DETAILS

- 1.1 This is an application under Section 73 of the Town and Country Planning Act 1990 to vary a condition imposed on planning permissions DC/2011/00823 and DC/2016/01159 for the conversion of a redundant agricultural building into holiday accommodation. The condition to be varied is condition 1 attached to DC/2016/01159 which states that the development must be carried out in accordance with the approved plans. The building, as constructed, is not in accordance with the approved plans, therefore this proposal is to vary the approved plans to retain the holiday let as constructed.
- 1.2 The site is located within the Wye Valley Area of Outstanding Natural Beauty, adjoining Park House Wood which is a Site of Special Scientific Interest and The Elms which is a Site of Importance for Nature Conservation.

2.0 RELEVANT PLANNING HISTORY

DC/2011/00823 - Conversion of poultry barn to holiday let – Approved 15/02/2012

DC/2016/01159 - Non material amendment to the current planning permission (DC/2011/00823) to seek the addition of a condition specifying the original plan numbers – Approved 13/10/2016

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

- S1 Spatial distribution of housing
- S11 Visitor economy
- S13 Landscape, Green Infrastructure and the natural environment
- S17 Place making and design

Development Management Policies

- EP1 Amenity and Environmental Protection
- DES1 General Design Considerations
- H4 Conversion/rehabilitation of buildings in open countryside
- T2 Visitor accommodation outside settlements
- LC1 New built development in open countryside
- LC4 Wye Valley AONB
- LC5 Protection and enhancement of landscape character
- GI1 Green Infrastructure

4.0 REPRESENTATIONS

4.1 Consultations Replies

Trellech United Community Council – Recommends refusal.
Councillors are extremely unhappy about this application and the unacceptable precedent that it sets. TUCC wishes to make representations at Planning Committee.

4.2 Neighbour Notification

There has been one neighbour objection received:-

“The architectural merits of this building are irrelevant in the context of the building not having been built to the original plan. Both the original and the latest application have been submitted by a firm of professional architects who must have known that the footprint had increased - they would have done drawings I assume - and would also know that the planning officer should have been advised of the changes.at the time!
In the new submission it is claimed that the changes are not significant but my calculations suggest that an extra 11% floor space, enough for an extra room was gained. This is a lovely building but the integrity of our planning system has to be upheld”.

5.0 EVALUATION

5.1 Principle of the proposed development

- 5.1.1 The building was originally granted permission for conversion to holiday let accommodation in 2012 under Policy T3 of the Unitary Development Plan which stated that the change of use and extension of existing buildings would be preferred to free standing new tourist accommodation. It further stated “where extensive rebuilding of a redundant building is required the Council will impose conditions restricting the use to tourist accommodation only and will remove permitted development rights for extensions.”
- 5.1.2 It was considered that the building was well designed and in keeping with the character of the Wye Valley AONB and the scheme would enhance the visual amenity of the area. Remote tourist accommodation is required to support the rural economy, therefore it was considered that the tourist accommodation would be a sustainable development that would support local businesses and services.
- 5.1.3 Following the completion of the building works it was noted that the resultant building did not conform to the approved plans. The building was slightly larger and higher than approved with different fenestration. This application is the result of informal enforcement action to regularise the building and remedy this breach of planning control.
- 5.1.4 The changes from the original scheme to that built comprise the building being constructed with a higher eaves height, and increase in length and width of the building; therefore the resultant building is approximately 0.5m higher than approved, 1m longer in length and 0.25m wider. The northern porch projection was originally designed to be the entrance and boot room, however this has been enlarged by 0.5m in both length and breadth and is now used as a snug with the entrance to the building via a new porch on the north-eastern corner. There are also changes to the fenestration of the building in relation to position, size and number of windows and doors.

5.2 Residential Amenity

- 5.2.1 The nearest residential property is Blands which is located approximately 60m to the south-west of the site, therefore there is no detrimental impact on the residential amenities of this property which would be created by the proposal. The building is well screened from the south.

5.3 Response to the Representations of the Community/ Town Council (if applicable)

- 5.3.1 It is considered that approval of this application will not set an undesirable precedent as this holiday let was approved under Policy T3 of the UDP which allowed for substantial rebuilding/reconstruction. The current Policy T2 of the LDP does not permit the substantial rebuilding/reconstruction of buildings for holiday accommodation and such buildings must be capable of conversion in accordance with the strict terms of the residential conversion policy H4.

5.4 Well-Being of Future Generations (Wales) Act 2015

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 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.0 RECOMMENDATION: APPROVE

Conditions/Reasons

1. Notwithstanding the Town and Country Planning (General Permitted Development) Order 1995 as amended no additional lighting fixtures, other than that previously approved, shall be attached to or positioned in the curtilage unless approved by the LPA in writing.
2. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 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 enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected without the prior approval of the LPA.
3. The development hereby permitted shall be used for the purpose of providing holiday accommodation only.
4. The development hereby permitted shall not be occupied for a continuous period of more than 28 days by the same individual or the same group of persons in any calendar year and no person shall return within 28 days of a previous period of occupation.
5. A register of all lettings of the holiday unit hereby approved shall be maintained and made available for inspection by the Local Planning Authority at all times.

Reasons:

1. To protect species of conservation concern and to comply with LDP policy
2. This conversion is granted having regard to the Council's policies which relate to the conversion of redundant buildings in the countryside. If substantial extensions or alterations were necessary this development would not normally be favourably considered.
3. To ensure the property is occupied as holiday accommodation only
4. To ensure the property is occupied as holiday accommodation only.
5. To ensure the property is occupied as holiday accommodation only

DC/2016/01453

DEMOLITION OF EXISTING STRUCTURES ON SITE, CONSTRUCTION OF 25 NEW DWELLINGS AND ASSOCIATED WORKS

BROOKSIDE, NEDDERN WAY, CALDICOT

RECOMMENDATION: APPROVE

Case Officer: Nia Morrison

Date Registered: 15/12/2016

1.0 APPLICATION DETAILS

- 1.1 This application seeks the redevelopment of the former Brookside sheltered housing accommodation. The proposed development comprises demolition of the existing 1970s vacant block, which provided 42 single accommodation units, in order to facilitate the construction of 25 affordable dwellings.
- 1.2 The site comprises a roughly rectangular shaped parcel of land measuring 0.97ha. The site is bounded to the south by a public footpath that separates the south boundary with Bethany Baptist Church. Running parallel to the eastern boundary of the site is another well-established footpath/cycle link which connects to public open amenity space to the north of the site, as well as providing links to properties in Wentwood View. The footpath also provides a safe pedestrian route to Caldicot Town Centre, south of the site. The site is fairly level sloping slightly downwards from the east to the west. Bounding the west boundary of the site are the gardens of no's. 11- 17 Neddern Way and it is noted that no's 12-17 have pedestrian access from their gardens into the site. The site is characterised, particularly to the north, by a mixture of ornamental specimen trees including large, mature and smaller specimen trees.
- 1.3 The site is accessed to the south-west via Neddern Way. It is understood that the adopted highway reaches the junction with Neddern Way but does not include any of the road which acts to serve Brookside and this is third party private land owned by the County Council. Following an amendment to the application it is proposed to include this section of private highway within the application site to bring the entrance road that serves the development to an adoptable standard. There is also currently a Public Right Of Way (PROW) No. 354/34 that is shown on the Definitive Map as running north to south through the site and through the Brookside building; therefore it has not been in use since Brookside was constructed in the 1970s. The proposed development has been advertised accordingly as development that affects the route of a PROW.
- 1.4 The site is within the development boundary of Caldicot and is not constrained by any flooding, ecological or conservation designations. To the north of the site approximately 540m away is the Neddern Brook Wetlands Site of Special Scientific Interest (SSSI). It has also been identified that the site is located within Zone 1 of the Great Spring Source Protection Zone (SPZ1).
- 1.5 Prior to the formal submission of this application a pre-application consultation was undertaken by the developer with the local community in accordance with the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

2.0 RELEVANT PLANNING HISTORY

There is no relevant history in relation to the site, although it is noted there is planning permission recently granted for extension to Bethany Baptist Church adjacent to the southern boundary of the site:

DC/2011/00577 – Side extension to church building – Approved 26.08.2011

DC/2014/01405 – Amendments to 2011/00577 – Approved 05.12.2014

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 – Spatial Distribution of New Housing Provision

S4 – Affordable Housing

S12 – Efficient resource Use and Flood Risk

S13 – Landscape, Green Infrastructure and the Natural Environment

S16 – Transport

S17 – Place Making and Design

Development Management Policies

H1 – Residential Development within Main Towns

DES1 – General Design Considerations

EP1 – Amenity and Environmental Protection

NE1 – Nature Conservation and Development

G11 – Green Infrastructure Provision

LC5 – Protection and Enhancement of Landscape Character

MV1 – Development and Highway Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

4.1.1 Caldicot Town Council – recommends refusal with the following comments:

- Support developments which bring affordable housing into the area.
- However, significant concerns were expressed regarding the lack of consultation concerning the site and inability of time for consultation during the pre-application process.
- Representation made to local ward member by the public.
- Concerns were expressed regarding traffic and access around the development.

4.1.2 MCC Planning Policy - It is noted the site was previously an elderly peoples' complex but has been vacant for some time. The site is located within the Town Development Boundary (TDB) for Caldicot; a small area outside the boundary but within the red line boundary relates to an area of existing Area of Amenity Importance that is proposed to be retained and incorporated into the scheme. The location of the proposed residential development within the TDB meets the requirements of Strategic Policy S1 and Policy H1 of the LDP in principle, subject to detailed planning considerations. As the site relates to a scheme for 100% affordable housing Strategic Policy S4 relating to affordable housing provision is satisfied.

A small portion of the site within the red line boundary is also located within a Minerals Safeguarding Area as designated in Policy M2, this also appears to relate to the area of open space. There would need to be a buffer to protect existing residential dwellings in the locality from the impact of minerals working, as a consequence, minerals extraction would not be feasible in this location. The development would not sterilise land beyond the existing buffer zone site as the proposal includes this as open space, there is therefore considered to be no conflict with Policy M2. A small area to the east of the site is also located within an Area of Amenity Importance as designated in Policy DES2. This is located within an area retained as open space and there is subsequently no conflict with Policy DES2.

Policy DES1 in relation to General Design, Policy EP1 relating to Amenity and Environmental Protection and Strategic Policy S17 relating to Place Making and Design would also need to be considered. Policy G11 should also be referred to in relation to Green Infrastructure. Policy MV1 regarding access and car parking and Policy MV2 relating to highway considerations and sustainable transport access are also of relevance. The proposed new pedestrian links through the site are welcomed.

- 4.1.3 MCC Highways Officer - No Objections. There are no highway grounds to sustain an objection to the application subject to conditions.
- 4.1.4 MCC Urban Design, Landscape and Green Infrastructure – The scheme demonstrates a good understanding of the site and its urban context and it has considered opportunities to improve the general design; the proposal also contributes to MCC's wider green infrastructure network. The proposed open space, access, retained trees and vegetation will enhance the appearance of the development and area of amenity importance. We are supportive of the proposal, subject to conditions.
- 4.1.5 MCC Tree Officer – Supports the proposal and recommends conditions to protect the existing trees within the site
- 4.1.6 MCC Ecology Officer - Satisfied that the submitted ecological report and method statement report recommendations are implemented and there should be no negative impacts on biodiversity as a result of the proposed development subject to conditions.
- 4.1.7 MCC Public Rights of Way Officer – Requests the footpath to be legally diverted.
- 4.1.8 MCC Affordable Housing Officer - Fully supportive of the proposal. There are 876 households on the Council's Housing Register requiring a home in Caldicot. The highest need for affordable housing in the area is for general needs accommodation with 756 households requesting one, two and three bed homes. The scheme is being supported with Social Housing Grant and is in the current SHG Programme.
- 4.1.9 MCC Building Control Officer – Makes the following comments:
- A Section 80 Notice of Demolition to be submitted 6 weeks prior to the date of intended demolition.
 - The dwellings will be subject to Regulation 37A, Automatic Fire Suppression system to BS9251:2014 are to be installed in each dwelling.
 - A geotechnical site investigation to be submitted with a Building Regulations application identifying the foundation/substructure design due to the presence of trees etc. A Radon report is also required.
 - Necessary consents should be obtained from Welsh Water in relation to Adoption and connections to the Foul drainage system. Details required for the surface water disposal from dwellings and hard landscaping.

4.1.10 Dwr Cymru Welsh Water (DCWW) – Requests condition for drainage strategy to be approved prior to works commencing.

4.1.11 South Wales Police (Crime Prevention) – No response to date.

4.1.12 SEWBREC Search Results – Various species of bat recorded foraging/commuting within the vicinity of the site.

4.2 Neighbour Representations

At the time of writing 9 representations were received in relation to the original submission and a further 3 following the re-consultation in relation to the inclusion of the unadopted highway. The concerns raised have been summarised below:

Principle of the development

- Loss of housing for the elderly
- It's too large a development on a relatively small site

Highway concerns

- Increase of traffic within the area
- Not enough parking proposed
- Dangerous access bend, which is too narrow
- An alternative route into the site is required that does not go via Avon Close/Neddern Way

Visual amenity concerns

- Poor layout - no need to build so close to the properties in Neddern Way
- Plots 1 & 2 do not blend in with the surroundings of the bungalows on Neddern Way and the single storey Bethany Baptist Church.
- Proximity of plots 1-6 with the proposed extension of Bethany Baptist Chapel
- Layout should be changed so the road into the site runs past the boundary with the Church

Privacy concerns

- Overlooking from proposed plots 1 & 2 into No. 17 Neddern Way
- Overlooking from proposed plots 22 & 23 into No. 13 Neddern Way
- Overlooking from proposed plots 7 & 8 towards No. 79 Wentwood View
- Noise from residential gardens that could impact on Church activities, such as funerals and vice versa; Church activities impacting on the amenity of the occupiers

Other issues

- Potential Anti-social behaviour
- What services/public realm will the development provide?
- Construction disturbance and noise; damage to the highway and impact on human health
- Access to build the Church extension
- Access for the owners of 12-17 Neddern Way to maintain their front boundary enclosures

One comment of support is received commenting that this redevelopment will contribute significantly to greater social mobility and help local families and people.

4.3 Local member representations

Local Member Cllr Easson has raised the following points summarised below:

1. There will be a potential increase in traffic movements whilst demolition and construction is underway – it is put forward by some residents that a dedicated roadway is constructed at the top end of Sandy Lane or a direct link to Church Road at the rear of Wentwood View.
2. Endorses the need for a Traffic Impact Assessment to be submitted to ensure traffic into the site and within the site is managed.
3. Residents occupying No.s 11-17 Neddern Way have enjoyed access into the site from the front (eastern boundary) of their properties as outlined in the deeds dated 9th July 1917 – a footpath should therefore be incorporated into the scheme to run past the properties 11 - 17 Neddern Way so they can maintain their boundaries.
4. As proposed No's. 12 - 13 Neddern Way will not have access to maintain their properties. No's. 14 - 16 Neddern Way will lose the space where they currently park their car.
5. A Public Right of Way currently passes through the site and this will need to be extinguished and re-routed. I suggest it is re-routed across the front entrances of house No.s 12-17 Neddern Way into the open access beyond plots 20, 21, 22 and 23.
6. The resident at No. 17 is extremely concerned with the aspect of plots 1 and 2 which are oriented directly upon his garden and window. I would ask the positioning of these plots is reconsidered in light of his concerns.
7. The planned roadway leading into the estate will have four sharp turns and may create traffic hazards. I believe that a straight left hand turn off Neddern Way then having one left hand turn into the development opposite the Church would create a safer environment. This would allow the reconfiguration of plots 1 and 2 (plus 3-6) to satisfy the desire to plan frontages and alleviate the concerns of No. 17 Neddern Way.
8. Elders of the adjacent Church have expressed concerns of potential increase in noise and the proximity of proposed houses to the boundary of the Church, bearing in mind there is an agreed plan to extend the church.
9. Having the entry road directly opposite the church would create a buffer between them and plots 1-6.
10. A footpath should have been constructed along the frontages of 11-17 Neddern Way. This has partially been constructed but I believe not completed as funds were exhausted at the time of construction. Subsequently when MHA took over Brookside the entry road was never adopted by MCC Highways, but still remains under the ownership of MCC CC Estates.
11. Positive that a number of trees that are removed are replaced as over time some trees have grown out of control.
12. The roadway from Neddern Way up to the entry road at Brookside has not been adopted by MCC Highways and as a consequence drainage, road repairs, street lighting, etc., are not carried out by MCC Highways even though Estates hold the land in their portfolio. This situation will continue to be the case if it is not resolved as part of this planning development. It is important that Brookside estate and service roads should be built to an adoptable standard which would include the roadway between Neddern Way and Brookside.
13. The footpath running alongside Bethany Church from Neddern Way to Wentwood View has enjoyed the service of lighting fed from the Brookside supply. Recently power was isolated from the Brookside building plunging the footpath into darkness. This has been restored in the interim but a solution must be found by MCC to permanently resolve this lighting issue.
14. Residents of two properties in Wentwood View have expressed concerns. The Caldicot Castle Ward Member cannot comment as she is a Member of the Planning Committee.

Following the amendment to include the unadopted highway as part of the scheme (submission of (04 100 C) Location plan and (04 101 D) Site layout) the further following comments were made:

- Pleased to see that the curtilage has been extended to allow for a full adoption of the roads
- Concerns still remain in relation to the frontages along Neddern Way that remain impounded
- Concerns that the suggestion to redirect the road so that there is a buffer with Bethany Baptist Church has not been accepted. This suggestion would have also alleviated the concerns of the resident at No. 17 Neddern Way.
- Have requests to seek alternative routes into the development been considered?
- Traffic Management Assessments need to be in place after completion of the development to reconsider the situation then.

5.0 EVALUATION

5.1 Principle of Development

5.1.1 The site is within the Caldicot's development boundary and therefore the principle of housing on this site is in accordance with Monmouthshire's housing strategy set out in policies S1, S4 and H1 of the LDP which seeks to provide housing and affordable housing in sustainable locations. This is subject to detailed planning considerations and other policy requirements of the LDP which are explored in detail in the ensuing sections.

5.1.2 In terms of the principle of the demolition of the existing building although true to its 1970s architectural time the building is in a poor state of repair, it is not listed and the site is not within a Conservation Area and therefore the existing building can be demolished without the need for planning consent, subject to ecology reports and approval of the means of demolition and site restoration. There is no concern in principle therefore in relation to the loss of the building to be demolished.

5.2. Site layout and Design, Landscape Impact and Trees

5.2.1 The proposed development comprises 25 dwellings on a site area of 0.97ha mainly made up of semi-detached 2 and 3 bedroom two-storey houses, with one terrace of three (house types A,B and C), 2 no. bungalows (house type E) and 4 no. one bed flats (house type D). It is therefore noted that the proposed housing is low density for the size of the site whereby DES1 (I) states that '*the minimum net density of development should be 30 dwellings per hectare*' subject to the characteristics of this site. In this case having a lower density than the desired minimum is considered acceptable having regard to the mature trees that are to be retained as a visual asset to the development.

5.2.2 The layout of the proposed development is formed around the access road which enters the site off Brookside's existing access road and forms a cul-de-sac road layout, that has been designed to be brought up to adoptable standards. The majority of dwellings front the internal access road with private gardens to the rear. Plots 1 and 2 face out onto the public entrance of the site. The layout has been influenced by the desire to retain and protect existing mature trees that are within the site and provide a permeable relationship with the open space and public footpath along the eastern boundary of the site. The existing open space along the eastern boundary of the site, is retained and enclosures onto this land will be railings with the open shared spaces of the site. Where rear private gardens bound this open space these gardens are proposed to be enclosed with a 1.8m high brick wall. The same enclosure treatment is

also applied with the footpath link that runs parallel with the southern boundary of the site. To the north of the site this will be enclosed with a close boarded fence and to the western site boundary close boarded fences are proposed with the gardens of Neddern Way.

- 5.2.3 It is considered that the enclosure treatment proposed is acceptable and there has been thought put into the visual impact of the proposed enclosures. The railings along the eastern and southern boundary will provide transparency and open surveillance onto this public open space and footpaths and the brick wall for the private rear gardens will be a visually pleasing enclosure. It is anticipated there will be limited public view points of the boarded fences, the close boarded fence along the northern boundary of the site will be screened by the existing protected mature trees.
- 5.2.4 The houses are designed to Design Quality Requirements (DQR) set by the Welsh Government for affordable homes. This ensures houses meet space standards, are secure, are accessible for all and designed to maximise energy efficiency. In terms of external materials of the dwellings a traditional palette has been chosen of red clay brick (all units except 14-16, 21-24) and rendered walls for 14-16, 21 and 24 with reconstituted stone door heads and window cills and reconstituted tiles for the roofs. Windows would be uPVC but with a traditional glazing pattern and bay windows to house types C and D. Chimneys have been added to dwellings that have key/prominent vistas (these have been identified as plots 1, 2, 6, 7, 8, 15, 16 and 21). All house types are to have at least one window to the side elevations to provide surveillance onto open public areas and add interest to the gable ends. Further conditions are requested to agree samples of materials and also surface materials to ensure a high quality and aesthetically pleasing finish.
- 5.2.5 With regards to the mature trees on the site, some trees will have to be removed to facilitate the development. The Arboricultural Implications Assessment (AIA) shows that the tree losses consist of mainly low quality species. There are opportunities to mitigate trees loss via additional tree planting to supplement the existing and a comprehensive planting plan has been submitted. The Council's Tree Officer is supportive of the proposals and recommends a condition to be used to prevent damage of the trees to be retained during the construction phase.
- 5.2.6 Overall, it is considered that the proposed visual impact of the development will be in keeping with the surrounding area in terms of scale, density and design. The proposed layout, design of houses, materials and the desire to design the layout to incorporate and retain the existing trees within the site and introduce Green Infrastructure management will further help the proposed development to assimilate into the wider landscape without harming the existing character and appearance of the area. The proposal is considered to enhance this area of Caldicot. This view is echoed by the Council's Urban Design and Landscape Officer who comments that *'the scheme demonstrates a good understanding of the site and its urban context and it has considered opportunities to improve the general design. The proposed open space, access, retained trees and vegetation will enhance the appearance of the development and area of amenity importance.'* A planning condition will ensure the proper management of the 'Green Assets' of the site for the next 20 years.

5.3 Access, Parking, Traffic and Sustainable Travel

- 5.3.1 Vehicular access to serve the development is proposed to connect directly onto the existing access road serving Brookside. Brookside is a private road in third party ownership which gains access directly onto Neddern Rise. There will be a single point of access into and out of the site with the estate road terminating in a turning head,

which has been designed to a standard in order to facilitate the turning of refuse vehicles and emergency vehicular services which will be able to enter the site. The access road would maintain its 5m width with 1.8m footways throughout the site. The proposed layout has therefore been designed in accordance with current adoptable design standards and there are no grounds to object to the proposed layout and access road.

- 5.3.2 In terms of parking, it is proposed to provide one space per bedroom for each house type, i.e the one bedroom flats have one space, the two bedroom houses have two parking spaces provided and the three bedroom houses have three parking spaces. Based on the number of dwellings proposed the parking requirements are 52 spaces and it is proposed to provide 52 car parking spaces for the development. The proposed development therefore is considered to be compliant with the Council's adopted parking standards.
- 5.3.3 With regards to traffic impact on the existing highway network, the Transport Statement (TS) submitted with the application has compared the site's extant use for sheltered housing and the proposed 25 dwellings' development vehicular trip rates. The site's extant use has an average of 13 two way trips in the AM peak and 15 two way trips in the PM peak. The projected trip rates from the proposed development are 13 in the AM peak and 10 in the PM peak. In comparison the AM peak period remains the same whereas there is a projected reduction of 5 trips in the PM peak period. The Council's Highway Officer has considered the TS and is satisfied that the level of traffic proposed from the development will have a minimal impact on the existing highway network and the proposed development will not exacerbate the existing situation to the detriment of highway safety.
- 5.3.4 In terms of sustainable travel, The Active Travel Bill (Wales) requires local authorities to continuously improve facilities and routes for pedestrians and cyclists and to consider their needs at design stage. It is considered that that this proposal has met this need providing a clear access route through the site and enhancing connections to the existing footpath and cycle links to the southern and eastern boundaries of the site, which connect the development to Caldicot Town Centre. (The proposed site plan currently indicates a footpath link between the rear boundaries of plots 1 & 2 with the side boundary of plot 3; this is to be removed from the scheme once the existing PROW route, which currently goes through the Brookside building, is legally diverted).
- 5.3.5 In terms of access to public transport there are bus stops within reasonable walking distance along Green Lane and Sandy Lane and a train station approximately 1.8 km from the site. Based on the site's location within Caldicot and proximity to the Town Centre and its active and sustainable transport links it is considered that the development satisfies the requirements set out in the Active Travel Act 2013.

5.4 Biodiversity Considerations

- 5.4.1 Based on the current objective survey and assessment available, enough ecological information has been submitted to make a lawful planning decision. The bat surveys conducted identified that a non-maternity pipistrelle roost will be destroyed as part of the development. Impacts will therefore include the loss of this roost and some loss of some foraging habitat due to some loss of trees. Mitigation is recommended to reduce the impact of the roost's loss.
- 5.4.2 A European Protected Species derogation licence will be required in order to carry out the works (demolish the buildings). Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat

Regulations 2010 (as amended) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests have been considered in consultation with Council's Biodiversity and Ecology Officers as follows:

- (i) *The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

The site is a brownfield site within the development boundary of Caldicot wherein residential development is acceptable in principle and the need for housing is considered to outweigh the benefit of retaining the buildings as existing which serve no useful purpose.

- (ii) *There is no satisfactory alternative*

The proposal is necessarily site specific and the 'do nothing' option would not be in the public interest.

- (iii) *The derogation is not detrimental to the maintenance of the population of the species concerned by a favourable conservation status in their natural range.*

The requirement of a licence will secure the Method Statement and it is considered in these circumstances that a separate Method Statement condition is not necessary. On balance it is considered that the proposed development will not be detrimental to the maintenance of the population of bats in the area.

5.4.3 In the light of the circumstances outlined above, which demonstrate that the three tests would be met, and having regard for the advice of the Council's Biodiversity Officer, it is recommended that planning conditions are used to secure the following:

- Ecological enhancements for roosting bats
- Lighting strategy

5.5 Residential Amenity

5.5.1 In terms of privacy and overlooking and the impact of the proposed development on the existing residential properties of no's 12-17 Neddern Way, separation distances between the proposed and existing developments meet satisfactory planning standards and therefore no significant overlooking impact upon the properties of Neddern Way is anticipated as a result of the development. This is explained in detail for each property below:

- No. 17 - The distance from the front elevation of plots 1 and 2 with the existing first floor picture window on the rear elevation of no. 17 is approximately 28m. This window to window separation distance therefore exceeds the widely applied standard of 21m and thus, there would not be any unacceptable overlooking towards the rear of no.17. The distance of the windows of plots 1 and 2 with the rear garden boundary of n. 17 is approximately 15m and again this is considered an acceptable distance for there to be no unacceptable overlooking into the private rear garden of no.17.

- No.s 15 & 16 - There are no properties proposed directly behind these properties and therefore no overlooking will impact these properties.
- No.14 – The distance from the single storey side gable elevation of plot 24 with the rear elevation of no. 14 is approximately 21m. As plot 24 is a bungalow and there would be no first floor windows on its side elevation there would be no overlooking impact. Plot 24 is set approximately 6m away from the shared boundary and as plot 24 is a bungalow the development is considered not to be overbearing towards the amenity area of the occupiers of no. 14 and also no. 15.
- No. 13 – The distance from the rear elevation of plots 23 and 22 with no. 13 is approximately 28m. The habitable window to window distance therefore exceeds the 21m standard and an acceptable impact is achieved.
- No.12 - The distance from the rear elevation of plot 23 with no. 12 is approximately 19m, falling below the 21m standard; however this is considered to be acceptable considering that no. 12 is a bungalow with a roof that pitches down towards the site and has no first floor windows. The distance of 19m is between the nearest points of the built structures rather than window separation distances.

5.5.2 In terms of the impact of the properties to the east of the site at Wentwood View again there is more than adequate window to window separation of approximately 34m.

5.5.3 With regards to the impact of the proposal on the Bethany Baptist Church immediately south of the site, it is noted that there is a proposal to extend the Church to the north with a single storey addition (approved under applications DC/2011/00577 and DC/2014/01405) but this has not yet been constructed. Nevertheless it is considered that if the Church extension was to be built the relationship between the rear gardens and the Church extension (and the use of the Church) is not considered to be detrimental to each other. There are several instances whereby residential uses are in close proximity/adjointing church sites and it does not affect the use and amenity of each of the users.

5.5.4 Within the site it is considered that the layout has been designed to ensure acceptable separation distances between dwellings and habitable rooms to ensure that normal standards of privacy are met.

5.5.5 Overall although it is acknowledged that the proposed development will change the outlook of the occupiers of no's 12-17 Neddern Way. However there is no right to a view and this is a built up area of Caldicot within the town's development boundary where residential housing is to be expected. It is appreciated that there could be changes to the layout that may alleviate the occupiers of no's 12-17 Neddern Way's outlook. This is not the scheme presented for assessment and based on the planning merits of the scheme before Members it is considered that there is an acceptable impact upon the amenity of the existing residents of Neddern Way, Wentwood View and the users of Bethany Baptist Church.

5.6 Other issues

- 5.6.1 The ownership of the land and the private rights of way over the application site are a private legal matter and not a material planning consideration. Nevertheless private access for no's 12-17 Neddern Way will remain, with each of these properties retaining private pedestrian access into the site, as illustrated on the submitted site plan (04)101 D.
- 5.6.2 Perceived anti-social behaviour by future residents occupying the proposed development is conjecture and not a material planning consideration.
- 5.6.3 In terms of suggestions to amend the scheme, this detailed planning assessment is considered on the merits of the development put before the Local Planning Authority and as addressed above the development is considered to propose a well-designed, sustainable housing layout that has pleasing amenity benefits and minimal amenity impact upon the existing surroundings.
- 5.6.4 In relation to construction disturbance from vehicles and noise of the build a pre-commencement condition will ensure a construction management plan is submitted to address hours of working and to ensure that best practice in terms of site management are adhered to.

5.7 Response to Local Member considerations and the Town Council's objections

- 5.7.1 The majority of the issues raised have been addressed in full in the main body of the report.
- 5.7.2 In terms of concerns regarding lack of pre-consultation there has been a thorough pre-consultation with the community prior to the formal submission of the application in full accordance with the legislation provided by the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 and this is evidenced in the pre-application consultation (PAC) report dated December 2016 and submitted as part of the application. This PAC report addresses issues raised by the community and demonstrates engagement with the community throughout the design process. In addition to this mandatory consultation the application also carried out a non-statutory public consultation in October 2016. Therefore two separate public consultations have taken place.
- 5.7.3 Furthermore the development was also discussed at the Sevenside Area Committee on the 25th January 2017, but following this meeting it was not considered by officers that amendments to the submitted scheme were required.

5.9 Well-Being of Future Generations (Wales) Act 2015

- 5.9.1 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 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

5.10 Section 106 Heads of Terms

5.10.1 The provision of the 100% affordable housing will be secured under a Section 106 legal agreement.

6.0 RECOMMENDATION: APPROVE subject to a s106 agreement

Conditions:

1	This development shall be begun within 5 years from the date of this permission.
2	The development shall be carried out in accordance with the list of approved plans set out in the table below.
	<u>Pre-commencement conditions</u>
3.	<p>Prior to the commencement of the development hereby approved a notice shall be given to the local planning authority.</p> <p>(a) stating the date on which the development is to begin;</p> <p>(b) giving details of the planning permission and of such other matters as is required by Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended (“the Order”).</p> <p>Reason: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.</p>
4.	No development shall commence on site until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved CTMP.
	<u>Pre- superstructure works conditions</u>
5.	No superstructure works shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
6.	<p>No superstructure works shall commence on site until a Green Infrastructure Management Plan is submitted to and approved in writing by the LPA. The content of the Management Plan shall include the following.</p> <p>a) Description and evaluation of Green Infrastructure assets to be managed.</p> <p>b) Trends and constraints on site that might influence management.</p> <p>c) Aims and objectives of management.</p> <p>d) Appropriate management options for achieving aims and objectives.</p> <p>e) Prescriptions for management actions.</p> <p>f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a twenty-year period).</p>

	<p>g) Details of the body or organization responsible for implementation of the plan.</p> <p>h) Ongoing monitoring and remedial measures.</p> <p>The Management Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.</p>
7.	<p>No superstructure works shall commence until an Estate Street Phasing and Completion Plan has been submitted to and approved in writing by the Local Planning Authority. The Estate Street Phasing and Completion Plan shall set out the development phases and the standards to which the estate streets serving each phase of the development will be completed. The development shall be carried out in accordance with the approved Estate Street Phasing and Completion Plan.</p> <p>Reason: To ensure that the estate streets serving the development are completed and thereafter maintained to an acceptable standard in the interest of residential / highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the development and to safeguard the visual amenities of the locality and users of the highway.</p>
8.	<p>No superstructure works shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established.</p>
9.	<p>No superstructure works shall commence until full engineering, drainage, street lighting and construction details of the streets proposed for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: In the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.</p>
10.	<p>No superstructure works shall commence on site until details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the LPA.</p> <p>Development shall be carried out in accordance with the approved details.</p>
11.	<p>No superstructure works shall commence on site until details of hard surface materials (footway) and minor artefacts/structures (the street furniture) have been submitted to and approved in writing by the LPA.</p>
12.	<p>Prior to the installation of external lighting, a "lighting design strategy" shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <p>a) identify those areas/features on site that are particularly sensitive for light sensitive bat species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for</p>

	<p>foraging; and b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with Section 6 of the Environment Act (Wales) 2016 and LDP policies EP3 and NE1</p>
	<p><u>Compliance conditions</u></p>
13.	<p>Rigid, immovable fencing in accordance with BS 5837:2012 – Trees in relation to Design, Demolition and Construction – Recommendations (BS5837) shown at APPENDIX 3 A of the Tree Survey dated July 2016 and Site Layout Drawing no. (04) 101 Rev B, will be installed around the root protection areas of each of the retained trees before occupation of the site by the demolition team, and will remain in place until the completion of the scheme. Protective barriers may only be temporarily removed for access purposes with the express written permission of the Local Planning Authority (LPA). In the event of any works being unavoidable within the RPA of any retained tree an Arboricultural Method Statement (AMS) in accordance with BS 5837 will be submitted for approval by the LPA. This will include measures for ground protection to prevent soil compaction as detailed at APPENDIX 3 B of the Tree Report. The developer will appoint a professional Arborist to perform a watching brief for the duration of both the demolition and construction phases of the scheme. The Arborist will report in writing to the Tree Officer of the LPA at intervals to be agreed prior to commencement.</p>
14.	<p>No removal of hedgerows, trees or shrubs <i>brambles, ivy and other climbing plants or works to or demolition of buildings or structures that may be used by breeding birds</i> shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.</p> <p>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).</p>
15.	<p>The scheme shall incorporate 4no artificial nest boxes for starling and 4no artificial nest boxes for house sparrows into the fabric of the new buildings in accordance with the details shown on drawing no.E1673701/002 Annotated bat mitigation plan.</p> <p>Reason: to compensate for the loss of bird nesting availability in the existing building in accordance with Section 6 of the Environment Act (Wales) 2016 and LDP policy NE1.</p>

Informatives:

Major Development - Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it, in accordance with Schedule 5B to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended and Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.

Bats -. Please note that Bats are protected under The Conservation of Habitats and Species (as amended) Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended). This protection includes bats and places used as bat roosts, whether a bat is present at the time or not. If bats are found during the course of works, all works must cease and the Natural Resources Wales contacted immediately.

We advise that the applicant seeks a European Protected Species licence from NRW under Regulation 53(2)e of The Conservation of Habitats and Species (Amendment) Regulations 2012 before any works on site commence that may impact upon bats. Please note that the granting of planning permission does not negate the need to obtain a licence.

Street Naming/Numbering - The Naming & Numbering of streets and properties in Monmouthshire is controlled by Monmouthshire County Council under the Public Health Act 1925 - Sections 17 to 19, the purpose of which is to ensure that any new or converted properties are allocated names or numbers logically and in a consistent manner. To register a new or converted property please view Monmouthshire Street Naming and Numbering Policy and complete the application form which can be viewed on the Street Naming & Numbering page at www.monmouthshire.gov.uk. This facilitates a registered address with the Royal Mail and effective service delivery from both Public and Private Sector bodies and in particular ensures that Emergency Services are able to locate any address to which they may be summoned.

PROW – Public Right of Way No 354/34 in the Community of Caldicot must be kept open and free for use by the public at all times, or alternatively, a legal diversion or stopping-up Order must be obtained, confirmed and implemented prior to any development affecting the Public Right of Way taking place. No barriers, structures or any other obstructions should be placed across the legal alignment of the paths. In accordance with the GDPO, please ensure that the application is advertised in a local newspaper and prescribed organisations are consulted. *(Please refer to guidance note available from Planning Section for further information)*

Public sewers - The proposed development site is crossed by two public sewers with their approximate positions being marked on the attached Statutory Public Sewer Record. Their positions shall be accurately located, marked out on site before works commence and no operational development shall be carried out within 3 metres either side of the centreline of each public sewer.

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Appeals - Detail Report

Report Parameters:

Report Requested By:	
Report Date:	30-Jan-2017 at 11:22
Sort Sequence:	

Total Applications Found:	9
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Planning Objects Associated to Appeal

Associated Planning Objects:				
Object	Linked	UniqueReference	Description	Type

Appeal Details

Local Reference:	DC/2015/00938			
DOE Reference 1:	E6840/A	DOE Reference 2:	/16/3162841	
Appeal Type:	Written Representation			
Appeal Application Type:				
Reason For Appeal:	Against a Refusal			
Appeal Received Date:	16-Nov-2016			
Appeal Description:	Demolition of existing dwelling and detached Garage. Erection of replacement dwelling and detached Garage.			
Site Address:	Relocation of existing vehicular access. Orchard House, Llanbadoc, Usk, NP15 1TE			

Appeal Decisions

Appeal Decision Type:				
Appeal Decision Text:				
Appeal Decision Qualifier:				
Appeal Decision Level:				
Appeal Legal Agreement:	N			
Date Signed:				
Appeal Decision Date:				
Appeal Conditions				
Type:	No:	Text	Effect Date:	Deact. Date:
Appeal Decision History				
Status:	Decision Type:			Dec. Date:

Other Details / Audit

Team: DC Case Officers	Officers Name: Kate Bingham		
Telephone Number: 01633 644810	Fax Number:	E-Mail Address: katebingham@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 16-Nov-2016	Created By: KEECHM	Updated On: 16-Nov-2016	Updated By: PLUMBG
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:	CON29 Question:				
Summary:					
Text:					
Create On:	Created By:				
Updated On:	Updated By:				
Deactivated Date:	Checked:				
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:				
Object	Linked	UniqueReference	Description	Type

Appeal Details

Local Reference:	DC/2015/01431			
DOE Reference 1:	E6840/V		DOE Reference 2:	/16/3164287
Appeal Type:	Public Inquiry			
Appeal Application Type:				
Reason For Appeal:	Referred to Welsh Ministers			
Appeal Received Date:	09-Jan-2017			
Appeal Description:	Demolition of existing industrial sheds and the erection of 60 no. serviced hotel apartments, 3,700 sqm destination spa, ancillary mixed use development (up to 3,000 sqm), energy centre, landscaping, car parking and other ancillary development. Also, reserved matters for access approval.			
Site Address:	Valley Enterprise Park, Hadnock Road, Monmouth, Monmouthshire, NP25 3NQ			

Appeal Decisions

Appeal Decision Type:				
Appeal Decision Text:				
Appeal Decision Qualifier:				
Appeal Decision Level:				
Appeal Legal Agreement:	N			
Date Signed:				
Appeal Decision Date:				
Appeal Conditions				
Type:	No:	Text	Effect Date:	Deact. Date:
Appeal Decision History				
Status:		Decision Type:		Dec. Date:

Other Details / Audit

Team: DC Case Officers	Officers Name: Craig O'Connor		
Telephone Number: 01633 644849	Fax Number:	E-Mail Address: craig'o'connor@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 09-Jan-2017	Created By: PLUMBG	Updated On: 09-Jan-2017	Updated By: KEECHM
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
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Summary:					
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Create On:	Created By:				
Updated On:	Updated By:				
Deactivated Date:	Checked:				
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Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:				
Object	Linked	UniqueReference	Description	Type

Appeal Details

Local Reference:	DC/2016/00701	DOE Reference 2:	/16/3161437
DOE Reference 1:	E6840/D		
Appeal Type:	Written Representation		
Appeal Application Type:			
Reason For Appeal:	Against a Refusal		
Appeal Received Date:	02-Nov-2016		
Appeal Description:	Erection of a free-standing car port.		
Site Address:	109A Chapel Road, Abergavenny, NP7 7DR		

Appeal Decisions

Appeal Decision Type:	Appeal Dismissed
Appeal Decision Text:	Appeal Dismissed
Appeal Decision Qualifier:	
Appeal Decision Level:	Planning Inspector
Appeal Legal Agreement:	N
Date Signed:	
Appeal Decision Date:	20-Dec-2016

Appeal Conditions

Type:	No:	Text	Effect Date:	Deact. Date:
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Appeal Decision History

Status:	Decision Type:	Dec. Date:
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Other Details / Audit

Team: DC Case Officers	Officers Name: Andrew Jones		
Telephone Number: 01633 644808	Fax Number: 01633 644800	E-Mail Address: andrewjones3@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 02-Nov-2016	Created By: BAILEYL	Updated On: 02-Nov-2016	Updated By: KEECHM
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:		CON29 Question:			
Summary:					
Text:					
Create On:		Created By:			
Updated On:		Updated By:			
Deactivated Date:		Checked:			
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:

Object	Linked	UniqueReference	Description	Type
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Appeal Details

Local Reference:	DC/2016/00917	DOE Reference 2:	/16/3164934
DOE Reference 1:	E6840/D		
Appeal Type:	Written Representation		
Appeal Application Type:			
Reason For Appeal:	Against a Refusal		
Appeal Received Date:	12-Dec-2016		
Appeal Description:	Proposed single storey lean-to extension on the rear elevation		
Site Address:	Highway Barn, Common Road, Mitchel Troy, NP25 4JB		

Appeal Decisions

Appeal Decision Type:	
Appeal Decision Text:	
Appeal Decision Qualifier:	
Appeal Decision Level:	
Appeal Legal Agreement:	N
Date Signed:	
Appeal Decision Date:	

Appeal Conditions

Type:	No:	Text	Effect Date:	Deact. Date:
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Appeal Decision History

Status:	Decision Type:	Dec. Date:
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Other Details / Audit

Team: DC Case Officers	Officers Name: Craig O'Connor		
Telephone Number: 01633 644849	Fax Number:	E-Mail Address: craigo'connor@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 12-Dec-2016	Created By: KEECHM	Updated On: 12-Dec-2016	Updated By: BAILEYL
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:	CON29 Question:				
Summary:					
Text:					
Create On:	Created By:				
Updated On:	Updated By:				
Deactivated Date:	Checked:				
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:

Object	Linked	UniqueReference	Description	Type
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Appeal Details

Local Reference:	DC/2016/00949	DOE Reference 2:	/16/3165424
DOE Reference 1:	E6840/A		
Appeal Type:	Written Representation		
Appeal Application Type:			
Reason For Appeal:	Against a Non Determination		
Appeal Received Date:	18-Jan-2017		
Appeal Description:	Erection of an extension to create a first floor.		
Site Address:	Bungalow Glen Trothy Caravan Park, Mitchel Troy Road, Mitchel Troy, NP25 4BD		

Appeal Decisions

Appeal Decision Type:	
Appeal Decision Text:	
Appeal Decision Qualifier:	
Appeal Decision Level:	
Appeal Legal Agreement:	N
Date Signed:	
Appeal Decision Date:	

Appeal Conditions

Type:	No:	Text	Effect Date:	Deact. Date:
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Appeal Decision History

Status:	Decision Type:	Dec. Date:
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Other Details / Audit

Team: DC Case Officers	Officers Name: Jo Draper		
Telephone Number: 01633 644812	Fax Number:	E-Mail Address: Jodraper@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 18-Jan-2017	Created By: PLUMBG	Updated On: 18-Jan-2017	Updated By: HAZARDGA
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:	CON29 Question:				
Summary:					
Text:					
Create On:	Created By:				
Updated On:	Updated By:				
Deactivated Date:	Checked:				
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:				
Object	Linked	UniqueReference	Description	Type

Appeal Details

Local Reference:	DC/2016/01033			
DOE Reference 1:	E6840/V	DOE Reference 2:	/17/3166811	
Appeal Type:	Public Inquiry			
Appeal Application Type:				
Reason For Appeal:	Referred to Welsh Ministers			
Appeal Received Date:	23-Jan-2017			
Appeal Description:	Proposed demolition of the existing Grade II listed building in Magor (Woodland House) known locally as 'The Magor Vicarage' and curtilage buildings, to accommodate the proposed alignment of the M4 Corridor around Newport Scheme, should the Welsh Ministers decide to make the statutory orders following a Public Local Inquiry and progress with construction.			
Site Address:	Woodland House, Newport Road, Magor, NP26 3BZ			

Appeal Decisions

Appeal Decision Type:				
Appeal Decision Text:				
Appeal Decision Qualifier:				
Appeal Decision Level:				
Appeal Legal Agreement:	N			
Date Signed:				
Appeal Decision Date:				
Appeal Conditions				
Type:	No:	Text	Effect Date:	Deact. Date:
Appeal Decision History				
Status:		Decision Type:		Dec. Date:

Other Details / Audit

Team: DC Conservation	Officers Name: Amy Longford		
Telephone Number: (01633) 644877	Fax Number: (01633) 644800	E-Mail Address: amylongford@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 23-Jan-2017	Created By: KEECHM	Updated On: 23-Jan-2017	Updated By: BAILEYL
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:	CON29 Question:				
Summary:					
Text:					
Create On:	Created By:				
Updated On:	Updated By:				
Deactivated Date:	Checked:				
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:				
Object	Linked	UniqueReference	Description	Type

Appeal Details

Local Reference:	DC/2016/01194	DOE Reference 2:	/17/3167426	
DOE Reference 1:	E6840/D			
Appeal Type:	Written Representation			
Appeal Application Type:				
Reason For Appeal:	Against a Refusal			
Appeal Received Date:	19-Jan-2017			
Appeal Description:	Conversion of loft space above existing garage to create a home gym and office, including the installation of two dormer roof windows.			
Site Address:	1 Chapel Road, Abergavenny, NP7 7DN			

Appeal Decisions

Appeal Decision Type:				
Appeal Decision Text:				
Appeal Decision Qualifier:				
Appeal Decision Level:				
Appeal Legal Agreement:	N			
Date Signed:				
Appeal Decision Date:				

Appeal Conditions

Type:	No:	Text	Effect Date:	Deact. Date:
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Appeal Decision History

Status:	Decision Type:	Dec. Date:
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Other Details / Audit

Team:	DC Case Officers	Officers Name:	Andrew Jones	
Telephone Number:	01633 644808	Fax Number:	01633 644800	E-Mail Address:
				andrewjones3@monmouthshire.gov.uk
Unclear Plans:	N	No Plans Available:	N	Major/Key Proposal:
				N
Unclear Records:	N	No Plans:	N	Private Road:
				N
Created On:	19-Jan-2017	Created By:	BAILEYL	Updated On:
				19-Jan-2017
				Updated By:
				BAILEYL
Data Source:		Import Block:	N	Checked:
				N
				Deactivated Date:

Notes:

Note ID:					
User Group:		CON29 Question:			
Summary:					
Text:					
Create On:		Created By:			
Updated On:		Updated By:			
Deactivated Date:		Checked:			
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:

Object	Linked	UniqueReference	Description	Type
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Appeal Details

Local Reference:	E11/097	DOE Reference 2:	/16/3163967
DOE Reference 1:	E6840/C		
Appeal Type:	Public Inquiry		
Appeal Application Type:			
Reason For Appeal:	Against an Enforcement Notice		
Appeal Received Date:	28-Nov-2016		
Appeal Description:	Occupation of barn and caravans		
Site Address:	Tyr Goytre, Hereford Road, Pandy, Monmouthshire		

Appeal Decisions

Appeal Decision Type:	
Appeal Decision Text:	
Appeal Decision Qualifier:	
Appeal Decision Level:	
Appeal Legal Agreement:	N
Date Signed:	
Appeal Decision Date:	

Appeal Conditions

Type:	No:	Text	Effect Date:	Deact. Date:
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Appeal Decision History

Status:	Decision Type:	Dec. Date:
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Other Details / Audit

Team: DC Enforcement	Officers Name: Guy Delamere		
Telephone Number: 01633 644814	Fax Number:	E-Mail Address: guydelamere@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 28-Nov-2016	Created By: CLARKEPV	Updated On: 28-Nov-2016	Updated By: KEECHM
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:	CON29 Question:				
Summary:					
Text:					
Create On:	Created By:				
Updated On:	Updated By:				
Deactivated Date:	Checked:				
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

Planning Objects Associated to Appeal

Associated Planning Objects:				
Object	Linked	UniqueReference	Description	Type

Appeal Details

Local Reference:	E16/027			
DOE Reference 1:	E6840/C	DOE Reference 2:	/16/3163182	
Appeal Type:	Written Representation			
Appeal Application Type:				
Reason For Appeal:	Against an Enforcement Notice			
Appeal Received Date:	17-Nov-2016			
Appeal Description:	Alleged Not Built as Approved			
Site Address:	Rear of 150 St Helens Road, Abergavenny, Monmouthshire			

Appeal Decisions

Appeal Decision Type:	
Appeal Decision Text:	
Appeal Decision Qualifier:	
Appeal Decision Level:	
Appeal Legal Agreement:	N
Date Signed:	
Appeal Decision Date:	

Appeal Conditions				
Type:	No:	Text	Effect Date:	Deact. Date:

Appeal Decision History			
Status:	Decision Type:	Dec. Date:	

Other Details / Audit

Team: DC Enforcement	Officers Name: Guy Delamere		
Telephone Number: 01633 644814	Fax Number:	E-Mail Address: guydelamere@monmouthshire.gov.uk	
Unclear Plans: N	No Plans Available: N	Major/Key Proposal: N	
Unclear Records: N	No Plans: N	Private Road: N	
Created On: 05-Dec-2016	Created By: KEECHM	Updated On: 05-Dec-2016	Updated By: PLUMBG
Data Source:	Import Block: N	Checked: N	Deactivated Date:

Notes:

Note ID:					
User Group:		CON29 Question:			
Summary:					
Text:					
Create On:		Created By:			
Updated On:		Updated By:			
Deactivated Date:		Checked:			
Links:					
Local Reference:	Checked:	Created On:	Created By:	Updated On:	Updated By:

End

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