

Application Number: DM/2025/00296

Proposal: Construction of one bungalow with associated parking and landscaping

Address: Land adjacent to Ty Bach, Church Road, Llandegveth, Monmouthshire

Applicant: Mrs Ursula Crouch

Plans: Location Plan 0001 P01 - , Block Plan 1001 S3 P01 - , Site Plan 1002 S3 P04 - , Floor Plans - Proposed 1003 S3 P06 - , Floor Plans - Proposed 1003 S3 P07 - , All Proposed Plans 1005 S3 P02 - , Elevations - Proposed 2001 S3 P05 - , Elevations - Proposed 2002 S3 P05 - , Site Sections 3001 S3 P04 - , Site Sections 3002 S3 P04 - , 3D Views 9001 S3 P02 - , 3D Views 9002 S3 P02 - , Ecology Report PEA - TY BACH NP18 1HX - V1 - 19-06-2025 - Final, Green Infrastructure Appraisal/Statement GREEN INFRASTRUCTURE (GI) STATEMENT - May 2025,

RECOMMENDATION: Approve

Case Officer: Kate Bingham

Date Valid: 12.03.2025

1.0 APPLICATION DETAILS

1.1 Site Description

The application site is located within the village of Llandegfedd. It is positioned between an existing house and a bungalow, is close to the village church and has most recently been used as a paddock. The site is currently greenfield land with a total area of 1,258 m². The surrounding context comprises detached residential properties and open countryside. It lies opposite St. Tegfedd Church which is Grade II Listed.

The site is not located in a flood risk area but it is included within the Nutrient Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC). There are no other constraints.

1.2 Value Added

The following amendments have been made over the course of the application:

- Revision of the scheme from 2 dwellings to a single 2/3-bedroom dwelling. The original percolation results indicated a drainage field requirement that made accommodating two dwellings on the site impractical when applying the necessary offsets.
- The Design and Access Statement has been updated to include a drainage section setting out the proposed foul drainage strategy, supported by a revised plan showing the waste treatment arrangement (package treatment plant and drainage field).
- Retention of the existing stock-proof, estate-style, and timber fencing, and have introduced internal hedgerow planting along the boundaries with adjacent dwellings and the open field.
- Further surface water drainage information provided.

1.3 Proposal Description

This is an Outline application with all matters reserved. However, the applicant has provided a significant amount of detail to support the application including the necessary scale parameters, indicative design and layout as well as landscaping details.

The application proposes the construction of a single 2/3 bedroom bungalow with a maximum gross internal floor area of 125m² with associated landscaping and access from Church Road. A combination of natural stone, wood cladding, and rendered walls with slate and zinc roofing is proposed for each dwelling. The maximum height of the proposed dwelling has been provided as 4.5m.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DC/2009/00705	Retention of conservatory to rear elevation	Approved	26.10.2009

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

Development Management Policies

H3 LDP Residential Development in Minor Villages
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
EP5 LDP Foul Sewage Disposal
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
MV1 LDP Proposed Developments and Highway Considerations

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>

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.

Technical Advice Notes

TAN12 - Design

5.0 REPRESENTATIONS

5.1 Consultation Replies

Llangybi Fawr Community Council – Recommend approval subject to the following:

The Community Council welcomes the amended proposal to reduce the development from two dwellings to a single dwelling. Members consider that this revised scheme is more appropriate for the site and represents a more natural form of infill development within the settlement.

Whilst the Council has no objection in principle to the amended proposal, Members have raised concerns regarding the potential impact on the privacy and amenity of neighbouring properties. The Council therefore requests that careful consideration be given to the orientation of the proposed dwelling and the provision of appropriate boundary screening or landscaping, where necessary, to minimise overlooking and protect the privacy of adjacent residents.

In addition, drainage remains a significant concern. As the site is not connected to the mains water supply or mains sewerage network, the Community Council requests that Monmouthshire County Council carefully considers the proposed drainage and foul water arrangements and is satisfied that they are appropriate, sustainable, and will not adversely affect neighbouring properties or the surrounding environment.

Subject to these matters being satisfactorily addressed, Llangybi Fawr Community Council has no objection to the amended application.

Previous Comments Objection.

Llangybi Fawr Community Council reflected that this application was an infill earmarked for development. However, councillors unanimously agreed this was an overdevelopment of the site with the application to construct two bungalow properties. Councillors highlighted concerns in regard to the visual impact upon the adjacent neighbouring properties and the close proximity to the boundary line. The extensive development was not in keeping with the village and councillors agreed it to be out of character. The varying levels of the properties were emphasised as well with the concerns of visibility. Councillors recognise there is a holding objection from Monmouthshire County Council in consideration to Sustainable Drainage Systems (SuDS). Councillors determined Monmouthshire County Council will ensure the correct and proper practices are designed and are

adhered to; to combat local surface water discharge, and noted the need for foul water discharge within such a confined area.

Dwr Cymru- Welsh Water – No objection.

We note from the application that the proposed development does not intend to connect to the public sewer network. As the sewerage undertaker we have no further comments to make. However, we recommend that a drainage strategy for the site be appropriately conditioned, implemented in full and retained for the lifetime of the development.

Natural Resources Wales – No comments.

We have reviewed the amended planning application submitted to us, and from the information provided we consider that the proposed development no longer affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018). We therefore do not have any comment to make on the proposed development.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt. Further information can be found on our website:

MCC SAB - No objection.

The application has now demonstrated a means of surface water discharge to infiltration. As the site will have a total construction area greater than 100m², SAB approval will be required. Please append a relevant informative.

Although the rates are below what we would usually recommend for an infiltrating system (in line with the comments in the submitted report by Lilyrose Architecture) it should be possible to design an infiltration system with a greater surface area which will meet the SuDS Standards for Wales. Due to the marginal nature of these infiltration rates, it should be noted that there is a possibility of the site layout being impacted at the SAB application stage.

We have no objection based on flood risk to the site. Flood risk maps provided by Natural Resources Wales indicate the site to be at no identified risk of flooding. Our database of previous flood event records does not show any surface water flooding in close proximity to the site. Our database of drainage and flood assets does not record any drainage or flood assets in close proximity to the site.

MCC Highways – No further comments following reconsultation.

Previous comments - No objection.

The plans have been amended, and while we would like the parking facility to be enlarged for ease of use, we accept that it is possible to meet the required standards. Access visibility splays have been provided showing 27m in both directions for both accesses, this provision is considered acceptable for the location and expected travel speeds.

We would recommend the accesses are amended to include access splays for ease of use given the width of the highway is in this location, however we raise no objection to the proposal.

MCC Biodiversity - No objection subject to conditions (net benefit for biodiversity, Green Infrastructure Management Plan, Method Statement for dormice and a Construction Method Statement).

MCC Landscape - No objection in principle.

SEWBRcC Search Results - No significant ecological record identified.

5.2 Neighbour Notification

Nine representations received objecting on the following grounds:

- Site is not large enough for 2 four-bedroom bungalows - I would not object to the development of a single bungalow.
- Concerned about waste water from the properties entering a drainage system that cannot cope now, we already have a problem with the road resembling a river when it rains heavily. The drains on Church Road are unable to cope with this surge and several properties have suffered flooding as a result. A new development would increase both the likelihood and severity of this.
- There have been significant problems with flooding arising from the fields behind, and including from this plot in the village in recent years. There is no indication how the rainwater runoff from the proposed properties will be handled, there is no direct access to a watercourse or sewer, and so it is highly probable they will significantly add to the flooding issue. Attenuation tanks have been introduced to mitigate the potential run off problems but what arrangement has been made to accommodate the discharge from the tanks? In light of these concerns regarding flood risk, would a single property with a driveway situated at the current gateway into the field (which is the highest level) not be a far safer option?
- Regarding the elevation of the plot relative to the neighbouring houses downhill and opposite, there are serious concerns that this would allow these properties to be overlooked, impinging on their privacy due to the land being significantly higher than neighbouring properties it would be quite imposing to both properties and gardens.
- Suggest a condition of the approval be that at no future point should any vertical development be considered as bungalow 2 will already be a very imposing structure for neighbouring Forge Cottage.
- The floor plans have been amended to reduce the number of bedrooms. However, I feel that it is reasonable for me to consider that the study/office will become a third bedroom.
- The developer claims in the application form that the land was formerly part of a garden. I am not sure how accurate that is, as for long as I am aware it has always been a paddock known to everyone locally is Harrys Fields and used for grazing, never a garden.
- The plans do not clearly show the actual road area of Church Road which is less than 4metres (circa 3.6) in width and it is not possible for two vehicles to traverse at the same time. The 27m visibility splay of bungalow no.2 is not feasible as it would require the removal of land belonging to Forge Cottage together with the relocation of the electricity pole opposite the entrance to Ty Isha Cottage. This visibility splay would also be on a slope from the existing road level up to the existing paddock level. The visibility will be reduced to a maximum of 17m possibly less. In the event of the sewage tanks needing to be cleaned out, for reasons as stated previously, there is no parking or turning facility for a sewage tanker.
- The development shows the removal of the established hedge line which is mitigated by the provision of a new hedge line along the visibility splay. I would like a guarantee that this hedge is replaced immediately after or before the removal of the existing hedge to limit the effect of loss of natural habitat and the visibility of the construction site.

5.3 Other Representations

None.

5.4 Local Member Representations

No comments 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

6.1.1 Llandegfedd is defined as a Minor Village under Policy S1 of the LDP. In Minor Villages planning permission will be granted for minor infill of no more than 1 or 2 dwellings resulting from the filling in of a small gap between existing dwellings, or residential redevelopment, or conversion to residential or sub-division of large dwellings, subject to detailed planning considerations, including no unacceptable 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. It is accepted that the site is suitable for infill development under the requirements of Policy H3 referred to above.

6.1.2 The council's adopted Infill SPG supports LDP Policy H3 and highlights that infill development should make a positive contribution to the creation of distinctive communities, places and spaces as well as responding to the context and character of the area. The guidance highlights that development should make efficient use of greenfield and brownfield land; protect residential amenity, both of new and existing occupiers; make a positive contribution to the creation of distinctive communities, places and spaces; respond to the context and character of the area; be of a good design, which is sustainable and consider and embrace the Green Infrastructure (GI) functions natural environment and ecological assets. This is considered under the individual headings below.

6.2 Good Design / Landscape Impact

6.2.1 The 1.2ha site is located adjacent to Church Road, the principal road through the village. The site is greenfield set between existing dwellings with open fields to the north of the site. The site has a gradual gradient from north-west to south-east.

6.2.2 The wider landscape character area contains a strongly undulating landscape, reflecting the complex pattern of geology; producing a mosaic of small hills and valleys, drained by a number of streams and tributaries. Characterised by deep wooded valleys and mixed pasture, with larger fields of arable crops, enclosed by a strong network of traditional field boundaries and hedgerow trees; this landscape character area contains the Main Village of Llanybi and the Minor Villages of Coed y Paen, Llandegfedd and Tredunnock.

6.2.3 From a landscape setting perspective, the proposal is seen as an infill development with the principal elevation set back from the lane akin to nearby development. The underlying architectural form within village is of mainly two-storey dwellings but also occasional single storey dwellings with pitched roofs, rendered walls set within a mix of sized garden curtilage with generally off-road parking provisions. Boundaries are mixed and include hedge, fencing and low walls backing on to open countryside. The application site is visually separated from the listed St Teilo's Church by an existing intervening dwelling.

6.2.4 The proposed design concept is considered to be in keeping within the settlement setting and densities referred to above. A single storey development reflects nearby density of

development in the settlement and therefore the scale of the development is considered to be appropriate.

6.2.5 It is considered that the proposed scale of the dwellings will ensure no adverse visual impact on the rural setting of the village and wider area and therefore the proposal would comply with the requirements of LDP Policy DES1.

6.3 Impact on Amenity

6.3.1 The proposed development consists of one residential bungalow within an established settlement. 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 building.

6.3.2 The Council's normal privacy standard for new residential development is that there should be minimum of 21m between directly facing elevations containing main habitable windows (i.e. bedrooms and living rooms).

6.3.3 There is a distance of approximately 19.5m between the side of the proposed bungalow with the nearest dwelling to the south east (Forge Cottage). A distance between habitable room windows of at least 21m can be achieved. There is approximately 5m between the boundary with the property to the north west (Ty Bach) which is located on higher ground.

6.3.4 As the proposed dwelling will be single storey (no more than 4.5m in height), opportunities for overlooking can be further avoided by the implementation of a proposed new hedge along the existing boundaries. There is an existing 1.8m timber fence already in place along the boundary with Ty Bach. As such there will be no overlooking between any of the proposed or existing dwellings. It is suggested that details of the means of enclosure are conditioned to be provided as part of any Reserved Matters application, should Members be minded to approve the Outline.

6.3.4 Despite the differences in levels between the north west to the south east of the site, as the building will be single storey only, it will not appear overbearing on the properties further down the slope.

6.3.5 It is also noted that local residents have raised concerns about potential flooding as a result of increased surface water run-off entering the local drainage system. In this respect, the Council's SAB Team have thoroughly assessed the information provided by the applicant and have advised that it should be possible to manage surface water via infiltration which will avoid run-off onto the road and into the sewer. They note that although the rates are below what we would usually recommend for an infiltrating system, an infiltration system with a greater surface area will meet the SuDS Standards for Wales. In the unlikely event that this solution not be possible, the site would not be lawfully developable.

6.3.6 On the basis of the above, it is considered that the proposed development will not have an adverse impact on local residential amenity and therefore complies with the provisions of LDP Policies EP1 and DES1.

6.4 Green Infrastructure

6.4.1 Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise

approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigate / Restore.

6.4.2 The site is primarily grassland with a boundary defined by a mix of hedgerows, a metal access gate, and adjacent properties. The GI Statement submitted with the application states that no significant green infrastructure features have been removed to date and the site remains largely in its natural condition, with no notable trees or substantial vegetation disturbed.

6.4.3 The proposed development will provide new green infrastructure. This will be achieved through a combination of the following:

- New hedgerow planting is proposed to reinforce boundaries within the development and along adjacent curtilages.
- Additional landscaping to complement the proposed dwelling, such as native shrubs in the front garden area.
- Retained and enhanced hedgerows.
- New tree planting

6.4.4 The proposals are considered to meet the step wise approach required by PPW12 and meet the requirements of LDP Policy GI1. The measures can be secured via condition should Members be minded to approve the application.

6.5 Biodiversity

6.5.1 A Preliminary Ecological Appraisal report has been provided; the report provides details of a habitat assessment undertaken with assessment of potential to support protected species. A desk study including data record centre search has not been carried out to inform the assessment.

6.5.2 The field is described as modified (grazed) grassland, which is relatively biodiverse but with signs of enrichment. The site doesn't meet priority grassland criteria. The road-side hedge is described as a species rich native hedge with trees, meeting priority habitat criteria. The north-eastern hedge is described as species-poor. The report identifies two trees in the roadside hedge, one with potential bat roost features. The site is identified as being suitable to support common invertebrate species, nesting birds, with suboptimal habitat for reptiles and amphibians (terrestrial). Suitable avoidance measures are recommended in the report and a Construction Method Statement will be required.

6.5.3 Although the report identifies that the hedgerow is suitable for dormouse, it has ruled out potential presence due to isolation. Following the biodiversity officers request for further assessment for dormouse, the applicant's ecologist provided a justification for following a non-licensed method statement due to the small scale of habitat loss and limited connectivity. The council's biodiversity officer accepts this is an appropriate solution in this case.

6.5.4 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.

6.5.5 The report makes a number of suggestions to compensate for loss of habitats and provide enhancements to achieve net benefit for biodiversity. The following biodiversity enhancements are proposed to ensure net benefit:

- Bird Boxes: To be installed on trees near the northern boundary.
- Bat Slates: To be placed on an appropriate elevation of the new dwelling.

- Pollinator-Friendly Plantings: Wildflower bed and native shrubs in garden area.
- New boundary hedge planting.

6.5.6 These measures are considered to be proportionate to the development. A condition requiring an ecological net benefit plan to be provided with the reserved matters application should be included should Members be minded to approve this outline application. On this basis, the proposed development is considered to meet the requirements of PPW12 and LDP Policy NE1.

6.5.7 Under the Conservation of Habitats and Species Regulations 2017 it is necessary to consider whether the development should be subject to a Habitat Regulations Assessment. This is in particular reference to the impact of increased concentrations of Phosphates on designated SAC's. NRW has set new phosphate standards for the riverine SAC's of the Wye and Usk and their catchment areas. Development that may increase the concentration of phosphates levels will be subject to appropriate assessment and HRA.

6.6.8 This application is outside of the SAC catchment and so will not have a detrimental impact on any protected SAC, and as a result no further assessment is required.

6.6 Transport

6.6.1 Llandegfedd is designated as a village suitable for minor infill development in the LDP. As such, it is considered that the location is somewhat sustainable in terms of active travel links and local facilities.

6.6.2 The site is located along the classified R104 which has the character of a typical country lane having limited width. The construction of two new dwellings is not considered to represent a significant impact in terms of highway safety or capacity by itself. The nearby area consists of several dwellings and the traffic movements generated by one new dwelling would not be considered significant in comparison.

6.6.3 The visibility splay of 27m in both directions is considered to be acceptable in terms of highway safety by the Council's Highway Officer with turning and parking provided within the plot for at least 2 vehicles. This is in accordance with Monmouthshire Parking Standards for a two bedroom property.

6.6.4 It is noted that one of the rooms is labelled on the floor plans as a 'study/bedroom' and the Local Planning Authority would not have any control over the use of this space meaning that potential occupiers could use it as an additional bedroom. This applies to the use of internal spaces within any dwellings. However, should this be the case, it does not follow that this would inevitably lead to the addition of a third vehicle at the site and only two parking spaces have been provided. Furthermore, given that the proposed floor plans show only one large reception room, there is likely to be a greater need for an office space than perhaps if there were multiple reception rooms available. Nevertheless, it must be noted that the application is Outline and therefore the detailed internal arrangements of the properties will be subject to further scrutiny at Reserved Matters stage.

6.6.5 On balance therefore, it is considered that the proposed new dwelling meets the requirements of the Monmouthshire Parking Standards and the development will not adversely effect highway safety in accordance with LDP Policy MV1.

6.7 Affordable Housing

6.7.1 It is a basic principle of LDP Policy S4 that all residential developments should make a contribution to the provision of affordable housing in the local planning authority area, irrespective of whether the size of the development falls below the threshold for on-site provision.

6.7.2 As this proposed development falls below the threshold (1 - 4 units) at which affordable housing is required on site, a financial contribution towards off site affordable housing in the Abergavenny Housing Market Area will be required instead. This is calculated as: Internal Floor Area (m²) x £120 x 58%. This will be secured via a S106 agreement.

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

6.8.1 Concerns regarding overlooking and surface water are addressed above in Section 6.3 (Impact on Residential Amenity). The site is not within a floodplain.

6.8.2 Concerns regarding highway safety are addressed above in Section 6.6).

6.8.3 Foul drainage is intended to be treated via a private package treatment plant discharging to a drainage field designed in accordance with relevant standards, the scale of which can be accommodated within the application site. This approach responds to earlier constraints identified through consultation which confirmed that a two-dwelling scheme would require disproportionately large drainage fields and present significant deliverability challenges. The revised proposal demonstrates that an acceptable drainage strategy can be achieved for a single dwelling without reliance on non-preferred solutions, ensuring that the development can proceed in a manner consistent with LDP policies and NRW guidance.

6.8.4 It is considered to be reasonable to remove Permitted Development Rights for extensions should a Reserved Matters application follow. Similarly, the translocation of the existing hedgerow to provide visibility splays will be subject to an agreed Method Statement.

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

6.9.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.10 Conclusion

6.10.1 The proposal aligns with local and national planning policies by contributing to the housing supply while respecting the character of the surrounding area.

6.11.1 The development will not increase surface water run-off onto the road or adversely effect local residential amenity by virtue of foul drainage.

6.11.2 The proposed dwelling will not lead to any adverse impact on highway safety.

6.11.3 Mitigation and enhancement measures for biodiversity are considered to be proportionate to the development.

6.11.4 There is a distance of approximately 19.5m between the side of the proposed bungalow containing a long and Forge Cottage which lies at a lower level to the southeast. As the new dwelling will be single storey, overlooking will be further avoided by normal boundary features.

6.11.5 For the reasons detailed above in this report, having regard to the relevant policies and all other material considerations the proposed development is considered to be acceptable subject to the conditions and S106 Agreement set out below.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

A financial contribution towards off site affordable housing in the Abergavenny Housing Market Area will be required instead. This is calculated as: Internal Floor Area (m²) x £120 x 58%.

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 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

REASON: The application is in outline only.

2 Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

3 The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: In order to comply with Section 92 of the Town and Country Planning Act 1990.

4 The reserved matters application shall be supported by a Construction Method Statement. The content of the method statement shall include details of measures to safeguard dormouse and other protected and priority species during the constructions works. The content of the method statement shall include, as a minimum the:

- a) Purpose and objectives for the proposed works in relation to protection of identified species;
- b) Detailed working methods necessary to achieve stated objectives;
- c) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction; and
- d) Persons responsible for implementing the works.

The Construction Method Statement shall thereafter be implemented in full.

REASON: Safeguarding of protected and priority species during construction works LDP policy NE1 and the Section 7 of the Environment Act (Wales) 2016.

5 A Green Infrastructure Management Plan shall be included with the reserved matters application. The content of the Green Infrastructure Management Plan shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.

- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The management plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery.

REASON: To maintain and enhance ecology on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1.

6 Prior to the commencement of development a Ecological Net Benefit Plan shall be submitted to and approved in writing by the local planning authority. This shall include full details of the location and specification of ecological enhancements and the timing of their inclusion. The details shall then be implemented as approved and shall be retained in perpetuity.

REASON: To provide ecological net benefit on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1.

INFORMATIVES

1 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

2 Please note that this consent is subject to a Section 106 legal agreement.