

DC/2017/00728

RESERVED MATTERS APPLICATION FOR FOUR DETACHED DWELLINGS

FORMER WENTWOOD INN, CHEPSTOW ROAD, FIVE LANES, CAERWENT

RECOMMENDATION: APPROVE

Case Officer: Kate Young
Date Registered: 04/04/17

1.0 APPLICATION DETAILS

1.1 The site of the former Wentwood Inn occupies a large and prominent location on the south side of the A48 at Five Lanes approximately a mile to the west of Caerwent. Outline planning permission, with all matters reserved, was granted on appeal for four dwellings in March 2015. As part of the outline application an indicative site plan was included which showed the siting of the four detached dwellings, their maximum scale parameters, a single access point from the A48 and substantial landscaping of the site. The current application seeks the erection of four large detached dwellings with detached garages and vehicular access off the A48. The application is presented to Committee as the applicant is related to a County Councillor.

2.0 RELEVANT PLANNING HISTORY

DC/2014/00482 Outline Permission for 4 Dwellings Allowed on Appeal
DC/2013/00259 Conversion of former public house into 5 terraced houses with detached car ports Approved

DC/2012/00659 Conversion of restaurant into 7 Residential units Approved

DC/2003/01354 Entrance Porch Approved
DC/1993/00843 Signage Consent Granted
DC/1989/01588 Internal alterations and refurbishment Approved
DC/1973/00032 Outline application for residential use Refused

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 – Spatial Distribution of New Housing
S4 -Affordable Housing Provision
S13 -Landscape Green Infrastructure and the Natural Environment.
S17 – Place Making and Design

Development Management Policies

EP1 – Amenity & Environmental Protection
DES1 – General Design Considerations
CRF1- Retention of Community Facilities
SD4 - Sustainable Drainage

SD3 – Flood Risk

LC1 – New Built Development in the Open Countryside

MV1 – Proposed Development and Highway Considerations

4.0 REPRESENTATIONS

4.1 Consultations Replies

Caerwent Community Council – No reply to date.

Glamorgan Gwent Archaeological Trust – Whilst we understand that the nature of the application has changed since the previous applications at this site, our understanding of the archaeological resource has not altered since our last letter and it remains the case that the works proposed will require archaeological mitigation. Consequently, we have no objection to the positive determination of the current application but again recommend that a condition is attached to any planning consent that is granted ensuring that any archaeological features and finds that are disturbed by the works are identified, fully investigated and recorded.

Dwr Cymru Welsh Water – No objection to the Reserved Matters subject to compliance with the drainage condition imposed on the outline.

MCC Highways – The site layout drawing as submitted with the application demonstrates the single vehicular access off the A48 to be in accordance with the previously approved layout with a shared private driveway serving each of the proposed dwelling units. From the shared private drive each unit has their own access driveway and parking area which for a maximum of 3 vehicles in accordance with the Monmouthshire Parking Standards. In addition to the driveway parking area there is also the availability for garage parking space. In light of the aforementioned comments we are satisfied that the layout is in accordance with the previously approved layout therefore there are no highway grounds to sustain an objection to this application subject to the suggested conditions.

MCC Tree Officer – The only trees on site are the remnant of Ancient Semi-Natural Woodland to the south of the proposed development which we protected with a TPO. A few months ago I attended site with the landowner and his arborist to discuss tree works prior to development. Some trees were removed from the embankment immediately above the proposed plots but these were mainly saplings and were outside the TPO anyway. The woodland itself should not be affected as it is outside the development boundary. If the applicant hasn't already sent in a Landscape Plan, we require more detailed information on tree/shrub planting following completion, however, things have changed since my last formal involvement with this site and this aspect should now be dealt with by Ben Terry. In the meantime a simple tree protection condition could be imposed as follows:

MCC Urban Design Officer - Initial comments on the above application.

- * No scale / dimensions on drawings (height of units).
- * House type 2 should be replaced with house type 3 – Street scene
- * Would advise not to mix roof materials – dark slate only.
- * Combination of wall materials should be refined – to protect the appearance of development
(Double gable house types should be revised)

- * Garden space to rear house 1 & 2 will be in shade most of the year – Opportunity to revise siting of these units.
- * Boundary fencing – No details provided.
- * No landscape planting submitted – would advise to submit as part of this application.
- * Land drainage issues to rear of properties –has this been addressed?

4.2 Neighbour Notification

No objection received

4.4 Local Member Representations

Cllr Murphy - Layout approved. Recommend a mixture of brick, natural stone and timber. The timber should be a natural material. Each house will have its own sealed unit for sewerage management. A condition will be required. The fibreglass tank which was installed on the site 19 years ago should be removed and made safe.

5.0 **EVALUATION**

5.1 Principle of the proposed development

- 5.1.1 The principle of developing this site with four large detached dwellings and an access off the A48 has already been established at the outline stage within DC/2014/00482. Permission was granted for this development at appeal in 2015. The outline planning did not impose any financial contribution for affordable housing at this site as the now adopted Supplementary Planning Guidance for Policy S4 was still under development.

5.2 Design

- 5.2.1 Outline permission has been granted for four detached dwellings and the scale parameters of the development was established on the indicative site plan. When allowing the outline consent the Planning Inspector considered that the scale parameters were acceptable. This reserved matters submission is in accordance with these parameters. The scale and form of the proposed dwellings are considered to be acceptable. The proposed dwellings would vary in design and form but there would be a common contemporary modern approach which works well. The dwellings would have high pitched roofs but the modern fenestration and materials would result in the dwellings having an overall pleasing appearance.

- 5.2.2 The proposed materials have been amended to simplify the palette of finishes. The scheme would incorporate slate for the roof, painted render and timber cladding for the external walls with aluminium windows. Samples of all the materials have been seen on site and are appropriate for this area. Other dwellings in the area are finished in stone, brick and render. The dwellings proposed are of a contemporary style and are appropriate in this location. The dwellings proposed here, although large do reflect the general character of the area. The proposed development would not harm the character and appearance of the area or the wider rural landscape. Each of the dwellings would have a large detached or linked garage. The scale of the garages is commensurate with the size of the dwellings. The garages would appear as subordinate, ancillary elements within the streetscene. The proposed development is considered to be of a high standard of design that is appropriate for the area and would be in accordance with Policies DES1 and EP1 of the Local Development Plan (LDP).

5.3 Access /Highway Safety

5.3.1 The proposed access arrangement for the dwellings utilises an historic access at the site and is considered to be appropriate. The proposed dwellings would lead to a reduced level of traffic movements at the site compared to the previous A3 use and the access is considered to be acceptable. The proposed parking provision at the site is acceptable and the development would not have an adverse impact on highway safety and would be in accordance with Policy MV1 of the LDP.

5.4 Residential amenity

5.4.1 The four proposed dwellings would not harm the privacy and private amenity of any other party. The proposed intervening distances between openings and neighbouring properties is acceptable and the development would not harm any other party's residential amenity and would be in accordance with Policy EP1 of the LDP. There have been no objections to the proposals.

5.5 Drainage

5.5.1 The site is located within the Great Spring Source Protection Zone 1 (SPZ1). Source Protection Zone 1 areas are designated closest to the source of potable water supplies and indicate the area of highest risk for abstracted water quality. Poorly managed cesspools in this catchment area would present a risk of polluting potable water supplies. Inside SPZ1 NRW will normally only agree to the use of sealed sewage storage (cesspools and cesspits) if it can be demonstrated that there is no practical alternative. In this case it is proposed that surface water will go to soakaway and that foul will be disposed of by septic tank. This was the situation proposed as part of the outline application. When allowing the appeal the Inspector imposed a condition requesting details of the implementation, maintenance and management of a sustainable drainage scheme. This has to be agreed before work on site commences. He also requested a scheme for the provision of foul drainage works including the emptying of cesspools to be submitted to and approved in writing by the local planning authority. This implies that the use of sealed septic tanks that require emptying, would be acceptable on this site.

5.6 Conclusion

5.6.1 The design, scale and form of the proposed dwellings is acceptable and would be appropriate for the site. The proposed dwellings are large and are of a contemporary design that would harmonise with the rural landscape. The proposed scale and design of the dwellings would result in the development being appropriate for the site. The resultant dwellings would have an acceptable visual impact and would be in accordance with the relevant policies in Monmouthshire's Local Development Plan.

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

5.7.1 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

Conditions/Reasons

1. Development shall be carried out in accordance with the list of approved plans.

Reason: For the avoidance of doubt

2. No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

3. Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

Reason: To ensure a satisfactory form of development takes place

4. Trees on site shall be fenced off in accordance with the details shown in the Tree Protection Plan dated 14th July 2017 before construction work commences and will remain in-situ for the duration of the development. Temporary removal/ realignment of the fencing for whatever reason must first be agreed in writing with the Local Planning Authority.

Reason: To protect a valuable green infrastructure asset in accordance with Policy S13 - Landscape, Green Infrastructure and the Natural Environment.

5. Prior to the occupation of any dwelling takes place on site full details of the arrangement of the existing eastern access and the closure of the existing western access shall be submitted and approved in writing by the local planning authority. The approved details including the arrangement of the eastern access, the closing up of the western access and the parking provision shall be completed at the site prior to the occupation of any dwelling.

Reason: In the interests of highway safety

6. A 4.1m wide shared access road shall be provided from the junction with the A48 to allow the safe passing of two way traffic.

Reasons: In the interests of highway safety

Informative.

The Development should comply with all the conditions imposed on the outline application DC/2014/00482.