

Application No.
P/15/0222

Date
9th July 2015

Determining Authority
MTCBC

Proposed Development

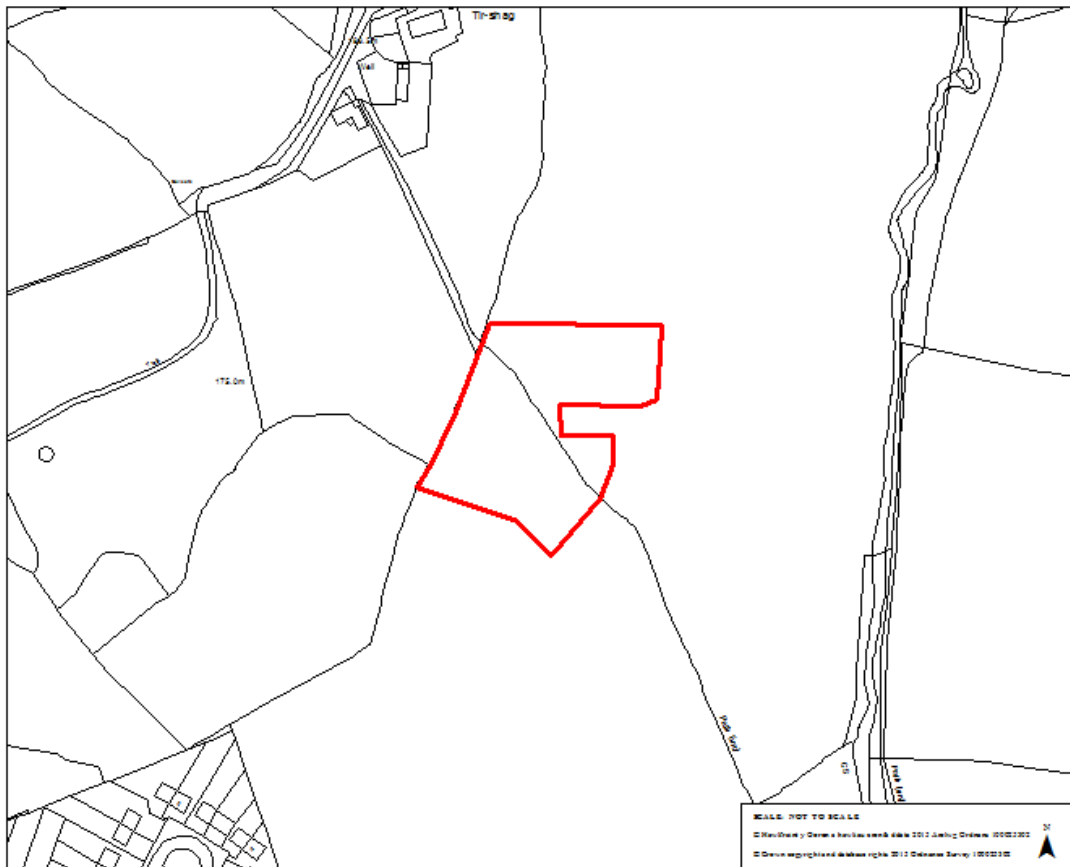
Location

Name & Address of Applicant/Agent

Erection of 14 houses (re-plan of plots 120, 122 - 135 following planning permission P/13/0191)

Land Off Gelligaer Road
Trelewis
Treharris

Redrow Homes South
Wales
c/o BMG Design Limited
F.a.o. Mr B Gormley
First Floor Conrad House
1-2 Beauf
Chepstow



APPLICATION SITE

This application relates to part of an extensive area of land in Trelewis that comprises approximately 13.8 hectares. Outline planning permission (P/10/0078) was granted in February 2012 to erect a maximum of 300 residential units on this site.

The application site consists of 14 housing plots on an area of land previously granted for 15 plots under planning permission P/13/0191 (Phase 1B development of 124 houses). The 14 plots are located at the north western boundary of Phase 1B. This phase lies to the north-east of an existing playground and numbers 6-11 Pandy View (located within the Shingrig Housing Estate). It is bound to the east by the tree lined Nant Caiach stream. This stream and its corridor (of varying width along its length) are designated as a Site of

Importance for Nature Conservation (SINC). To the north and west of the Phase 1B development site is open countryside.

PROPOSED DEVELOPMENT

This application seeks full planning permission for the substitution of house types and changes to the layout of 15 of the 124 housing plots that have already been granted permission. The changes in house types and layout are as follows:

- Plot 120 - Change in layout and design of house type (Cambridge house type would be handed, the single garage would be re-sited and the driveway altered).
- Plot 122 - Change in layout of plot. The single garage would be attached to the house rather than detached.
- Plot 123 - Change in layout of plot.
- Plots 124 to 127 – loss of one plot and change in orientation and location of the plots (two 3 bed detached Warwick and two 4 bed detached Oxford house types would be replaced with one 3 bed detached Brecon and two 4 bed detached Cambridge house types. Each of the replacement house types would have a single detached garage and off-road parking for a further two cars).
- Plots 128 and 129 (which would become plots 127 and 128) - Change in layout which would result in the slight change to the line of a footpath.
- Plot 130 (which would become plot 129) - Change in layout of plot. The single garage would be attached to the house rather than detached.
- Plot 131 (which would become plot 130) - Change in layout and house type (from a 4 bed detached Stratford to a 4 bed detached Oxford).
- Plots 132 and 133 (which would become plots 131 and 132) - Change in layout and house types (two 4 bed detached Oxford house types would be replaced with two 3 bed semi-detached Letchworth house types).
- Plot 134 (which would become plot 133) – Change in house type (from a 4 bed detached Stratford to a 4 bed detached Oxford).
- Plot 135 (which would become plot 134) - The single garage would be attached to the house rather than detached.

The proposed dwellings are of a modern form and design and are to be constructed from a palette of materials comprising rough cast render (coloured white), Ibstock Sandringham bricks (as a main brick), Ibstock Balmoral bricks (as a main brick) and Ibstock Mercia Orange bricks (as a feature brick). In terms of roof tiles, Forticrete “Gemini” tiles are to be used, in either ‘slate grey’ or ‘mixed russett’ colours.

The application site is accessed via the newly constructed roundabout on Gelligaer Road, through the Phase 1A development site and via the internal access roads of Phase 1B. As highlighted above the proposal would result in the loss of one plot from the 124 previously granted under planning permission (P/13/0191).

The application has been supported by a Design and Access Statement.

PLANNING HISTORY

The planning history relating to the site is stated below.

- P/10/0078 Outline planning permission for residential development (of up to 300 residential units) and associated infrastructure works – Granted 21st February 2012.
- P/12/0192 Erection of 49 No. 2, 3 and 4 bedroom properties and all associated works (Reserved Matters) – Approved 21st December 2012
- P/13/0191 Residential development comprising 124 dwellings and all associated Works (Full) – Approved 30th September 2013

CONSULTATION

The following consultees were consulted and their responses are summarised below.

Engineering & Highways Manager	No objection
Town Planning Division's Countryside Officer	No objection
Town Planning Division's Landscape Architect	No objection
Town Planning Division's Policy & Implementation Group Leader	No objection

PUBLICITY

This planning application was publicised by means of a 'Press Notice' within the Merthyr Express and by displaying four site notices within the vicinity of the site. As a result of this publicity exercise, no objections have been received.

POLICY CONTEXT

National Planning Policy

Planning Policy Wales (PPW), 7th Edition, July 2014:

Sections 4.11.9 – 4.11.12 set out the principles of good design in new development proposals, which should take into account its relationship to its surrounding context. Regard should be given to the appropriate scale, appearance, landscaping and the quality of building design, as well as its accessibility.

Sections 5.5.1 – 5.5.3 note that the impact a development proposal may have on wildlife or the landscape is an important consideration in determining applications. Wherever possible adverse effects on the environment should be avoided or acceptably minimised.

Section 8.7.1 sets out the criterion that should be considered where transport implications may occur, such as impacts on local travel demand, public transport provision, accessibility and highway safety.

Sections 9.3.1 – 9.3.4 highlight that new housing schemes should be well integrated with and connect to the existing patterns of settlements. Sensitive infilling of small groups of houses, or minor extensions to groups may be acceptable, though much will depend upon the character of the surroundings. In determining applications for new housing, particular regard shall be given to the area's character, amenity and density. High quality design and landscaping standards are also important.

The policies in PPW are supported by Technical Advice Notes (TANs). The most relevant TANs to this application are as follows:-

Planning Policy Wales Technical Advice Note 2 (Planning and Affordable Housing) provides advice on provision of affordable homes.

Planning Policy Wales Technical Advice Note 5 - Nature Conservation & Planning provides advice about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

Planning Policy Wales Technical Advice Note 12 - Design advises that the Assembly Government is strongly committed to achieving the delivery of good design in the built and natural environment, which is fit for purpose and delivers environmental sustainability, economic development and social inclusion at every scale throughout Wales.

Local Planning Policy

Merthyr Tydfil Local Development Plan (LDP) 2006-2021:

- Policy BW1 - Development Strategy – Primary Growth Area.
- Policy BW4 - Settlement boundaries/locational constraints.
- Policy BW5 - Natural heritage.
- Policy BW7 - Sustainable design and place making.
- Policy BW8 - Development and the water environment.
- Policy BW12 - Development proposals and transport.
- Policy BW16 - Protecting/enhancing the network of leisure facilities.
- Policy BW17 - Securing community infrastructure benefits.
- Policy AS22 - Affordable housing contributions.
- Policy TB11 - Access, parking and accessibility of local facilities.

Supplementary Planning Guidance (SPG)

- SPG 1 - Affordable Housing, March 2012.
- SPG 2 - Planning Obligations, March 2012.
- SPG 4 - Sustainable Design, July 2013.
- SPG 5 - Nature and Development, May 2015

Other Guidance

- CSS Wales Parking Standards, January 2008.

PLANNING CONSIDERATIONS

The principle of developing the site for residential purposes is already established by virtue of the full planning permission relating to the Phase 1B development of the site (ref: P/13/0191).

The main issue to be considered in the determination of this application is whether the change in house types and layout of the plots would have a detrimental impact on the character and appearance of the already permitted development (Phase 1B – P/13/0191).

The house types proposed are those which have previously been permitted at the site and therefore there can be no objection to their design. In this respect, the proposal accords with policy BW7 of the LDP.

Although the proposal would result in the loss of one dwelling on this part of the site, the changes to the layout and the position of the houses within the plots are minimal when compared to the already permitted development (P/13/0191). The revised layout would continue the layout principles of the wider site by providing active frontages. As such, the proposal is acceptable in terms of policy BW7 of the LDP.

There has been no objection from the Engineering and Highways Manager in terms of car parking provision or highway safety. As such the proposal accords with policies TB11 and BW12 of the LDP.

Other Issues

Given that this is a full planning application, the planning obligations (section 106 agreement) required to mitigate against the impacts of the development have to be fully considered. It is considered necessary to bind the developer to the relevant obligations contained within the section 106 agreement (dated 13th February 2012) attached to outline planning permission (P/10/0078) and to the subsequent section 106 agreement (dated 30th September 2013) attached to planning permission P/13/0191. This would require the developer to enter into a supplemental Section 106 agreement before any permission is issued. For clarity, Members may recall that the following obligations were previously secured:

- Education contribution (£250,000)
- A local equipped area of play (£50,000 construction costs).
- A local landscaped area of play.
- A local area of play.
- Off site public open space contribution (£85,000)
- Transfer of SUDS and Riverside Walk land.
- 5% affordable housing.

CONCLUSION

The proposal is considered to be acceptable in planning terms and has not been subject of any objections from consultees. On this basis, the following recommendation is made.

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS** and the applicant (and anyone else with interest in the land) **ENTERING INTO A SECTION 106 AGREEMENT.**

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. All planting, seeding or turfing in the approved details of landscaping (as indicated on drawing numbers 871.01.01E and 3949-15-05-001B) shall be carried out in the first planting and seeding season following the occupation of the building(s) or completion of the development, whichever is the sooner, and any trees or plants which within a period of five 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the new development will be visually attractive and to protect residential amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

3. Prior to the occupation of any dwelling, hereby permitted, a scheme for the long term management and maintenance of the hedgerows/trees along the northern and western boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The hedgerows/trees shall thereafter be managed and maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to protect/enhance habitat in accordance with Policies BW5 and BW7 of the Merthyr Tydfil Local Development Plan.

4. No dwelling shall be occupied until the relevant boundary enclosures relating to that property and highlighted on drawing number 3949 - PL02 have been completed in accordance with the approved details.

Reason: To preserve and enhance the visual amenities of the locality and in the interest of residential amenity in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan .

5. No development shall take place until foul water, surface water and land drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the drainage works have been completed in accordance with the approved scheme.

Reason: To ensure adequate disposal of foul and surface water and land drainage.

6. Construction works on the development site shall not take place other than during the following times:

- (i) Monday to Friday 0800 to 1800 hours
- (ii) Saturday 0800 to 1700 hours
- (iii) Nor at any time on Sundays, Bank or Public holidays,

unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the noise emitted from this development is not a source of nuisance to occupants of nearby residential properties in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.

7. No development shall take place, including any works of site clearance, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority to provide for:
- a) A scheme of noise limitation.
 - b) The parking of vehicles of site operatives and visitors.
 - c) A scheme to deal with dust prevention and control.
 - d) Storage of plant and materials used in constructing the development.
 - e) Wheel cleansing facilities.
 - f) The sheeting of lorries leaving the site.

The approved Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and the environment in accordance with Policy BW7 of the Merthyr Tydfil Local Development Plan.
