

Application Number: DM/2023/01474

Proposal: Erection of three new dwellings with integral garage, including access to highway, car parking and other associated works

Address: Land at Severn Crescent, Chepstow

Applicant: Mr Wilson

Plans: Design and Access Statement - , Ecology Report updated Site Assessment - Ecological Services, Elevations - Proposed 2795 P20 rev B - , Floor Plans - Proposed 2795 P10 rev C - , All Proposed Plans 2795 P01 - , Site Plan 2795 E01 Rev E - , Drainage 3500 PO2 - Proposed Drainage Scheme, Tree Survey Arboricultural Report - Silverback, Location Plan 2795 EO1 Rev A

RECOMMENDATION: Approved subject to S106 agreement

Case Officer: Ms Kate Young
Date Valid: 27.10.2023

This application is presented to Planning Committee due to the number of unresolved objections received

1.0 APPLICATION DETAILS

1.1 Site Description

The application site comprises a roughly square shaped plot of land measuring at its greatest 26m by 28m, positioned at the southern end of Severn Crescent. Although the site does not form part of any existing residential curtilage, it does have the appearance of a maintained domestic space with the area largely laid to lawn with various hedges and trees provided within the plot. The plot and wider area are positioned on a gradient that falls from west to east. The site is therefore set on the same gradient as number 58 to the north, is below the level of the woodland and wider area of amenity importance to the west and is raised in relation to the residential properties 64-68 Severn Crescent and numbers 1-4 Rockwood Cottages to the north-east and south-east respectively. The land directly to the east of the site is currently undeveloped. The access adjacent to the eastern boundary of the site is private with a twin-tyre track finish.

The Proposals Map of the Local Development Plan identifies that the site is located within the defined development boundary of Chepstow and forms part of an Area of Amenity Importance in accordance with Policy DES2. The woodland immediately adjacent to the west (rear) is defined by the Woodland Trust as being Ancient Semi Natural Woodland and benefits from protection via a Tree Preservation Order.

In July 2019 full planning permission was granted for the erection of two detached, three-storey houses with integral garage, including access to highway, car parking and other associated works, under ref: DM/2018/01984.

1.2 Value Added

The application has been amended at the request of the Highway Authority.

1.3 Proposal Description

The current full application seeks the erection of 3no three-storey terraced properties in place of the two dwellings already approved. The dwellings would each have an integral garage and three bedrooms. Two car parking spaces would be provided for each dwelling in a driveway to the front. The access road in the front of the properties would be upgraded with a tarmac finish.

The application is supported by the following documents:

Ecology Site Assessment Survey
 Design and Access Statement
 Highways Technical Note
 Drainage Strategy
 Arboricultural Report
 Green Infrastructure (GI) Statement.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2018/01984	Erection of two detached, three-storey houses with integral garage, including access to highway, car parking and other associated works.	Approved	02.07.2019
DM/2020/01417	Discharge of condition no.10 of planning consent DM/2018/01984 (foul drainage and surface water drainage).	Split Decision	17.11.2020
DM/2023/01474	Erection of three new dwellings with integral garage, including access to highway, car parking and other associated works.	Pending Determination	
DM/2024/00260	Discharge of conditions 4 (Method of protective fencing) and 6 (Reptile mitigation strategy) for planning decision DM/2018/01984.	Approved	29.05.2024
DM/2024/00497	Discharge of Condition 3 - External Finishes relating to planning decision (DM/2018/01984). Condition 5 - Construction Traffic Management Plan. Condition 11 - Hard and Soft Landscaping Plan.	Approved	11.06.2024
DM/2024/00553	Discharge of condition 10 (Foul and Surface Water Drainage) of planning consent DM/2018/01984.		20.12.2024

DM/2024/00826	Modification of condition 1 (extend development start date) relating to planning application DM/2018/01984. Extend the start date by a further 5 years.	Pending Determination
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3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
 S4 LDP Affordable 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

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
 SD2 LDP Sustainable Construction and Energy Efficiency
 SD4 LDP Sustainable Drainage
 GI1 LDP Green Infrastructure
 NE1 LDP Nature Conservation and Development
 EP1 LDP Amenity and Environmental Protection
 MV1 LDP Proposed Developments and Highway Considerations
 DES1 LDP General Design Considerations
 DES2 LDP Areas of Amenity Importance

Supplementary Planning Guidance

Affordable Housing SPG July 2019:

<https://www.monmouthshire.gov.uk/app/uploads/2019/09/Final-Adopted-SPG-July-2019.pdf>

Infill Development SPG November 2019:

<https://www.monmouthshire.gov.uk/app/uploads/2020/02/Appendix-2-Infill-Development-SPG-Latest-Version-for-Final-Adoption-2020-Dave-adjustments-00000002.pdf>

Domestic Garages SPG (January 2013):

<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Domestic-Garage-SPG-Jan-2013.pdf>

Monmouthshire Parking Standards (January 2013)

<http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan-2013.pdf>

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a

regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Chepstow Town Council recommends approval subject to the following conditions:

1. Better design of the properties to support zero carbon by way of pv panels and heat source pumps.

Dwr Cymru-Welsh Water - Drawing titled 'Drainage Strategy' demonstrates that surface water from everyday rain events will be discharge via rainwater harvesting and any storm event up to and including a 1 in 30 year will be discharged via an attenuation tank where surface water will gradually recede once the storm event has concluded. It is noted that this drawing has not mentioned the discharge rate to the public sewerage system for storm events exceeding 1 in 30 but it has been previously agreed that the rate will not exceed 1.5 l/s.

MCC Highways 04/03/24 - No objection. While we still have concerns over the further development of the private road, we accept that a single extra dwelling over the previously approved two, representing a single additional bedroom, is unlikely to result in a reduction of highway safety or capacity. Offer no objection to the parking arrangement whilst noting that they are substandard.

Environmental Health - No objection. Suggests a Construction Management Plan.

MCC Tree Officer - No objection.

Network Rail - No objection.

SuDS Approval Body - Holding Objection.

GI / Landscape - No objection subject to conditions.

MCC Ecology - No objection subject to conditions.

5.2 Neighbour Notification

Letters of objection from five addresses.

Road is unsuitable for heavy vehicles

Cars parked in both sides of the road, no room for construction vehicles to park

Increase in traffic will impact the safety of children using the nearby park

The road is not adopted and in a poor state of repair

Overlooking, loss of privacy

Excessive noise during construction

Disruption to wildlife

It will block light into number 58
Red line boundary incorrect
Frogs and hedgehogs adjacent to the site
Loss of parking
The infrastructure at the end of the road is not suitable to support this building project.
Disruption during construction
The plot is too small for this development, it will not provide adequate parking
A smaller development of a two homes semi-detached or single dwelling would be far more reasonable
Three storey homes are excessive
The additional houses added to this area in the 1980's had agricultural/forestry worker ties to them.

5.3 Other Representations

None Received

5.4 Local Member Representations

None Received

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

PPW 12 paragraph 4.2.23, states that proposals for housing on infill and windfall sites within settlements should be supported where they accord with the national sustainable placemaking outcomes. With regards to the new residential development, the site is located within the Chepstow Development Boundary. Policy S1 of the LDP says that the main focus for new housing development is within Main Towns and the Severnside sub-region; Chepstow is designated as a Main Town. Policy H1 of the LDP supports new residential development within development boundaries, subject to detailed planning considerations. There is an extant full planning permission for two dwellings on this site. Therefore, the principle of new residential development in this location is acceptable in policy terms.

This application needs to be considered against the Infill Development Supplementary Planning Guidance which was adopted in November 2019.

6.2 Infill Development

Character

The Infill Development Supplementary Planning Guidance (SPG) states that the proposed dwelling must respect the scale, form and massing of existing development in the area. This area of Chepstow has a mix of housing types and styles but are predominantly two-storey terraced houses. There is a pair of semi-detached dwellings immediately to the north of the application site. The ridge height of the proposed dwellings would be the same as the neighbouring properties, numbers 56 and 58 Severn Crescent. The rhythm of the street scene would be continued. The character of the area would be preserved by this development.

Distance between buildings

The SPG says that all proposals need to provide sufficient gaps between buildings to minimise any overbearing and overshadowing impact on the residential amenity of neighbouring properties. Part 7.1 looks at Privacy and Amenity. The key considerations relating to privacy and amenity for small scale infill residential development are:

- a. whether the plot would have adequate privacy to habitable rooms and private garden space
- b. whether a new house(s) on the plot would affect the privacy of neighbours
- c. whether a new house(s) on the plot would affect the host dwelling

In this case the plot is of sufficient size to accommodate three new dwellings with parking provision to the front and amenity space to the rear. The principal elevations containing most of the windows are facing east and west with adequate privacy distances. The front of the dwellings will look over an area of open green space while the rear elevations will look towards the woodland. There would be no windows on the north elevation of plot 3.

There would be approximately 2.5 metres between the side elevation of plot 3 and the existing dwelling 58 Severn Crescent and there would be a retaining wall and steps provided at the north side of plot 3. No 58 Severn Crescent has a garage and a conservatory on its southern side adjacent to the site. The position and proximity of the dwellings to the south of number 58 will inevitably generate increased overshadowing and loss of light to a conservatory that adjoins the southern side elevation of the property during the late morning and early afternoon. However, as the proposed dwellings would follow the building line established by number 58 and would project marginally (1m) beyond the rear elevation, it is considered that the primary accommodation and amenity space would not experience an unacceptable increase in overshadowing. No windows are proposed in the northern elevation, overlooking number 58. The proposed dwellings are no closer to no 58 than those approved under DM/2018/01984. The relationship between the dwellings was considered acceptable at that time and there have been no material changes in circumstance since.

6.3 Sustainability

The Local Development Plan (LDP) and PPW encourage sustainable development. This is a sustainable location for new housing development being located within the Chepstow Development Boundary whereby new residents can access local amenities by foot and bicycle trips.

6.4 Good Design and Place Making

Policy DES1 of the LDP requires development to respect the character and appearance of an area. The adopted SPG on Infill Development says that the design of the infill proposal should reflect the prevailing character of the adjacent properties in terms of scale, mass and rhythm of the street scene. Policy DES1 of the LDP requires that new dwellings should contribute to a sense of place while their intensity is compatible with existing uses. The dwellings closest to the site are two storeys in height, predominantly finished with rendered elevations, concrete tiled roofs and with a number of front-facing gables features evident. Rockwood Cottages are more traditional, brick-faced dwellings. This area of Hardwick is characterised by small rows of terraces such as the ones opposite this site, however immediately to the north of this site is a pair of semi-detached properties. The development of this site with a terrace of three properties does continue the rhythm of the street scene. The height of the proposed new dwellings is comparable with the adjoining properties 56 and 58 Severn Crescent and is slightly lower than the scheme of two detached dwellings on this site approved on the site in 2019. The form, scale and massing of the new dwellings are acceptable and the proposal will respect the character of the area and the surrounding properties. It therefore accords with the objectives of Policy DES1 of the LDP.

The finishing materials for the dwellings would be a light-coloured render at ground floor level, with dark grey cladding and timber cladding for the upper floors; this will give the dwellings a contemporary appearance. The roof would be covered in artificial slate or concrete roof tiles. All these finishing materials would be appropriate in this location. The design of the proposal is in accordance with the objectives of Policy DES1 of the LDP, which requires that all development shall be of a high quality, sustainable design and respect the local character and distinctiveness.

6.5 Landscape

The proposal seeks to provide three terraced dwellings on land set back from Severn Crescent. The land is sloping from east to west, rising to a protected woodland group that forms part of a

wider DES2 Area of Amenity Importance. From a policy perspective, Policy LC5 - Protection and Enhancement of landscape character - highlights that development will be permitted provided it would not have an unacceptable adverse effect on the special character or quality of Monmouthshire's landscape in terms of its visual, historic, geological, ecological or cultural aspects. It is considered that the proposed scheme would be acceptable from a Landscape and GI visual impact and character perspective. The terrace design is considered acceptable, with the ridgeline in the context of existing development, material choice, architectural form and approach to development set into a bank.

As part of the development, two trees will be removed although these trees do not merit Tree Preservation Orders (TPOs) and the Council's Tree Officer has no objection to their removal. The lost trees will be replaced by new trees and the planting of shrubs. The site is located next to a large, protected woodland, and although there will be no direct impact on the trees above ground, the root protection zone may be impacted. This has been addressed in the Arboricultural Report with a recommendation for fencing as a boundary treatment. It is suggested that any boundary fencing on the southern edge of the site allows for external hedge or tree planting within the application boundary to help to integrate boundary treatment into the wider landscape.

PPW12 (paragraph 6.2.12) requires a Green Infrastructure Statement (GI) to be provided with all planning applications. The GI Statement should be proportionate to the scale of the proposal, and should include description of existing GI assets within and bounding the site (e.g. hedges, trees etc.) how the proposal will avoid and minimise impacts on GI assets and how the proposal will enhance and/or restore GI assets, corresponding with provisions to provide net benefit for biodiversity. In this case a GI statement was submitted as part of the application. The application site is of mown grass with a domestic appearance. The hedges around the site and the woodland to the rear are important GI assets and habitats. The scale and siting of the development is such that it would have minimal impact upon green infrastructure or biodiversity interests. Although the gardens of the proposed dwelling would be immediately adjacent to the woodland, it is noted that no works will take place within the root or canopy protection zone of any tree. The existing hedges will be retained and there will be a significant amount of new planting of native species, locally sourced. Any green infrastructure assets that are being lost at the site are considered to be appropriately mitigated. Bat and bird boxes are also being provided. These mitigation proposals are also shown on the submitted drawing 2795 P01 Rev E.

6.6 Area of Amenity Importance

The primary purpose of this designating Area of Amenity Importance is to protect and, where possible, improve the built environment by retaining the overall amenity value of the existing stock of green space. Policy DES2 allows development proposals on areas of amenity importance only if there is no unacceptable adverse effect on any of the following:

- a) the visual and environmental amenity of the area, including important strategic gaps, vistas, frontages and open spaces;
- b) the relationship of the area of amenity importance to adjacent or linked areas of green infrastructure in terms of its contribution to the character of the locality and / or its ability to relieve the monotony of the built form;
- c) the role of the area as a venue for formal and informal sport, general recreation and as community space, expressed in terms of actual usage and facilities available, as well as its relationship to general open space requirements as set out in policy CRF2;
- d) the cultural amenity of the area, including places and features of archaeological, historic, geological and landscape importance; and
- e) the nature conservation interest of the area, through damage to, or the loss of, important habitats or natural features.

As specified above, the application site forms part of a designated Area of Amenity Importance (Policy DES2 refers). Although the site forms part of the wider Area of Amenity Importance, it has a domestic and maintained appearance. There are semi-mature trees and shrubs on site but these do not form part of the Tree Preservation Order which covers the area to the west (rear) of the site. The proposed plot has the appearance of a domestic space with mown grass and domestic

hedging, that contributes little to the wider DES2 allocation which has an intrinsic character of being undeveloped woodland to the west and south of the site. Furthermore, the general public do not have a right of access to cross the land or to use it for recreational purposes. There is an extant permission that would allow for residential development on a similar footprint which could be built at any time without the benefit of further planning permission. Being mindful of these factors and the proximity of the site to the built form of the area, it is considered that the development of the land would not erode or be so detrimental to the purpose of the wider allocation to warrant refusal of the application on such grounds.

Two trees will be removed from the site, these will be replaced by other trees and shrubs. The Tree officer has considered the loss of the trees and finds that they do not merit protection and does not object to their removal, especially as there will be replanting. The site is adjacent to a large area of protected woodland. Although there will be no direct impact to the trees above the ground, the Root Protection Zone may be impacted, this has been addressed in the Arboricultural Report.

6.7 Impact on Amenity

The impact on residential amenity has been considered in detail at section 6.2 in connection with compliance with the adopted Infill Development SPG.

6.8 Ecology

The site is a small undeveloped area of land which was residential garden and has been unmanaged for several years. There are several small ornamental shrubs and trees and dilapidated sheds. The site backs on to an area of ancient semi-natural woodland. A site assessment report (produced by Ecological Services, dated 30th August 2023) has been provided to update the survey undertaken in 2019 to inform the extant permission for this site (DM/2018/01984). The site is identified as having potential to support reptiles, nesting birds and common mammals such as hedgehog.

The site is immediately adjacent to an area designated as ancient woodland. Ancient woodlands are afforded protection from development that would result in loss and deterioration by Planning Policy Wales Where ancient woodland is a constraint the LPA should consider the advice of NRW which requires a "standoff zone" or buffer to protect ancient woodland.

The proposal provides a 1m buffer between the gardens and the ancient woodland site. A larger buffer would be preferred but due to the urban location and existing neighbouring properties the woodland ecology will be accustomed to a level of disturbance. The revised site plan shows a close-boarded fence as the boundary to reduce the risk of garden waste being dumped into the woodland. In the event permission is granted, it is recommended that a condition to remove permitted development rights with regards to boundary treatments is applied to ensure the boundary is retained and not breached for the perpetuity of the development.

The Section 6 Duty of the Environment (Wales) Act 2016 requires that the LPA maintains and enhances biodiversity in the exercise of all its functions. Planning decisions must enhance networks and deliver net benefits for biodiversity, over and above that required to mitigate or compensate for any negative impact (PPW12, paragraph 6.4.11).

The site has potential to support reptiles, nesting birds and common mammals. The revised site plans show bird nest boxes to provide replacement nesting opportunities. Bat boxes provide an ecological enhancement. No proposals have been made to mitigate and compensate for impacts on reptiles. A reptile mitigation strategy was submitted with the application DM/2024/00260 to discharge conditions on the extant permission for two dwellings on site, which includes an area of garden set aside for displaced reptiles. This document cannot be applied to this application, as it references a different layout, but the provision of a similar document could be conditioned. This will ensure that the provisions of LDP Policy NE1 are met with regards to providing biodiversity enhancements.

Planning Policy Wales (PPW) 12 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 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016. In this case two bat boxes are being provided on the south elevation, three bird boxes are being provided under the verges and there will also be several hedgehog holes and a significant amount of new planting of indigenous species. These are referred to in the GI Statement along with a specification of the boxes and are indicated on site Plan 2795 PO1 Rev E. It is considered that the above provisions will provide an overall net benefit for biodiversity. Consequently, the proposals are deemed to comply with the requirements of PPW 12.

6.9 Highways

6.9.1 Sustainable Transport Hierarchy

PPW12 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable. In this case the site is in an existing residential area within the defined development boundary of Chepstow which itself benefits from good public transport connections, services and facilities. The town centre can be reached via a 12-minute walk.

6.9.2 Access / Highway Safety

Within the vicinity of the site, Severn Crescent is an unadopted road for circa 100 metres, and currently serves 10 dwellings, with a 1.5 metre wide footway on the western side of the carriageway. The remainder of Severn Crescent to the north is an adopted road. The lane immediately adjacent to the site over which access would be gained is currently unmade, is of limited width and lacks segregated pedestrian facilities. The plans submitted indicate that the existing pavement to the north of the site would be extended across the front of the plot. The proposed plans have also been updated since the submission of the previous application to show that the lane adjacent to the site will be re-surfaced to MCC Highway's specification. The applicant has responded to the Highways' concerns with a technical note. Highways still have concerns over the further development of the private road but accept that one additional dwelling over the previously approved two, representing a net increase of one additional bedroom, is unlikely to result in a reduction of highway safety or capacity.

6.9.3 Parking

The adopted Monmouthshire Parking Standards require one off street parking space per bedroom up to a maximum of three for each dwelling, including the host dwelling. The proposed site plan shows two off road parking space and an integral car port for each dwelling. The internal dimensions of the lower garages have been increased to 3x6m, and therefore Highways offer no objection concerning the parking situation while noting they consider them to be below the existing standards.

6.10 Affordable Housing

LDP Policy S4 requires affordable housing contributions to be made in relation to developments which result in the net gain in residential dwellings. Where the net gain in dwellings is below the threshold for affordable units to be provided on site, which is 5 or more units in Chepstow, then a financial contribution is appropriate. The financial contribution is based on floor area and the calculation contained in Appendix 3 of the Affordable Housing Supplementary Planning Guidance (July 2019). The amount of affordable housing proposed may be based on a viability assessment.

Formula: Financial Contribution = Internal Floor Area (m²) x CS Rate x 58%.
In Chepstow the CS rate is £120.

Each of the dwellings has an internal floor area of 116m² so the contribution from each dwelling would be £8073.00. The total for the whole site would be £24,220.00

The applicant has confirmed they accept the payment and are willing to enter into a Section 106 Agreement. Therefore, the proposal accords with Policy S4.

6.11 Flooding

The site is not in a designated flood zone identified in the DAM maps of TAN 15 or the Flood Maps for Planning in the emerging TAN 15 therefore the site is at no particular risk of flooding from surface water or main rivers.

6.12. Foul and Surface Water Drainage

The details submitted as part of the application indicates that foul and surface water from the development would be connected to the existing combined mains sewer, via four pumping chambers. The drawing titled 'Drainage Strategy' demonstrates that surface water from everyday rain events will be discharge via rainwater harvesting and any storm event up to and including a 1 in 30 year will be discharged via an attenuation tank where surface water will gradually recede once the storm event has concluded. It is noted that this drawing has not mentioned the discharge rate to the public sewerage system for storm events exceeding 1 in 30 but it has been previously agreed that the rate will not exceed 1.5 l/s. in this particular circumstance Welsh Water have no objection to the proposal subject to a condition limiting the rate of which surface water can connect to the main sewer. The SuDS Approval Body note that the application has a means of surface water discharge and that the development will require SAB approval, and so they offer no objection.

6.13 Planning Obligations

If the application is to be approved, then a financial contribution for affordable housing in the local area will be required.

6.14 Response to the Representations of Third Parties and/or Town Council

Chepstow Town Council have recommended approval of the application subject to the provision of technologies to support zero carbon by way of solar panels and heat source pumps. The proposed Plan 2795 Po1 Rev E shows an EV charging point on the driveway of each dwelling, PV panels on the south facing roof of each dwelling and an air source heat pump in the rear garden of each property.

Letters of objection have been received from five local addresses. There are concerns about the disruption and noise that could be caused during the construction phase of the development. Any disruption would be temporary, and a Construction Phase Management Plan can be imposed by condition limiting the hours of construction on site. Residents are also concerned that the access road is unadopted, there will be a significant increase in traffic and on street parking. The lane adjacent to the site will be re-surfaced to Highways' specification.

As part of the current application. The applicant has responded to Highways' concerns with a technical note. Highways still have concerns over the further development of the private road but accept that one extra dwelling over the previously approved two, representing a single additional bedroom, is unlikely to result in a reduction of highway safety or capacity and therefore offer no objection to the application.

Residents are also concerned that the plot is of insufficient size to accommodate three dwellings and that a three-storey development is inappropriate. The footprint of the 3 no three-bedroom dwellings is the same as the two four-bedroom dwellings already approved on the site and the maximum ridge height is lower. The site plan has demonstrated that the plot is of sufficient size to accommodate the three residential dwellings with sufficient parking provision and amenity space for each dwelling. The ridge height of the proposed dwellings is slightly less than on the approved

scheme for two dwellings and only slightly higher than that of the adjacent existing dwellings. The principle of three-storey dwellings on this site is already established.

The impact on residential amenity has been considered in detail in the main body of the report and found to be satisfactory and in accordance with the advice given in the SPG on Infill Development. The proposed dwellings are no closer to existing dwellings than those approved under the previous scheme. The site has been considered by MCC Ecology Officers who offer no objection to the scheme subject to conditions requiring mitigation.

One neighbour identified that the redline boundary of the site, when the application was first submitted was incorrect. When originally submitted the red line boundary of the development site was positioned too far to the north and incorporated some of the land belonging to the neighbouring property; this was a drafting error. In November 2023, the applicants submitted an amended site plan, showing the correct position of the red line, away from the neighbouring property. All subsequent site plans including the latest one 2795 PO1 Rev E, which is referenced in this report, show the red line boundary in the correct location.

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

6.6.1 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 site is located within the Chepstow Development Boundary. Policies S1 and H1 of the Local Development Plan presume in favour of new residential development within development boundaries. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location. There is extant permission for 2no four-bedroom properties on the site, occupying the same footprint. The proposed dwellings will respect the scale, form and massing of existing development in the area and complies with the guidance set out in the adopted SPG on Infill Development and will not result in a significant loss of outlook or privacy to the occupiers of the existing neighbouring properties in accordance with the objectives of policies DES1 and EP1 of the LDP.

The lane adjacent to the site will be re-surfaced to MCC Highways' specification as part of the current application. Highways accept that one additional dwelling compared to the previously approved two, is unlikely to result in a reduction of highway safety or capacity. Adequate off-street parking is being provided in accordance with Policy MV1 of the LDP. The proposal accords with Policy S4 of the LDP by providing a financial contribution for affordable housing in the area. The scheme will provide adequate biodiversity enhancements in accordance with Policy NE1 of the LDP. Welsh Water have agreed that the foul and surface water from the development can be connected to the existing combined mains sewer.

In conclusion, the application is considered to be policy compliant in all respects and is presented to Committee Members with a recommendation for approval.

7.0 RECOMMENDATION: Approve

Subject to a 106 Legal Agreement requiring the following:

S106 Heads of Terms

A financial contribution towards affordable housing in the local area of £8073.00 per dwelling. The total for the whole site would be £24,220.00

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

Conditions:

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.

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.

3 Surface water shall only communicate with the public sewerage system at a rate not exceeding 1.5 l/s in storm events that exceed 1 in 30-year events and only when the rainwater harvesting and attenuation tanks have exceeded their expected capacity.

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.

4 Prior to any works commencing on site, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the Local Planning Authority. This Plan shall include traffic management measures, hours of working, measure to control dust, noise and construction related nuisances and measures required to protect adjoining users from the construction works. The development proposal shall be carried out in accordance with the approved CTMP.

REASON: To ensure that the development is carried out in a safe and considerate manner in accordance with the requirements of policies MV1, DES1 and EP1 of the LDP.

5 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 the building or in the curtilage until an appropriate lighting scheme has been submitted to the Local Planning Authority and approved in writing. The strategy shall include lighting type, positioning and specification. The scheme shall be agreed in writing with the LPA and implemented in full.

REASON: To safeguard priority habitat and ancient woodland in accordance with Planning Policy Wales.

6 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification) the garages hereby approved shall be kept available for the parking of motor vehicles at all times.

REASON: The garage is a key element of the parking being provided and its loss for this purpose may lead to parking problems and to ensure compliance with LDP Policy MV1.

7 Notwithstanding the provisions of Article 3, Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fence, wall or other means of enclosure other than any approved under this permission shall be erected or placed without the prior written approval of the Local Planning Authority. All of the boundary treatments shown on the submitted site plan 2795 PO1 Rev E shall be retained in perpetuity

REASON: To safeguard priority habitat and ancient woodland in accordance with Planning Policy Wales

8 No development or site preparation shall take place or material or machinery brought onto the site until a Reptile Mitigation Strategy 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 safeguard protected and priority species during the constructions works. The content of the method statement shall include a methodology for the capture and translocation of reptiles with details of the receptor site that shall be retained in perpetuity. The development shall be carried out in accordance with the approved Reptile Mitigation Strategy.

REASON: Safeguarding and maintaining priority species in accordance with Planning Policy Wales, LDP policy NE1 and the Environment Act (Wales) 2016.

9 The development shall provide ecological enhancements as shown on the drawing "Proposed Site Roof Plan, Street Elevation & Site Section, Produced by Angus Meek Architects. Project 2795, Drawing Number P01, Revision E". The enhancements shall be installed in their entirety prior to the dwellings hereby approved being brought into beneficial use and shall be retained in perpetuity.

REASON: To maintain and enhance ecology in accordance with LDP policy NE1, Planning Policy Wales and the Environment (Wales) Act 2016.

10 Prior to the commencement of development full and comprehensive details of soft and hard landscape works 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 cross section and RPA.
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.
Hard landscape materials to include surfacing, SUDs and fencing.

REASON: In the interests of visual and landscape amenity; in accordance with Policies DES1 & LC1/5 of the Local Development Plan

11 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 LC5, DES 1, S13, and GI 1 and NE1.

12 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.

13 No development is to take place until the local planning authority has received and agreed in writing a method of protective fencing to separate the woodland from the proposed development. The fencing shall be in accordance with the guidelines within British Standard 5837:2012 - Trees in relation to Design, Demolition and Construction Recommendations. The development shall only proceed in accordance with the approved details. All protective fencing shall be retained and maintained on site until such a time that all construction and development works including landscaping have been ceased.

REASON: To ensure the protection from harm of a protected woodland in accordance with Policy S13 - Landscape, Green Infrastructure and the Natural Environment.

INFORMATIVES

1 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.

NESTING BIRDS - 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.

SAFETY (WALES)

Any works on this land will need to be undertaken following engagement with Asset Protection to determine

the interface with Network Rail assets, buried or otherwise and by entering into a Basic Asset Protection

Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party

should contact assetprotectionwales@networkrail.co.uk.

DRAINAGE

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or

drains. Network Rail's drainage system(s) are not to be compromised by any work(s). Suitable drainage or

other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto

Network Rail's property / infrastructure. Ground levels - if altered, to be such that water flows away from the

railway. Drainage does not show up on Buried service checks.