

Application Number: DM/2022/01815

Proposal: Demolition of original shop building, remodelling of the retained bed and breakfast accommodation to provide a four-bedroom detached dwelling, construction of four new dwellings in the form of two pairs of semi-detached two-bedroom homes and the construction of a new village shop with two bedroom (Store Manager's) flat over with associated external works (see concurrent Conservation Area Consent application: DM/2022/01835)

Address: Browns General Stores, Llandogo Road, Llandogo

Applicant: Mr James Green

Plans: Drainage Strategy SKO4 C
Ecological report Bat Survey V1.0
Site Assessment Survey Ecological Services dated 5th December 2023

LT2208
00.01 P1 Existing site layout
00.02 P1 Site location plan
04.01 P12 Proposed Site layout
04.02 P7 Floor plans and elevations as proposed 18.07.24
04.03 P4 Site Sections AA BB
04.04 P3 External works and finishes
04.05 P6 Plots 1 and 2 Plans and elevations 18.07.24
04.06 P5 Plots 3 Plans and Elevations
04.07 P3 Plots 4 and 5 Plans and elevations
04.08 P4 Proposed managers flat and retail building
04.09 P1 External boundary finishes

RECOMMENDATION: APPROVE subject to S106 agreement

Case Officer: Amy Longford
Date Valid: 20.07.2023

This application is presented to Planning Committee due to the number of objections, there being five or more

1.0 APPLICATION DETAILS

1.1 Site Description

1.1.1 The application site is located to the northern end of Llandogo, overlooking the river and set back into the site. It comprises the former Browns convenience store. The store has closed and is currently in a poor state of repair. The adjacent house is also vacant.

1.1.2 The site measures approx. 0.19 ha and is located within the development boundary as identified by the Proposals Map of the Monmouthshire Local Development Plan (LDP) with Llandogo classified as a main village (LDP Policy H3). The site is also within the Area of Outstanding Natural Beauty / National Landscape and the Llandogo Conservation Area.

1.2 Proposal Description

1.2.1 This application seeks consent for the redevelopment of the site to provide four new dwellings, refurbishment of the existing dwelling and erection of a new convenience store with managers flat

above. The application also proposes a new access off the main road together with associated parking and hard and soft landscaping.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2022/01815	Demolition of original shop building, remodelling of the retained bed and breakfast accommodation to provide four bedroom detached dwelling, construction of four new dwellings in the form of two pairs of semi-detached two bedroom homes and the construction of a new village shop with two bedroom (Store Manager's) flat over with associated external works. (See con-current CA: DM/2022/01835).	Pending Consideration	
DM/2022/01835	Conservation Area Consent - Demolition of Shop, remodelling bed and breakfast to four bed dwelling, four new dwellings, new village shop with flat over	Pending Consideration	
DC/2005/00050	Erection Of New Shop With Accommodation Over, 4 New Houses And Re-furbishment Of Existing House	Approved	30.05.2006
DC/2011/00795	Installation of interpretation boards to describe history of four sites within context of Wye Valley Area of Outstanding Natural Beauty. No change of use	Approved	28.10.2011
DC/2005/00048	Demolition Of Extensions To Browns Store. Creation Of New Village Shop With Accommodation Above, New Dwelling And Refurbishment Of Existing Dwelling.	Approved	26.05.2006
DC/2016/01092	Erection of stone wall and railings to separate residential section of building from shop commercial section. Construction of wider footpath across frontage. Drop kerb and extra access to shop car park area.	Approved	20.12.2016

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S12 LDP Efficient Resource Use and Flood Risk

S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design
S4 LDP Affordable Housing Provision
S5 LDP Community and Recreation Facilities

Development Management Policies

DES1 LDP General Design Considerations
EP3 LDP Lighting
EP5 LDP Foul Sewage Disposal
GI1 LDP Green Infrastructure
H2 LDP Residential Development in Main Villages
LC5 LDP Protection and Enhancement of Landscape Character
MV1 LDP Proposed Developments and Highway Considerations
MV2 LDP Sustainable Transport Access
NE1 LDP Nature Conservation and Development
SD1 LDP Renewable Energy
SD2 LDP Sustainable Construction and Energy Efficiency
SD4 LDP Sustainable Drainage
CRF3 LDP Safeguarding Existing Recreational Facilities and Public Open Space

5.0 REPRESENTATIONS

5.1 Consultation Replies

Wye Valley Community Council: It is recommended that the application be approved.

MCC Highways: No Objection

Following submission of revised details, there is a clear visibility splay provided to the junction onto the A466 and is accordance with the visibility standards contained within Manual for Streets. The flat over the shop has been confirmed as 1-bedroomed and therefore the parking provision is acceptable. The disabled parking space is also now at the correct size. In light of the above, the Highway Authority has no grounds to object to approval of the application, subject to condition that the applicant will enter into an agreement with the Highway Authority for the provision of the new footway and associated vehicular crossings across the site frontage and adjacent A466.

MCC Environmental Health: no objection

EH responded to the consultation with no objections, however suggested conditions for a Construction Environmental Management Plan, limitation of opening hours for the shop, and details of any plant or machinery required to support the retail premises.

EH responded in relation to the issue of contaminated land stating there is no objection to the proposal. However, a former petrol station was located approximately 90 metres south-west. When the petrol station was re-developed in 2000 a limited site investigation was undertaken. Whilst petroleum hydrocarbons were not detected in the seven soil samples that were taken, it is recommended that any planning permission is subject to an informative and condition.

MCC Ecology: No objection

Has screened the development through a Habitats Regulations Assessment (HRA) process and has no adverse comments.

Protected Species SAC – The site is 180m south east of Llandogo Priory which is a lesser horseshoe bat maternity roost and forms part of the Wye Valley & Forest of Dean Bat Sites SAC. Although the proposals have the potential to impact on the SAC, an appropriate assessment has been agreed with Natural Resources Wales as detailed in their response dated 07/05/2024. Due to the confirmed presence of a bat roost, a European Protected Species Licence will need to be obtained from Natural Resources Wales before any development works can be undertaken.

Protected Sites – Reptiles The development has the potential to impact on reptiles given there are a number of records within 300m of the application site. The relatively small size of the suitable habitat means that the presence of a small number of common species should be assumed. Therefore precautionary methods of working should be adopted during construction.

Biodiversity Net Benefit – The submitted survey report details a series of measures to provide an overall net benefit for biodiversity which include the provision of bird and bat boxes. The proposed layout also details enhancements including planting a hedgerow to the north of the site. Overall it is agreed that the proposals will offer an overall net benefit for biodiversity in line with PPW 12.

Further conditions are proposed.

Natural Resources Wales (NRW) – No Objection

Commented following receipt of additional information and re-consultation including the Habitat Regulations Assessment. In consideration of the information and mitigation measures detailed NRW agree with your council's conclusion that the development is unlikely to have an adverse effect upon the integrity of the River Wye Special Area of Conservation.

MCC Drainage Team: Holding objection

The SUDs Officer responded to the consultation raising concerns over the suitability of the surface water drainage arrangements and requested further details.

Foul water is proposed to discharge to the mains sewer.

There are no objections on flooding grounds.

MCC Affordable Housing Officer: Responded stating that in accordance with LDP policy the development should provide 1 no. four-person two-bedroom house on the site built to WDQR standards.

MCC Landscape Officer: Provisional holding objection subject to additional information.

The development is within the Llandogo settlement boundary, Llandogo Conservation Area, Cadw Registered Lower Wye Valley Historic Landscape and the AONB.

The development sits back from the road; proposed planting frontages, if to include street trees, hedge and shrubs would help integrate buildings and the gable end of unit 1.

As the general render colour in Llandogo is white/cream a simplification of the render colour palette to reflect the Llandogo character would be more appropriate.

The proposals to erect close-boarded fences without a comprehensive landscape scheme to mitigate visual impact would not be acceptable and detract from the overall setting. Further clarity should be provided through a comprehensive landscaping plan.

Llandogo stores is set back at right angles to the road which is welcomed, planting should be clarified through a landscaping plan with aftercare and on-going maintenance. Clarity is also required to ensure the landscaping plans are all aligned.

Should the application be approved the following conditions are suggested:

Comprehensive details of hard and soft landscaping

Landscaping implementation as per approved details

Landscape Maintenance requirements.

AONB Office - Concerns.

The application site lies wholly within Landscape Management Zone 'Wye Gorge'.

The proposed architectural form of the new development extends built form over much of the length of the site with 4 points of vehicular access from the highway with a proposed widened highway footway, and would result in the uncharacteristic loss of this green space, and the number of access points proposed raises great concern over the urbanisation of this part of the AONB, which is typified by softening this part of the AONB by edges with hedge, planting and verges, visually helping to integrate Llandogo as a settlement. There is a clear need to ensure proposed planting to frontages,

to include appropriate street trees, hedge and shrubs that would help to integrate buildings and the gable end of unit 1 into the streetscape and reinforce the special qualities of the area.

Concerns were also raised over the boundary treatments which are considered to be intrusive in the landscape.

It is considered that there are too many dwellings proposed on this site amounting to over development. By reducing the scale of the development, and particularly the number of access points proposed, this would represent a more appropriate scheme.

CADW - have not responded to the consultation.

Dwr Cymru – Welsh Water (DC-WW): No objection subject to condition.

Following submission of additional information with particular focus on SKO4 and note that the intention is to drain foul water to the public sewer to which we offer no objection in principle. We also note that surface water will be disposed of via sustainable means and welcome this approach. There are no objections but request a condition to prevent surface water/or land drainage to connect with the public sewer.

5.2 Neighbour Notification

This application was advertised by means of four site notices, an advertisement in the Free Press and via direct neighbour consultation. A number of responses have been received, concerns include:

The area has an influx of second homes which is outpricing local buyers, these homes are over-priced; there needs to be more affordable homes.

Concerns in relation to over-development and too many properties on the site. More space should be allocated to the shop area and the number of dwellings should be reduced. The larger house is out of proportion with the space available on site.

This will result in cars parking on the main road causing a hazard and the access arrangements will cause obstructions to visibility down the road. There needs to be more parking and a disabled space.

Concerns over children's safety using the footpaths to and from school.

5.3 Local Member Representations

None.

Please note all representations can be read in full on the Council's website:
<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

6.1.1 Planning Policy Wales (PPW) and Future Wales: The National Plan, set the policy framework for Planning in Wales and both place significant weight upon sustainability and sustainable developments within appropriate locations. The subject site is located within the settlement boundary of Llandogo which is identified in the Monmouthshire LDP as a Minor Village. Strategic Policy S1 provides a hierarchical approach to residential development. There is a presumption in favour of appropriate residential development (up to 15 and subject to material considerations) within the County's Main Villages, including Llandogo.

6.1.2 The proposal seeks consent for the redevelopment of the site from one dwelling and convenience store to five dwellings including the retention of the existing house, and the reconstruction of a new convenience store with manager's flat above.

6.1.3 Future Wales identifies its aims in supporting the rural economy. Policy 5 states, 'Local Development Plans must develop policies that support rural areas. Where the plans identify growth in rural areas, it must be appropriate and proportionate to the needs of the settlement and the wider rural area they serve'...'Planning Authorities should recognise the challenges facing their rural communities and set out policies to help address them. They should consider the role that housing, employment areas and home working, health and social services places of education, emergency services, shops and infrastructure can play in tackling these challenges and in helping create more sustainable places.'

6.1.4 LDP Policies S1, H2, and S4 are applicable in establishing the principle of the development. Policies S1 and H2 provide local planning policy backing for the principle of building residential developments within such locations. Policy S1 allocates sites within main villages for residential development, while Policy H2 states that elsewhere, within development boundaries, planning permission will be granted for new residential development/redevelopment subject to detailed planning considerations, including no adverse impact on village form and character and surrounding landscape, and other policies of the LDP that seek to protect existing retail, employment and community uses. Therefore the principle of residential development on the site is considered to be policy compliant and acceptable in principle, subject to the detailed material considerations.

6.1.5 LDP Policy S4 relates to the provision of affordable housing in Minor Villages. Developments with a capacity for three or more dwellings will make provision for at least 60% of the total number of dwellings on the site to be affordable. In this case the redevelopment of the site includes the retention of the existing dwelling and creation of a managers flat associated with the commercial premises, as well as four new dwellings. As there is already one residential unit on the site and the manager's flat will be occupied by someone associated with the commercial unit, these are not included in the total number of dwellings. Therefore, the four additional units have been taken into consideration when calculating the level of affordable housing on the site.

6.1.6 LDP Policy CRF1 relates to community facilities, seeking to retain neighbourhood/village shops, halls, public houses and other community facilities. In this instance the village shop facility is being retained on the site, albeit accommodated in a new premises to the eastern side of the site. Therefore the proposal is considered to be compliant with this policy.

6.2 Sustainability

6.2.1 It is acknowledged that the development is mainly car dependent with parking provision to the required standards. However, as per policies S1 and H2, Llandogo has been considered as a relatively sustainable location for low-level residential development, and therefore the location has been considered to have merit as a sustainable location. As stated above the application site is located within the settlement boundary and is very close to the centre of the main village of Llandogo which features a primary school, public house and church. Future occupiers would be served by the local amenities and would have access to sustainable modes of transport, albeit mainly bus. Access to public transport is accessible from the site with a bus route operating along the main A466.

6.2.2 In terms of the construction the properties are to be fitted with solar panels and consider the use of air source heat pumps (ASHPs) for heating. In addition, the properties will have cycle parking provision in sheds to the rear gardens as well as cycle parking outside the shop area. An EV charging point is also proposed for the community shop parking. The application also shows the provision of a new 2m wide pavement along the whole length of the site frontage connecting into the existing network to encourage footfall to and from the site. Therefore, no concern is raised to this application in respect of sustainability.

6.3 Place Making/Good Design

6.3.1 The application site comprises a late 20th dwelling with adjacent modern shop. The buildings are within the conservation area but they are not considered to be of significant architectural value to warrant retention. The proposals include the demolition of the existing shop and remodelling of the existing dwelling together with the construction of two semi-detached dwellings and a new shop with flat above. The buildings are arranged in a linear form facing the main road to maintain a consistent build line and attractive and active frontage. They are set back to provide parking and landscaping to the front of the site.

6.3.2 The dwellings, with an overall ridge height of about 7.7m, have a simple modern design with rendered walls, pitched tiled roofs, upvc casement windows and central doors with canopies. The remodelled dwelling will follow the same external appearance. They are of a scale and design that sit well with the neighbouring properties and prevailing architectural character of the area. The materials are not ideal within the conservation area, however they are akin to many of the surrounding properties and so it is not considered to be detrimental to the wider character of the area.

6.3.3 The shop measures 17m by 8m with a ridge height of 6.7m and is to be clad with weatherboarding and a tile roof. This helps to demark the proposed new shop as different from the residential properties and adds interest to the whole site. It is considered that the overall design is an enhancement over the current situation and appearance of the site. There are conditions proposed to ensure that the finishing materials are appropriate to the setting.

6.3.4 The proposed design promotes natural surveillance in the area, by providing an active frontage to the main road, again according with the good design principles supported by the Place Making Charter and Technical Advice Note 12: Design (TAN12). The proposed pedestrian path at the site frontage would provide a link from the village centre to the shop, therefore not only enhancing the pedestrian permeability of the area but also assisting in the integration of this development into the area by making it an accessible and functional space.

6.3.4 The proposed access and car parking areas have been designed taking the principles of the Place Making Charter into consideration by ensuring the amount of hard surfacing is kept to a minimum with green space and pedestrian movements prioritised whilst also accommodating the necessary level of parking provision.

6.3.5 Overall it is considered that the proposed development will result in an enhanced public realm and would make a positive contribution to the amenity and character of the area.

6.4 Biodiversity/Green Infrastructure

6.4.1 The site has significant ecological value. Ecological information has been provided regarding the potential of the buildings to support roosting bats, as well as an overall site assessment by Ecological Services Ltd. Protected Sites nearby feature the Wye Valley & Forest of Dean Bat Sites SAC and the Wye Valley Lesser Horseshoe Bat Sites SSSI. The application site is located approximately 180m south-east of Llandogo Priory which is one of the four lesser horseshoe bat maternity roosts encompassing the Wye Valley Lesser Horseshoe Bat Roosts SSSI. These four bat roosts also form part of the Wye Valley & Forest of Dean Bat Sites SAC. Although the lesser horseshoe bat roost is not being directly impacted by the proposals, there is potential for a significant impact on the population due to the proximity of the development.

6.4.2 The ecological assessment submitted has supported a thorough Habitat Regulations Assessment that has assessed the impact on the SSSI, Wye Valley and Forest of Dean Bat SAC and the River Wye SAC. It shows that the development is acceptable, and this has been confirmed by NRW.

6.4.3 An ecological survey titled 'Bat survey by Ecological Services Ltd (dated December 2022) has been submitted which identifies a single common pipistrelle using the site. Due to the confirmed presence of a bat roost a European Protected Species Licence will need to be obtained from NRW. Section 10 of the report details the proposed mitigation for the application which is considered necessary to offer suitable compensation for the loss of roosting opportunities.

6.4.4 The site has also been considered in relation to reptiles as there are records of reptiles within 300m of the site. There is a relatively small but suitable habitat for reptiles on the site which means a small number of common species should be assumed and precautionary measures of working should be adopted. The application also considered net benefit for biodiversity in line with PPW12 that sets out that “planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity” (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW respond to the Section 6 Duty of the Environment (Wales) Act 2016. The submitted ‘Bat Survey’ report details a series of measures to provide an overall net benefit for biodiversity which are considered to offer an overall net benefit for biodiversity in line with PPW.

6.4.5 Conditions have been proposed to secure the net benefit and ensure that protected species and the SAC are protected.

6.5 Landscape

6.5.1 The site is located within the in Llandogo settlement boundary, Llandogo Conservation Area, CADW registered Lower Wye valley historic landscape and Wye Valley AONB (National Landscape) and thus LDP Policy LC4 applies. The site is adjacent to the A466 and consists of an existing building with associated parking facility set back from highway edge and road verge. To the east of the site is an existing DES2 Area of Amenity Importance.

6.5.2 The site lies within character 2 of the Llandogo Conservation Area defined as an area identifying with the A466 corridor, consisting of combinations of two-storey dwellings terraced, detached and semi-detached and some bungalows on the northern approach to the character area. There appear to be two distinct building lines within the character area fronting the A466, one set against or close to the highway edge and one set back with garden frontages which is the predominant streetscape character allowing a softening of edges with hedge, planting and verge, visually integrating the settlement within the wider rural landscape character which is an underlying character of Llandogo as a village. Many of the dwellings in the character area are rendered, (white / cream) with black slate / terracotta tiles on pitched roofs, some with dormers, porches and side extensions. Ridge lines are of a similar height in relation to existing ground levels, generally lower on the river side of the A466 and higher on the opposite side. The southern section of character 2 is primarily made up of principal elevations facing the road broken up with the occasional gable end. The area in proximity of the proposed development has a greater mix of gable ends facing to the highway but this is not over dominant as an architectural form. The application has been considered by the authority’s GI and Landscape Officer as well as the AONB Area Officer.

6.5.3 The Landscape and GI officer stated that the principle of the development is considered acceptable, as the two-storey dwellings 1-5 reflect the architectural form and ridge height within the streetscape of conservation area 2. Proposed planting to frontages, to include appropriate street trees, hedge and shrubs, would help to integrate buildings and the gable end of unit 1 into the streetscape. However, they raised concerns over some of the detailing of the application such as the type and positioning of boundary treatments, colour of render, and street trees. It is considered that conditions can address many of these issues as well as securing the submission of a Landscape Management Plan which can be maintained.

6.5.4 The AONB Officer also raised concerns, but these relate to more fundamental issues. The Officer raises concerns that the development covers nearly the whole of the site, it consists of a number of additional dwellings to the site, and the loss of the green space to the front of the site with multiple access points and the provision of a pavement, all create a significant urbanising effect on the rural environment. The officer is concerned that the proposal amounts to over-development; reducing the scale and particularly the number of access points would represent a more appropriate scheme.

6.5.5 The proposals have been carefully considered to ensure that the requirements of the development can be married with the context. The development is within the development boundary

and in line with PPW12 there is an intent to provide an efficient use of land and housing provision in rural communities where it is needed. It is considered that the proposals for four new dwellings and a relocated shop is not an over-development of the site. The amenity levels are discussed in the next section of this report. The provision of multiple accesses has been carefully considered to accommodate landscaping and the provision of a pavement to the front of the site is considered to provide significant benefit in terms of accessibility that outweighs any landscape harm. Issues raised in relation to boundary treatments have been considered above and can be dealt with through a condition.

6.5.6 Overall it is considered that the proposals are akin to the other developments within Llandogo and are not out of character with the wider landscape. The presumption in favour of development at the site accepts a level of development that, subject to material considerations, should be appropriate to its setting. It is considered that the proposed development demonstrates this.

6.6 Impact on Amenity

6.6.1 The application site is bounded to the north-eastern part of the development by Llandogo Primary School and the protected area of open space. There are considerable distances between the rear of dwellings 4 and 5 to the school, which are more than acceptable. The new convenience store is proposed to this end of the site which does not have any windows to this northern elevation. In addition a 1.8m high close-boarded fence is proposed to run the northern edge of the site together with planting internally to provide privacy and screening.

6.6.2 To the north-western end of the development plots 1&2 are directly in front of the existing neighbouring property of Wyehome which is a dormer bungalow with a large store garage to the east. Wyehome has a bedroom window to the first floor facing south, plots 1 and 2 have their rear elevations 10 and 12m to the south of Wyehome respectively. The boundary treatment is proposed to be timber close-boarded fencing separating Wyehome from the proposed development, providing the necessary screening at ground floor level. However, plot 1's bedroom window is 10.8m from the gable of Wyehome and plot 2's would be 11.5m. These distances are below the expected 15m in the adopted Infill Development SPG of the Council. Therefore the rear bedroom window to plot 1 has been moved to the western elevation. However, the bedroom window of Wyehome in question was installed as part of the recent planning application for a roof conversion, and was required to be obscured glazing which would prevent overlooking to or from neighbouring properties. Therefore, it is considered that despite the intervening distances being less than ideal, the obscure glazing means that the proposals are acceptable.

Therefore, there is no identified conflict with LDP Policy EP1.

6.6.3 In addition, the Environmental Health Officer has considered the application and requested a condition requiring a Construction Environmental Management Plan, proposed hours of opening for the retail premises and details of any plant or machinery proposed to support the running of the store.

6.7 Highway Safety/Parking Provision

6.7.1 The Council's Highways Department has been consulted on this application and had initially raised an objection in relation to the need for additional parking for the flat and a disabled space for the shop. In addition, visibility splays were required to be shown on the site plans and clarification of crossings for the individual access arrangements. However, as a whole it was considered that the principle of the development in highway terms was appropriate, and that the local highway network can accommodate the associated traffic without having a detrimental impact on the overall safety and function of the public highway network. Following submission of the above details the Highways Officer has no objection to the proposals but notes that the applicant will be required to enter into a legal agreement with the Highway Authority for the provision of a new footway and associated crossings across the frontage of the site adjacent to the A466.

6.7.2 Parking provision has been considered on site and with all properties meets the required standards. The retail premises provides one commercial space and one visitor (as required of a

shop of this size) as well as one disabled space. EV charging will also be provided for the visitor space. The dwellings are required to provide one space per bedroom up to three. Each of the proposed two-bedroom dwellings is serviced by two parking spaces and the existing four-bedroom dwelling would have the required three spaces.

6.8 Affordable Housing

6.8.1 This application for residential development is located within the Main Village of Llandogo as identified in Strategic Policy S1. LDP Policy S4 relates to the provision of affordable housing in Minor Villages with allocated sites requiring a 60% affordable housing on-site contribution. Further clarification is provided in the Supplementary Planning Guidance on Affordable Housing, which states that other sites in Main Villages, such as infill within the defined settlement boundary (excluding allocated 60/40 sites) will require a 35% provision of affordable housing on site.

6.8.2 In this case the redevelopment of the site includes the retention of the existing dwelling and creation of a manager's flat associated with the commercial premises, as well as four new dwellings. As there is already one residential unit on the site and the manager's flat will be occupied by someone associated with the commercial unit, these are not included in the total number of dwellings to be taken into account when assessing the level of affordable housing required. Therefore, the four additional units have been taken into consideration when calculating the level of affordable housing on the site. The requirement would look at 35% of the four proposed dwellings, equalling one unit.

6.8.3 The applicant has provided a viability assessment (VA) which shows that the development could provide a profit margin of 4.8%. However, this excludes any section 106 contributions. The VA states that the development would not be viable with an on-site contribution and therefore requests that an off-site financial sum is provided instead. The VA has been independently reviewed and returned to confirm that the development would not be viable with an on-site affordable home. It is, however, anticipated that the development would yield a profit in the region of 15-17.5% not 4.8%. Despite this, it is still not considered viable to deliver an on-site contribution without significant impact on viability.

6.8.4 Therefore it is necessary to pursue a financial contribution for off-site provision in lieu of on-site accommodation. Turning to a financial contribution this is worked out following the formula set out in the Affordable Housing Supplementary Planning Guidance and sets the CS rate as 120 for this rural area.

Financial Contribution = Internal Floor Area (m²) x CS Rate x 58%.

The floor space of four units is 279m² x 120 x 58% = £19,418

Therefore the financial contribution for the overall application is £19,418 to be secured through a Section 106 agreement.

6.9 Surface Water Drainage

6.9.1 The proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems - designing, constructing, operating and maintaining surface water drainage systems'. However a drainage strategy and surface water destination has been identified. The proposals will feature a new culvert discharging into land under the same ownership. Further clarification was required for the SAB application in relation to the connection between attenuation 3 and the rest of the surface water drainage system. Notwithstanding this, it is considered that sufficient information is available to determine the planning application.

6.10 Foul Drainage

6.10.1 The development site is located in an area served by Dwr Cymru - Welsh Water sewers and therefore the intention is to connect the proposed development to the existing sewerage system. DC-WW have been consulted on this application and raise no concern or objection in relation to the capacity of the network in the area. The area is outside of any affected Special Area of Conservation and therefore no issue is raised in respect of phosphate/nitrate pollution entering the water network.

6.11 Environmental Health

6.11.1 The Council's Environmental Health Officer commented in relation to noise which is addressed in the Amenity section of the report, above. However, further comments have been provided in relation to contaminated land and air quality which do not raise an objection. However the Officer notes that a former petrol filling station was in close proximity and suggests a condition in relation to the potential to find any unidentified contaminated land.

6.12.1 Heritage

6.12.1 The application is located within the Llandogo Conservation Area (CA) in character area 2 comprising the A466 Corridor. This part of the CA is characterised by a varied building lines and types of buildings, usually pre-war and post war variations. Generally these are of a two-storey nature. There is a consistent use of building materials in this part of the CA, with roof coverings either red/brown clay tiles or natural slate. New and re-roofed properties generally have concrete tiles. In particular the village shop has suffered from replacement uPVC windows and corporate shop signage. It is not considered to be a particularly positive building in the CA.

6.12.2 There is a concurrent Conservation Area Consent application for the demolition of the Browns store. This is considered separately through the CAC, however the Heritage Officer confirms that the demolition of the current building which is modern, currently vacant and in a poor condition would not fail to preserve the special character of the area. The proposed replacement buildings are in keeping with the scale and mass of existing dwellings in close proximity and retains a clear building line and active frontage to the A466. Overall the materials for the buildings, such as the tiled roofs are not ideal, but these are akin to those on the neighbouring properties which are noted in the Conservation Area Appraisal. Overall the proposed development would not fail to preserve the special character of the CA.

6.13 Planning Obligations

6.13.1 This scheme will provide a financial contribution of £19,418 in lieu of on-site affordable housing.

6.14 Response to the Representations of Third Parties

Concerns were raised in relation to the following points:

The area has an influx of second homes which is outpricing local buyers, these homes are overpriced, there needs to be more affordable homes. As discussed above in the Affordable Housing section of the report the scheme is supported by a Viability Assessment which shows that it would not be viable to provide an on-site contribution. However, an off-site financial contribution will be secured through a 106 agreement equalling £19,418.

Concerns in relation to over-development and too many properties on the site. More space should be allocated to the shop area and the number of dwellings should be reduced. The larger house is out of proportion with the space available on site.

As discussed above in the Design and Placemaking section of the report, it is considered that there is sufficient space to accommodate the relocated retail premises and the four proposed dwellings. The layout of the site follows that of the grain of development in the wider area and is not considered to be an over-development. Plot three is an existing building and has been remodelled to appear as a uniform group externally.

This will result in cars parking on the main road causing a hazard and the access arrangements will cause obstructions to visibility down the road. There needs to be more parking and a disabled space. As discussed in the Highways and Parking section of the report the application does not have any objections from the Authority's Highways Officer who considers that the access and parking arrangements meet the required standards and are considered to be safe.

Concerns over children's safety using the footpaths to and from school.

As with the above concern, there are no concerns from Highways colleagues. The proposed pavement to the front of the site enhances the existing provision and connects with the existing pavement network in the area.

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

6.15.1 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.

6.16 Conclusion

The proposed development will seek to redevelop the existing vacant Browns Convenience store in a prominent location within the village and Conservation Area. It is considered that the principle of the development is appropriate, being within the development boundary and a sustainable location. The redevelopment is considered to be an efficient use of the site and provides the necessary parking, access and GI requirements to help integrate it within the village. The scale and mass of the dwellings are appropriate to its context, and it is easily accessible and connected to the main village. Overall the development will rejuvenate this vacant site and provide an up to date community facility.

7.0 RECOMMENDATION: APPROVE

Subject to a Section 106 agreement to secure the off-site affordable housing contribution.

Conditions:

5 YEARS

1 This development shall be begun within 5 years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

APPROVED PLANS

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

PD RIGHTS LIGHTING

3 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on any building or within the curtilage of the site until an appropriate lighting plan which includes low level PIR lighting and allows dark corridors for bats has been agreed in writing with the LPA. Only the approved lighting details shall be implemented.
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.

4. CONSTRUCTION ENVIRONMENTAL METHOD STATEMENT

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 and make particular reference to the protection of the River Wye SAC AND shall include:

1. Dormice
2. Common reptile species
3. Risk assessment of potentially damaging construction activities on the River Wye SAC;
4. Details of measures to protect the River Wye SAC from incidental pollution during development, demonstrating how Guidelines for Pollution Prevention 5 will be adhered to, referring to Pollution Prevention Guidelines 6 where necessary, so that best practice will be implemented;
5. Details of the location of the construction compound and storage of materials for the duration of the works;
6. Identification of "protection zones" and the use of protective fences, exclusion barriers and warning signs;
7. Details of the persons and bodies responsible for activities associated with the CMS and emergency contact details.

The approved CMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. The CMS shall be completed in consultation with an appropriately experienced ecologist.

Reason: To safeguard the biodiversity interest of the River Wye SAC in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). Safeguarding of protected and priority species during construction works LDP Policy NE1 and the Section 7 of the Environment Act (Wales) 2016.

5 DRAINAGE

No development 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. 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.

6. HARD AND SOFT LANDSCAPING

Notwithstanding the approved plans, prior to the commencement of development full and comprehensive details of soft and hard landscape works, including details of the proposed native planting mix, shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

Detailed scaled plans, showing existing and proposed levels inclusive of proposed SUDs.

Proposed and existing utilities/services above and below ground.

Soft landscape details for landscaping to include planting plans, specifications including species, size, density, number and location, cultivation and other operations associated with planting and seeding establishment, inclusive of SUDS green engineering / rain gardens .

Hard landscape materials to include surfacing, SUDs, location of proposed lighting, fencing and structures (e.g. interpretation and signs).

Lighting strategy

Reason : In the interests of visual and landscape amenity; in accordance with policies DES1 & LC1/5, GI 1 and NE1 of the Local Development Plan

7. LANDSCAPING COMPLIANCE

All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure in accordance with policies LC5, DES 1, S13, and GI 1 and NE1 of the LDP.

8. LANDSCAPE MAINTENANCE

A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority prior to works commencing and shall include details of the arrangements for its implementation inclusive of roles and responsibilities. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

9. CONSTRUCTION METHOD STATEMENT

No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

REASON: In the interests of amenity, in compliance with LDP policies S13, DES1 and EP1 and in the interests of the highway safety and free flow of traffic, in compliance with LDP policies S16 and MV1.

10. PD RIGHTS MEANS OF ENCLOSURE

Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (Or any order revoking and re-enacting that Order with or without modification, no fences, gates or walls forward of the front elevation of the dwellings, shall be erected other than those expressly authorised by this permission.

REASON: To protect the character and appearance of the proposed development in accordance with LDP Policy DES1.

11. CONTAMINATION UNFORSEEN

Any unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Validation Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

12. SURFACE WATER

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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

13. EXTERNAL FINISHES

Prior to any works taking place above slab level, samples of the proposed external finishes, including render colours, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those agreed finishes which shall remain as such thereafter unless otherwise approved in writing by the Local Planning Authority. 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: In the interests of the visual amenity of the application site and wider area, in accordance with policy DES1 of the LDP.

14. FOOTPATHS

Prior to the occupation of the dwellings or the retail premises, whichever is sooner, the proposed footpath to the A466 as shown on the approved plans shall be completed and available for use.

Reason: In the interests of highway and pedestrian safety in accordance with LDP Policy MV1

15. PARKING

Prior to the occupation of any dwelling, the parking space(s) complete with EV provision as shown for that dwelling shall be laid out within the site in accordance with the approved plans and those spaces shall thereafter be kept available for the parking of vehicles in perpetuity.

Reason: To reduce the need for on street parking in the interests of highway safety.

16. BIODIVERSITY COMPLIANCE

The development shall be carried out in strict accordance with Site Assessment Survey Ecological Services dated 5th December 2023 and Bat Survey V1.0 dated December 2022.

Reason: To ensure safeguards for species of principle importance for conservation and to ensure compliance with LDP Policy NE1.

Reason: To provide biodiversity net benefit and ensure compliance with PPW 11, the Environment (Wales) Act 2016 and LDP policy NE1

17. OPENING HOURS

The proposed retail store shall only operate within the hours of 7am and 11pm Monday to Sunday.

REASON To protect the amenities of the nearby residential properties from noise and general disturbance in accordance with LDP Policy EP1.

18. EQUIPMENT

Prior to installation, details of any externally located mechanical plant/equipment associated with the proposed new village store (retail), together with the intended location, shall be submitted to and approved in writing by the Local Planning Authority. The details shall be carried out, as approved.

REASON: To protect the amenities of the nearby residential properties from noise and general disturbance in accordance with LDP Policy EP1.

19. MANAGERS FLAT

The living accommodation on the first floor above the retail premises, hereby approved, shall not be used to accommodate persons not involved in running the retail unit, unless they are the dependants of the operator of the retail unit.

Reason: the accommodation is reserved for the operator (and family) of the retail premises only, and only on this basis has this residential accommodation been excluded from the assessment of

the development to provide an adequate level of affordable housing, as required under Policy S4 of the adopted LDP (and associated supplementary planning guidance).

20. INTERNET CAPABILITY

No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the (dwellings/buildings) hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

REASON: to support the roll out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

INFORMATIVES

1. The site has the potential for ground contamination to be present and that all ground workers involved in the construction and the occupants of the house during the construction, take appropriated health, safety, and hygiene measures. For example, the use of appropriate personal protective equipment and practising good personal hygiene to avoid or minimise contact with made ground uncovered during the groundwork phase of the build.

2 Please note that Bats are protected under The Conservation of Habitats and Species (Amendment) Regulations 2017 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 Natural Resources Wales contacted immediately. Natural Resources Wales (NRW) (0300 065 3000).

3 All birds are protected by the Wildlife and Countryside Act 1981. 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 birds is between March and September.

4 As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage. The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers. If you are in any doubt as to whether you require SAB approval, please contact: SAB@monmouthshire.gov.uk
For advice regarding the application process and general enquiries - 01495 768306
For technical advice regarding your SuDS design and meeting the National Standards - 01633 644730