

DELEGATED REPORT

Application No:	P/22/0053
Site Address:	Land Between 26 Gelligaer Road And The Farm Shop Gelligaer Road Trelewis
Development:	Erection of 4 detached dwellings with associated parking
Case Officer:	David Cross
Site Visit:	9th March 2022
Application Expiry Date:	11th May 2022
Consultation reply date expired:	30th March 2022

APPLICATION SITE

This application relates to an area of vacant land to the north of No. 26 Gelligaer Road. The site measures approximately 0.17 of a hectare and largely comprises scrubland with an open surface water drain crossing the site from the main highway to the north-west to a ditch in the south-west corner. Along the north-west boundary of the site is a grassed verge with a number of trees that have been planted in a row alongside the highway. To the north-east of the site is a farm shop with associated parking and service yard area. To south-east is an area of vacant land and an adjoining field that forms part of the open countryside.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of 4 detached dwellings, each of a similar scale and appearance, which would be positioned in a linear form across the site with a frontage on to Gelligaer Road. It should be noted that this application is essentially a revision of a previously approved scheme (P/21/0366), whereby the siting of the dwellings would be setback approximately 2m further from the highway. The dwellings would be setback between 10.3m to 14m from the edge of the highway. In turn, this means the front boundaries would also be further setback from the highway resulting in a slightly deeper grassed highway verge.

The dwelling on Plot 1 would measure 8m wide by 12m deep and 9m high with a pitched roof. It would incorporate a gable feature on the front elevation along with large glazed areas adjacent to the front door and a canopy. The dwellings on Plots 2-4 would measure 9.2m wide by 11.3m deep and 9m high with a pitched roof. These dwellings would similarly incorporate a gable feature to the front elevation, with large glazed areas adjacent to the front door and a canopy. They would also include an integral garage, which could be used for parking with a 2.5m wide opening and 5m internal depth. The external material

finishes of the proposed dwellings would comprise Bradstone square dressed stone on the front elevations and render on the side and rear elevations. A grey fibre cement slate would be used on the main roofs and a euroclad seamed metal would be used on the canopies. The windows and doors would be grey powder coated aluminium frame.

Each plot would be access from Gelligaer Road with a driveway to the front of the property that can accommodate two parking spaces. Part of the front garden area would be landscaped, which would form part of a sustainable surface water drainage solution for the site. To the rear of each plot, a patio area would be provided, together with lawn area. A new hedgerow would be planted to the south-east along an existing field boundary which lies outside of the application site but on land in the applicant's control. The extent of the garden areas would be defined by a 1m high stock proof fence. A 1.8m high boundary fence would be used to separate to rear garden areas. Three of the existing trees alongside the highway would be retained as part of the development. Additionally, three trees (*Betula Albosinensis*) would be planted in the rear garden of plots 1 and 2.

PLANNING HISTORY

P/21/0366 - Erection of 4 detached dwellings with associated parking

Permission GRANTED on 17.12.2021

CONSULTATION

- | | | |
|---------------------------------------|---|---|
| Head of Engineering | - | No objection subject to conditions relating to access, surface water drainage and retaining works. |
| Planning Division's Ecologist | - | No objection subject to a condition to implement the mitigation measures set out in the supporting documents. |
| Bedlinog & Trelewis Community Council | - | No objection. |
| Welsh Water | - | No objection subject to a condition relating to surface water and land drainage. |

PUBLICITY

In accordance with Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to neighbouring properties and a site notice was displayed within the vicinity of the site.

No representation were received as a result of this publicity exercise.

POLICY CONTEXT

National planning policy

The Future Wales – the National Plan 2040 sets out 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.

Planning Policy Wales (PPW), Edition 11, February 2021:

Para 3.5 – 3.15 set out the importance of high quality design to ensure inclusive design, to promote environmental sustainability and ensure high environmental quality. Regard should also be given to the special characteristics of an area, community safety and to encourage sustainable forms of transport.

Para 3.55 notes that previously developed land wherever possible should be used in preference to greenfield sites where it is suitable for development.

Para 4.1.43 – 4.1.56 set out the need to reduce the level and speed of traffic in new development, the provision of car parking and how this may be integrated into new development to minimise the reliance on cars. Transport assessments are also an important mechanism to determine anticipated impacts a development proposal may have.

Para 6.4.21 – 6.4.23 note that local authorities should seek to maintain and enhance biodiversity and build resilient ecological networks to ensure that any adverse environmental effects can first be avoided, mitigated or compensated. Regard should also be given to any potential impacts on protected species which may result in disturbance or harm to the species or its habitat.

Technical Advice Notes (TAN):

- TAN 5 Nature Conservation and Planning, September 2009
- TAN 12 Design, March 2016
- TAN 18, Transport, March 2007

Local planning policy

Merthyr Tydfil Replacement Local Development Plan (LDP) 2016-2031:

- Policy SW1 - Provision of New Homes
- Policy SW2 - Provision of Affordable Housing
- Policy SW3 - Sustainably Distributing New Homes
- Policy SW4 - Settlement Boundaries
- Policy SW9 - Planning Obligations
- Policy SW11 - Sustainable Design and Placemaking
- Policy SW12 - Improving the Transport Network
- Policy CW1 - Historic Environment
- Policy EnW1 - Nature Conservation and Ecosystem Resilience
- Policy EnW3 – Regionally Important Geological Sites, Sites of Importance for Nature Conservation, Local Nature Reserves and Priority Habitats and Species.
- Policy EnW4 - Environmental Protection

Supplementary Planning Guidance (SPG):

- SPG 2 Planning Obligations, March 2012
- SPG 4 Sustainable Design, July 2013

- SPG 5 Nature and Development, May 2015

PLANNING CONSIDERATIONS

Land use principle

The application site lies within the settlement boundary where the majority of new development is generally encouraged and supported by policy SW4 of the LDP. The proposed development would be located within the predominantly residential area of Trelewis and as such, would complement the surrounding environment. Furthermore, planning permission (P/21/0366) has previously been granted for a similar scheme on the site. Therefore, the principle of the development is acceptable. It is noted that the vacant land adjoining the site to the south-east, lies outside of the settlement boundary but is in the ownership of the applicant. This land would remain part of the countryside, but it would be utilised as part of the development to provide appropriate mitigation measures to address potential ecological and landscape impacts.

Design & amenities

The existing residential properties within the immediate vicinity of the site largely comprise of detached and semi-detached properties. The majority of these include a driveway to the front and some also accommodate a garage. The dwellings along Gelligaer Road vary in their style, with some incorporating gable features to the front, bay windows and canopies. Whilst the majority of these have rendered finishes on the elevations with concrete tiled roofs, some of the older properties have dressed stonework on the elevations with brickwork quoins. To the north of the site is a relatively new Redrow housing estate, which includes a mixture of modern housing styles and finishes.

The proposed dwellings would be of a similar design to the other properties within the surrounding context, incorporating gable features and canopies to the front. The buildings would be appropriately orientated to provide a suitable frontage towards the main highway with a set back from the road to maintain the highway verge and to provide a front garden and parking area. This is a similar arrangement as the adjoining and nearby properties. Some of the existing trees to the front of the site would be incorporated into the scheme to maintain the avenue of trees along part of Gelligaer Road, which adds interest to the development.

The scale of the proposed dwellings is appropriate for the site and would be similar to the other detached properties along the street, in terms of their footprint and height. The materials finishes are acceptable incorporating a mixture of render and dressed stonework on the elevations with a fibre cement slate roof, which reflects the local character.

To the rear of the dwellings, a considerable length of hedgerow planting would be introduced on the adjoining land, following the existing field boundary, which improve the general character and landscape quality of the area. It would also avoid the need for significant boundary fencing backing on to the open countryside.

The proposed dwellings would be sufficiently positioned more than 21m apart from the existing properties opposite the site to the north to avoid any adverse overlooking or overbearing concerns. The dwelling on Plot 1 would be situated to the side of No. 26 Gelligaer Road. As a result of the changes to the layout, with the dwellings being set back further from the highway, this has the potential to have a greater impact on the rear garden

of neighbouring property. The dwelling on Plot 1 would project approximately 2m past the rear elevation of No. 26. Given the relatively minor projection and taking into account the sun-path from east to west, the development would not give rise to a significant overbearing concern. Nor are there any windows proposed on the side elevation that may otherwise impinge on the neighbour's privacy. Additionally, it is acknowledged that the neighbouring residents have not highlighted any concerns.

The overall design of the development is acceptable and would not have an adverse impact on the character or appearance of the surrounding area. Nor would it adversely impinge on the amenities of neighbouring occupiers. Therefore, the proposal complies with policy SW11 of the LDP.

Highway implications

Access to the site would be via the main highway (Gelligaer Road), which links to a junction on to Shingrig Road to the south-west and to a roundabout to the north-east that serves a recent Redrow housing development. Whilst traffic along this highway can generally be quite busy at peak times, there is a good forward visibility for drivers given the alignment of the road. The presence of the nearby junctions also has the effect of reducing traffic speeds in the vicinity of the application site.

The construction of 4 additional dwellings would not result in a significant rise in traffic movement in the area. Nor would it adversely affect the free flow of traffic movement along the main road. It is acknowledged that vehicles may need to reverse onto the main highway when exiting the site. However, the development would not impede driver visibility and it is noted that a number of properties along Gelligaer Road have similar access arrangements to that proposed. A new 1.8m wide footpath would be constructed along the front of the site to provide appropriate pedestrian segregation. Furthermore, each property would accommodate at least 2 parking spaces on the driveway with an additional space available within the integral garages. It is noted that the Head of Engineering has not raised any highway safety concerns. Therefore, the proposal complies with policy SW11 of the LDP.

Ecological impact

An initial assessment was undertaken of the site to determine its potential to accommodate protected species or habitats. It notes the site largely comprises of scattered scrub and that the site has the potential for nesting birds and reptiles. Accordingly, a further reptile survey was undertaken, which identifies the site to be of medium-low value due to the surrounding agricultural use and road networks. Despite suitable reptile habitats being identified, no evidence of the presence of reptiles was found. As such, the report considers the development of the site to have a negligible impact on reptiles. Notwithstanding this, the report sets out the precautionary mitigation measures and includes a method statement for the clearance of any vegetation within the site.

A number of enhancement measures are proposed, which includes the installation of two bat boxes on the dwellings and two bird boxes on the existing oak tree. Additionally, the landscaping scheme includes the planting of a substantial hedgerow on the adjoining land to the rear of the properties, as well as enhancing the grassed area to the rear of plots 3 and 4 with a wild flower seed mix. It is acknowledged that the planning division's ecologist is satisfied with the survey work undertaken and the proposed mitigation/enhancement measures. Therefore, the proposal complies with policies EnW1 and EnW3 of the LDP.

Ground conditions

The application site lies within an area identified by The Coal Authority to be at high risk to past coal mining activities. As such, a Mining Risk Assessment has been submitted in support of the application. The report notes that there are no mine entries within the vicinity of the site. It identifies the Mynyddislwyn Seam has been extensively mined in the vicinity and that these old workings are 41m beneath the site. As such, the report considers there to be no significant risk to the development. In terms of geology, it has been highlighted that there are large faults present in the locality, which can result in some ground movement, and that one has been noted to the west of the site. To ensure that the fault line does not pass through the site, the report recommends that a number of exploratory boreholes are drilled on site. No other geological features that may affect the stability of the site have been identified. Given that a dwelling has recently been constructed to the south-west of the site (No. 26 Gelligaer Road), it is not anticipated that the presence of the identified fault line would pose a significant risk to the development of the site. It is acknowledged that the Coal Authority did not raise any objection to the previously approved (P/21/0366) scheme and noted that further consideration of the ground conditions would be necessary as part of any building regulation requirements. It has been adequately demonstrated that there are no significant ground stability concerns that would undermine the development or safety of the site. Therefore, the proposal complies with policy EnW4 of the LDP.

Planning obligations

Policy SW9 of the LDP seeks contributions towards affordable housing, which can take the form of either on-site provision where 10 or more dwellings are proposed or a financial contribution where more than 5 dwellings are proposed. However, given that the proposed development relates to only 4 dwellings, no contribution towards affordable housing is sought in this instance.

CONCLUSIONS

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered, as well as the Welsh Ministers well-being objectives set out in section 8 of the WBFG Act.

For the above reasons, the proposed development is deemed to be acceptable and complies with the relevant LDP policies. Accordingly, the following recommendation is made:

RECOMMENDATION: **BE APPROVED** subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

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 following approved plans and documents:

Drawing No. AL(0)10E - Proposed Site Plan, received 16.03.2022

Drawing No. AL(0)11B - Proposed Plans, Elevations and Sections, received 01/03/2022

Drawing No. AL(0)12C - Proposed Visions Splays and Crossover Plan, received 16.03.2022

Drawing No. 542.01 Rev B - Landscape Strategy & Planting & Management Plan, received 07.04.2022

Reptile Survey, Issue 1 VB - dated October 2021

BE Ecology Technical Note, dated 16.11.2021

Reason - To ensure compliance with the approved plans and clearly define the scope of the permission.

3. All planting, seeding or turfing comprised in the approved details of landscaping (Drawing No. 542.01 Rev B - Landscape Strategy & Planting) shall be carried out in the first planting and seeding seasons following the occupation of the buildings 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 that the new development will be visually attractive in the interests of amenity and to accord with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

4. Prior to the occupation of the dwellings hereby approved the boundary treatments as illustrated on the Proposed Site Plan (Drawing No. AL(0)10E) shall be erected in accordance with approved details.

Reason - To ensure that the new development will be visually attractive and boundaries protected in the interests of amenity in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

5. 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, in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

6. The development hereby approved shall be carried out in accordance with the recommendations of the Reptile Survey and Technical Note, which includes the installation of the two bat boxes and two bird boxes in accordance with the approved details prior to the occupation of the dwellings.

Reason - To protect the natural environment in accordance with Policies EnW1 and EnW2 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

7. The proposed 1.8m wide footpath as illustrated on Drawing AL(0)12C (Proposed Vision Splays and Crossover Plan) shall be completed in accordance with the approved details prior to the occupation of the dwellings.

Reason - In the interests of road safety in accordance with Policy SW11 of the Merthyr Tydfil County Borough Council Replacement Local Development Plan.

INFORMATIVES

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.
2. The developer is advised to contact the County Borough Council's Head of Engineering regarding any retaining works or other works affecting the highway **BEFORE** construction works commence.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

7/4/22