

RECOMMENDATION : GRANT WITH CONDITIONS

REFERENCE: P/14/166/FUL

APPLICANT: GRAYSON ENTERPRISES LTD
LLYS GWYN RESIDENTIAL HOME HEOL BROOM MAUDLAM
BRIDGEND

LOCATION: LLYS GWYN RESIDENTIAL HOME HEOL BROOM MAUDLAM
BRIDGEND

PROPOSAL: ALTERATIONS & EXTENSION TO EXISTING RESIDENTIAL HOME

RECEIVED: 11th March 2014

SITE INSPECTED: 17th March 2014
SITE INSPECTED: 2nd April 2014

APPLICATION/SITE DESCRIPTION

The existing care home originated from a large dwellinghouse approved in 1979. The dwelling did originally express a rather ad-hoc layout, design and appearance. Permission was granted for its change of use to a care home in 1984. A small extension was granted in 1985 (85/0032) and a larger extension was refused but allowed on appeal in 1988 (88/1004). It would appear that the care home has since remained largely unaltered.

The site is currently occupied by a 27 bed home (consisting of 23 single bedrooms and 4 double bedrooms). The maximum number of residents that could be accommodated within the existing home is 31.

The proposed development would provide an additional 21 (single) nursing bedrooms. The 4 existing double rooms would be converted to single rooms. The home, as extended, would contain 48 single rooms, and subsequently, a maximum of 48 residents. Overall, the development would facilitate an increase of 17 residents.

The proposal would primarily involve four types of extensions:

Item 1: Construct a two-storey extension to the southern wing of the home. This element would have a footprint of 8.4m x 16m and would be finished with a hipped roof, reaching maximum heights of 5.2m (eaves) and 7.4m (ridge).

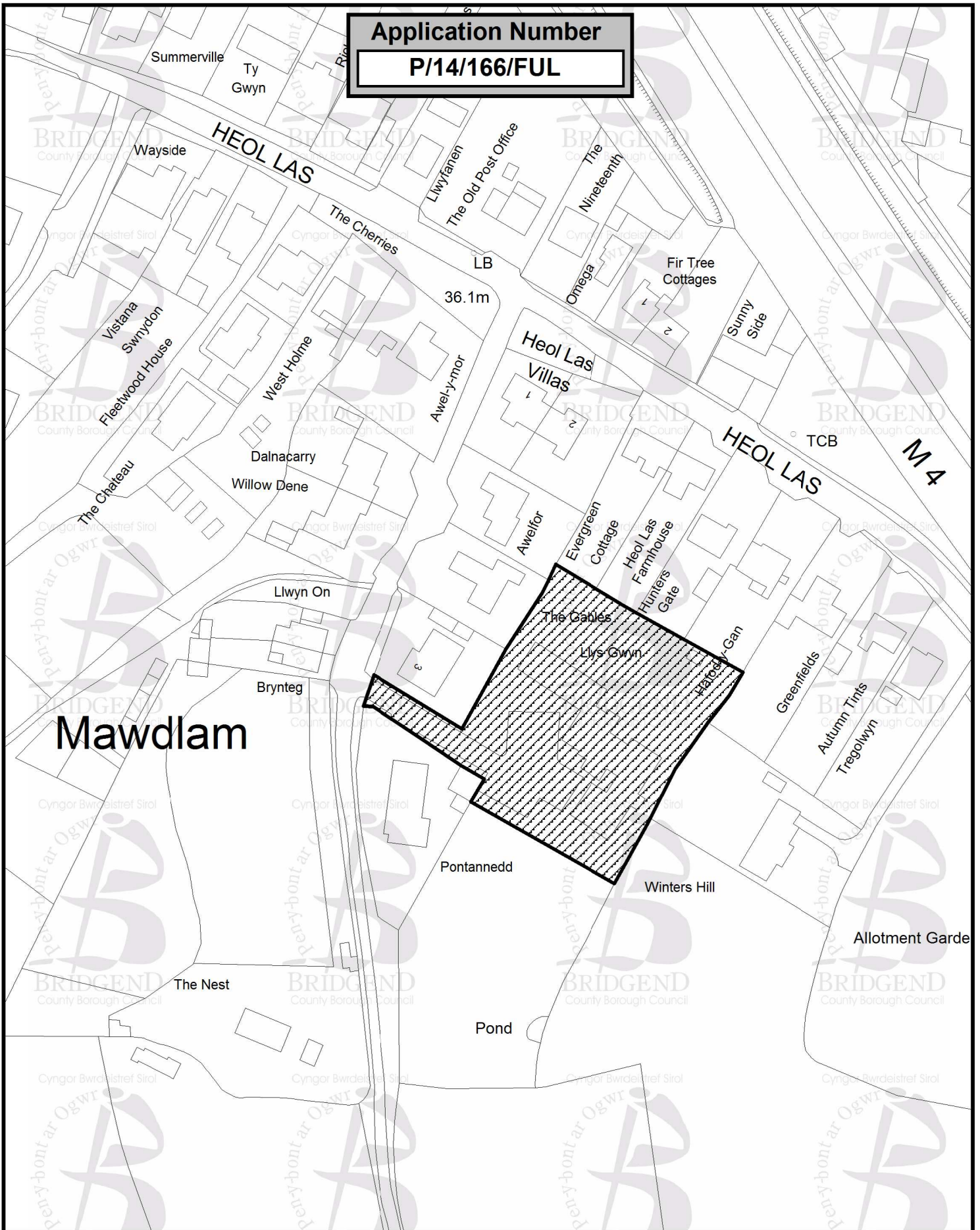
Item 2: Construct a second-storey above the north-western wing of the home. The existing wing has a general footprint of 7.3m x 21.3m and finished with a pitched roof, reaching maximum heights of 2.5m (eaves) and 5m (ridge). The footprint of the wing would be extended to 10.2m x 21.3m, however, only the new first floor element would expand to these dimensions. The ground floor would retain its original footprint but a stilted configuration to support the second storey element would enable a covered walkway to be formed. The new wing would be finished with a hipped roof, reaching maximum heights of 5.2m (eaves) and 7.6m (ridge). A smaller two-storey extension would connect to this wing, accommodating a staircase to allow secondary access to/from the new first floor element.

Item 3: Construct a two-storey extension to the north-eastern wing of the home. This element would have a general footprint of 22.5m x 10.2m and would be finished with a hipped roof, reaching maximum heights of 5.2m (eaves) and 7.6m (ridge).

Item 4: Construct a single-storey extension to the north-eastern wing of the home. This

Application Number

P/14/166/FUL



Mawdlam



Scale 1:1,250

**Date Issued:
26/02/2015**

**Development-Mapping
Tel: 01656 643176**

Mark Shephard

Corporate Director-Communities

Communities Directorate,
Bridgend County Borough
Council, Civic Offices,
Angel Street,
Bridgend CF31 4WB.

C:/Drive/Plandraw/new MI layouts/
Committee DC Plan

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Cyngor Bwrdeistref Sirol



extension would connect to the proposed two-storey extension also on this elevation (item 3) and would have a general footprint of 9.4m x 12m and would be finished with a hip-to-flat roof, reaching maximum heights of 2.5m (eaves) and 3.6m (ridge).

RELEVANT HISTORY

- 79/0652 - Outline Application for 1 Dwelling Granted 24/05/1979
- 79/0906 - Full Application for 1 Dwelling Granted 13/09/1979
- 84/1058 - Change of Use to Residential Home Granted 08/11/1984
- 85/0032 - Extensions and Fire Escapes Granted 07/02/1985
- 86/0439 - New Care Home alongside Llys Gwyn Refused 17/07/1986
- 88/0021 - Two Storey Extension Refused 02/06/1988
- 88/1004 - Two Storey Extension Allowed (on appeal) 12/09/1989

PUBLICITY

The application has been advertised on site.
Neighbours have been notified of the receipt of the application.
The period allowed for response to consultations/publicity expired on 9 April 2014.

NEGOTIATIONS

The following information and amendments were requested:

1. Bat survey
2. Traffic/highway surveys
3. Omission of a single-storey element attached the north-eastern end of the proposed two-storey extension
4. Alterations to the positions of windows
5. Submission of a plan showing the courtyard elevation
6. Submission of a plan showing the bin stores

CONSULTATION RESPONSES

Town/Community Council Observations

Notified on 13th March 2014

Raised the following concerns:

1. The second proposal would seem to be the most appropriate as it is less obtrusive to the surrounding countryside.
2. It must be ensured that full consideration is given to access and egress to the site as suitable provision must be made.

Councillor M W Butcher

Requests that the application be referred to Committee due to concerns from residents regarding highway safety, drainage, flooding and loss of trees.

Head Of Street Scene (Highways)

No objections to the proposal subject to conditions and advisory notes. Provided the following explanatory comments:

"I refer to the above planning application and have considered the latest revised transportation statement. This reveals that the level of traffic attracted to the site over and above the existing situation is low in numbers and the peak increase is likely to occur on a Sunday between midday and 4pm where 3 additional visitor vehicles will result in 6 movements. This equates to an average of 1 additional vehicle on the access road every 40 minutes. Whilst this may equate to a material increase in actual terms of vehicle numbers given the short, straight length of Heol Broom likely to be utilised by visitors is negligible. On this basis it is considered that a highway objection on the grounds of the substandard nature of Heol Broom being unable to accommodate the increased level of vehicle movements or that there would be a materially significant increase in potential vehicular/pedestrian conflict would be inappropriate."

Destination & Countryside Management

No objections to the proposal subject to a condition, advisory notes and the developer obtaining a derogation (development licence) from Natural Resources Wales.

Head Of Street Scene (Drainage)

No development to the proposal subject to a drainage condition and advisory notes.

Group Manager Public Protection

No objections to the proposal subject to advisory notes.

Welsh Water Developer Services

No objections to the proposal subject to advisory notes.

Glamorgan Gwent Archaeological Trust

No objections to the proposal subject to an advisory note.

Natural Resources Wales

No objections to the proposal subject to advisory notes. A copy of their observations was forwarded to the agent on 18 February 2015.

REPRESENTATIONS RECEIVED

Alison Lloyd, Llwyn On

Objects to the proposal but does not wish to speak at Committee:

1. Highway safety
2. Over-intensification/Out of character with the village
3. Flooding

Anthony & Carol Odell, Willowdene

Object to the proposal but does not wish to speak at Committee:

1. Out of character/scale with the village
2. Highway safety
3. Loss of privacy
4. Noise/Disturbance

Mrs Jane Hampton, Hunters Gate

Objects to the proposal but does not wish to speak at Committee:

1. Out of scale/character with the village
2. Loss of light/overshadowing
3. Dominating the garden
4. Noise/Disturbance
5. Loss of trees
6. Flooding and drainage
7. Current problems with vermin
8. Loss of privacy

D E Stephens, Mari Dadi

Objects to the proposal but does not wish to speak at Committee:

1. Highway safety
2. Loss of privacy
3. Loss of light
4. Noise/Disturbance
5. Bin stores would attract flies and generate adverse smells
6. Loss of trees
7. Flooding and drainage

Mandy Lewis, Heol Las Farmhouse

Objects to the proposal but does not wish to speak at Committee:

1. Highway safety
2. Loss of privacy
3. Noise/Disturbance
4. Loss of trees

Mr & Mrs Rees, The Gables

Object to the proposal and requests to speak at Committee:

1. Out of scale/character with the village
2. Highway safety
3. Loss of privacy
4. Loss of light
5. Drainage

Mrs J Humphreys, Dalnacarry

Objects to the proposal but does not wish to speak at Committee:

1. Highway safety
2. Out of scale/character with the village
3. Drainage

Mr & Mrs Protheroe, Awel-Mor

Objects to the proposal but does not wish to speak at Committee:

1. Highway safety
2. Noise/Disturbance
3. Drainage and sewerage smells

COMMENTS ON REPRESENTATIONS RECEIVED

1. Out of scale/character with the village and over-intensification

The development would facilitate an increase of 17 residents. Whilst the proposed development would increase the scale and massing of certain sections of Llys Gwyn, it would not significantly increase the public visibility or prominence of the care home within its surroundings to such an extent as to be unreasonably detrimental to the scale and character of the village.

The main thrust of this scheme is to meet the requirements of a Non Compliance Notice served by the Care and Social Service Inspectorate Wales (CSSIW). In doing so, the proposed development would ensure that there would be appropriate balance between the number and type of bedrooms and the amount of communal and recreational spaces available for each resident.

Significant evidence has been submitted with regards to transportation and it is concluded that any additional traffic movements to and from the site are anticipated to be low. As such, the Group Manager Transportation and Engineering (Highways) has no objections to the proposal and it is not considered to be an over-intensification of the site.

2. Highway/Pedestrian safety

The Group Manager Transportation and Engineering (Highways) has no objections to the proposal subject to conditions and advisory notes. Refer to the 'Consultation Responses' section of the report for further assessment.

3. Loss of residential amenity

As part of the site visit, the Case Officer visited two neighbouring properties, namely "The Gables" (off Heol Broom) and "Hunters Gate" (off Heol Las). Both properties back onto the site and it was regarded that they could potentially experience the greatest impact of the development. Since the two properties back onto different boundaries of the development site, they provided a reasonable understanding of the potential impact of the development on the amenities of neighbouring properties in the immediate vicinity.

Refer to the 'Appraisal' section of the report for the assessment concerning the impact of the proposed development on the residential amenities of neighbouring properties, with particular regards to loss of light/overshadowing, loss of privacy, loss of outlook and domination.

4. Loss of trees

Several trees would be felled as part of this development, however, these are located within the private grounds of the home and not along the outer boundaries of the site. As such, they are not significantly visible from public positions and do not have such public amenity value as to warrant protection. A landscaping condition and restrictions on the removal of trees along the boundaries will ensure that the most publicly visible trees and hedgerows, and those which safeguard the amenities of neighbouring properties, would be retained. The Council's Ecologist and Natural Resources Wales have no objections to the proposal.

5. Flooding and drainage

Whilst this is an existing facility and already benefits from utility connections, the scheme would result in substantial extensions to the home. It is also noted that a number of local residents have expressed concerns regarding this matter. The Land Drainage Section, Welsh Water and Natural Resources Wales have no objections to the proposal, however, it is considered necessary to impose a condition for a comprehensive drainage scheme to be agreed. This will ensure that any new development does not have any unreasonable effect on the existing drainage infrastructure. The site is not within a flood risk area, therefore, subject to a condition to

control drainage matters, it is not considered that this scheme would unreasonably increase the risk of flooding.

6. Current problems with vermin, attraction of flies, adverse odours and noise/disturbance.

Given the nature of the proposal, namely the construction of bedrooms and communal areas to an existing home, it is not considered that this development would exacerbate any existing issues with vermin at the site.

The proposed bin stores are considered to be permitted development and any issues associated with vermin or the attraction of flies from adverse odours from any aspect of the development would be a management issue.

Whilst it is acknowledged that there would be a degree of noise and disturbance generated during the construction of the development, this is likely to be short-term only and is not considered sufficient to warrant refusal of the scheme.

In any case, vermin, flies, odours and noise/disturbance are matters which could be considered as statutory nuisances. These are governed by separate legislation and investigated by the Public Protection Department of the Council.

APPRAISAL

This application is referred to Committee at the request of Cllr. Butcher and due to a number of objections being received from local residents.

The application site lies within the settlement boundary of Mawdlam, as defined by Policy PLA1 of the adopted Bridgend Local Development Plan (BLDP). This is an existing care home and the proposal seeks to extend the building in order to improve the facilities for existing residents and to enable additional residents to be accommodated.

Having regard to the above, the scheme is primarily assessed against Policy SP2 of the BLDP which concerns with design and sustainable place making:

"All development should contribute to creating high quality, attractive, sustainable places which enhance the community in which they are located, whilst having full regard to the natural, historic and built environment..."

The BLDP does not have a specific Policy attributed to care, however, there is a broad similarity to strategic Policy SP13 of the BLDP:

"In order to maintain and improve the quality of life of residents the following social and community uses and/ or facilities will be retained or enhanced:

- Educational and training facilities;
- Health and well-being facilities;
- Libraries;
- Outdoor recreation;
- Indoor leisure facilities;
- Community buildings;
- Allotments; and
- Cemeteries.

In the interest of improved service provision, all proposals for new or replacement social and community facilities should demonstrate that every reasonable attempt has been made to consider the co-location with another social and community facility before a stand-alone facility is

considered."

In this particular case, it is reasonable to assume 'care' uses to fall within the wider category of health and well-being, as specified by Policy SP13. Furthermore, this scheme seeks to enhance an existing facility rather than to construct a new or replacement facility.

The applicant has submitted a supporting statement explaining that the quality of life for residents in Llys Gwyn is very good and is scoring higher than the average care sector score. However, the care home has been served with a Non Compliance Notice by the Care and Social Service Inspectorate Wales (CSSIW) since they are running at over capacity. In order to keep in-line with the National Minimum Standards for older people, the Non Compliance Notice requires the care home to ensure that single bedrooms make up at least 85% of places and that there is at least 4.1 sq m of sitting, recreational and dining space available for each resident.

Whilst the care home could reduce the number of beds currently available from 31 to 24 in order to comply with the Non Compliance Notice, the supporting statement explains that this Council has recently faced huge pressure on the shortage of beds due to the closure of two homes in the Borough. Furthermore, reducing the number of beds within Llys Gwyn would have an adverse effect on adult placement and the home could become a financially unviable business with subsequent loss of jobs. Such a situation could place even greater pressure on other existing care facilities within the County Borough. A letter from the Group Manager - Commissioning and Transformation has reiterated that the failure to comply with the Non Compliance Notice would have an adverse impact on the provision of social care within Bridgend.

The scheme presented in this planning application seeks to offer an alternative method of complying with the Notice served by CISSW by investing in the existing care home through expansion. The proposed development, in principle, would improve the quality of life offered to its residents by increasing the number and size of single bedrooms and the communal spaces of the home. For example, the ground floor of extension 1 and almost the entire floorspace of extension 4 (as itemised in the 'Application/Site Description' section of the report), would be dedicated to communal spaces, whilst the floorspace of the other extensions would facilitate bedrooms and ancillary spaces.

The scheme is primarily assessed against Policy SP2 of the BLDP which establishes the criteria for acceptable design and place making of new development. Consideration is also given to the principles of Supplementary Planning Guidance 2. Whilst this document has been primarily written for householder extensions, its principles remain relevant to this scheme since it also involves a type of residential use and is adjacent to a number of neighbouring properties.

The site was visited by the Case Officer on two separate occasions. The site is largely concealed from prominent and short-distance public views. This is mainly due to the site being surrounded by a number of properties on spacious plots and that three out of the four boundaries of the site contain tall and mature hedgerows, two of which are coniferous and between 4-5m high in places. The boundary which does not have any significant boundary treatments (south-west) faces open countryside, in which the adjacent fields are also surrounded by trees, thereby protecting any significant long-distance views of the application site.

The entrance to Llys Gwyn, which is off Heol Broom, is the only area which allows direct public views of the home, however, this would be at a distance of approximately 55m. Limited views of the home would be possible between the voids of properties that back onto the site which would generally be above the height of the tall hedgerows, for example, between "The Gables" and "Mari Dadi" (Nos.2 and 3 Heol Broom).

The proposed extensions would range from single-storey to two-storey scale. Given the ad-hoc nature of the existing buildings forming Llys Gwyn, the proposed extensions would represent a compatible scale, form, design and appearance to the host. The main combination of render and

tile would be appropriate finishes for the development, however, in the absence of specific details, it is considered necessary to impose a condition for such details to be agreed.

Whilst the proposed development would increase the scale and massing of certain sections of Llys Gwyn, it would not significantly increase the public visibility or prominence of the care home within its surroundings to such an extent as to be unreasonably detrimental to the visual amenities of the area.

As part of the site visit, the Case Officer visited two neighbouring properties, namely "The Gables" (off Heol Broom) and "Hunters Gate" (off Heol Las). Both properties back onto the site and it was regarded that they could potentially experience the greatest impact of the development. Since the two properties back onto different boundaries of the development site, they provided a reasonable understanding of the potential impact of the development on the amenities of other neighbouring properties in the immediate vicinity.

The proposed site layout indicates that the depth of the existing mature hedgerows on the site would be cut-back, however, no detailed landscaping scheme has been submitted. The existing trees and hedgerows, in particular those which back onto neighbouring properties (eastern, northern and western boundaries), provide effective screening of large parts of Llys Gwyn from public views. Furthermore, the hedgerows assist in reducing the impact, scale and massing of the building on those immediate neighbouring properties.

Having regard to the above, it is considered necessary to impose a condition requiring the submission of a detailed landscaping scheme (including tree and root protection measures) which would ensure that the specific details concerning the height and depth of all hedgerows on the site to be agreed. A further condition restricting the felling of any tree within the hedgerow and along the three boundaries without the prior permission of the Council would ensure that the visual amenities of the area would be safeguarded. These conditions would ensure that any neighbouring property backing onto the site would retain a 'soft' boundary as per the existing arrangements, which would subsequently limit the impact of the proposed 'physical' development on their residential amenity. Albeit including a number of coniferous species, these conditions would also be in the interests of ecology and biodiversity, especially since bats have been identified on the site.

The proposed second-storey extension above the existing north-western wing of the home (referenced as item 2 in the 'Application/Site Description' section of the report), would not extend the building closer to the properties off Heol Broom but would increase its height. The proposed site layout plan indicates that the distance between this element and the boundary would be approximately 6m. The plan also shows that the alignment of the extended wing would be largely off-centre from the rear elevation of both 'The Gables' and 'Mari Dadi' (Nos.2 and 3 Heol Broom). It was noted that the living room window of 'The Gables' would be directly in-line with the corner of this extended wing, at a distance of approximately 14m. However, the living room is regarded as a 'through-room' and benefits from a large window positioned on the front elevation (facing west) and smaller windows on the side elevation (facing south). No windows are proposed to be inserted on the side elevation of the extended wing at either ground or first floor which would face any properties off Heol Broom. It is, therefore considered that there would be no unreasonable detriment to the amenities of this room, with particular regards to light, outlook, dominance and privacy. Other habitable room windows are located on the rear of 'The Gables', namely a kitchen and dining room, however, they would not be directly in-line with the nearest parts of the extended wing and it is not considered that the amenities of these rooms would be so adversely affected by the proposed development.

The rear amenity space of 'The Gables' is significantly enclosed, mainly by the tall hedgerows along the boundary with the application site. Both 'The Gables' and 'Mari Dadi' benefit from generous amounts of amenity space. The nearest part of 'Mari Dadi' to the extended wing would be a garage. This neighbouring property would predominantly back onto the car park of the home

and a new bin store. These are separated by tall hedgerows. Having regard to the above, it is not considered that the proposed development would result in any unreasonable detriment to the overall amenity and enjoyment of the outdoor spaces serving these neighbouring properties.

The proposed two-storey extension to the north-eastern wing of the home (referenced as item 3 in the 'Application/Site Description' section of the report), would bring this element to approximately 4.5m from the boundary with the property known as 'Hunters Gate'. Despite the proximity to the boundary, this neighbouring property would be approximately 22m from the proposed two-storey extension of the care home (inclusive of later rear extensions constructed to 'Hunters Gate'). It is, therefore, considered that there would be no significant adverse effect on the internal spaces within with neighbouring property, with particular regards to light, outlook, dominance and privacy.

Hunters Gate benefits from a long rear garden and includes a long single-storey detached outbuilding and a greenhouse. A single-storey element attached the north-eastern end of the proposed two-storey extension at the application site was omitted since it would have brought the development to within 1m of the boundary with the neighbouring property and it would not be possible to adequately retain the existing mature hedgerow along the boundary which provides effective screening of the application site from the rear amenity space of 'Hunters Gate'.

The amended proposal would allow a gap of 4.5m from the boundary. This enables the retention of the mature hedgerow and consequently, reducing the impact of the development on the residential amenities of the occupiers of 'Hunters Gate'. Subject to landscaping and tree retention conditions, it is not considered that the proposed development would have any unreasonable detriment to the overall amenity and enjoyment of the outdoor spaces serving this neighbouring property.

The north-eastern end of the two-storey extension would contain two ground floor windows and two first floor windows. These windows would directly face the rear garden of 'Hunters Gate'. The elevations indicate that the ground floor windows would be positioned 1.65m above finished floor level. Additionally, the ground floor window serving bedroom 13 on the ground floor would be sited approximately 8m from the boundary. Having regard to the above, it is considered that these windows would be adequately screened by the retained hedgerow and trees.

With regards to the two first floor windows, these windows would be positioned 1.7m above finished floor level and would not permit any unreasonable overlooking into neighbouring properties. As such, it is not considered that the proposed development would have such an adverse effect on the amenities of the occupiers of 'Hunters Gate' as to warrant refusal.

The first floor window serving 'Bedroom 45' within the home has been repositioned to face east so that it is directed away from any neighbouring property on Heol Las. This window would be at an approximate distance of 16m from the boundary of the bottom garden of 'Greenfields' and at an indirect angle to Winters Hill which is approximately 40m away. A mature hedgerow is positioned along the boundary with these properties, thereby ensuring that privacy standards are retained.

Items 2-4 (as referenced in the 'Application/Site Description' section of the report), would be either sited further away or smaller in scale from all other neighbouring properties off Heol Las and Heol Broom. For example, item 4 would be a single-storey element and screened by the retained trees and hedgerows, whilst item 2 would not be in close proximity to any neighbouring property. It is, therefore, considered that the scheme would not have such an adverse effect on the amenities of neighbouring properties as to warrant refusal of the scheme.

Whilst item 1 (as referenced in the 'Application/Site Description' section of the report) would be two-storeys in scale, it would be positioned away from any immediate neighbouring property. The nearest property to this element would be 'Pontannedd' (off Heol Broom), however, the

approximate distance from the proposed extension to this property would be 27m (18m to boundary) and largely screened by a large outbuilding in its curtilage. Whilst 'Pontannedd' has a low boundary wall fronting the private road leading to Llys Gwyn and consists of several habitable room windows on its side elevation, this is an existing situation and, therefore, would not be unreasonably worsened by the proposed development.

Several trees would be felled as part of this development, however, these are located within the private grounds of the home and not along the outer boundaries of the site. As such, they are not significantly visible from public positions and do not have such public amenity value as to warrant protection. A landscaping condition and restrictions on the removal of trees along the boundaries will ensure that the most publicly visible trees and hedgerows, and those which safeguard the amenities of neighbouring properties, would be retained.

The proposed scheme would involve the creation of a bin store which would primarily involve the erection of timber fencing to enclose an area measuring 4.4m x 3.5m. The fencing would reach a height of 1.8m and it is considered that this storage area would be an ancillary function to the use of the care home. As such, this aspect of the scheme is considered to be permitted development. The Group Manager Public Protection has no objections to the proposal subject to advisory notes.

The existing car park would be reconfigured and the submitted plans indicate that 25 parking spaces would be provided. The Group Manager Transportation and Engineering (Highways) has no objections to the proposal subject to conditions and advisory notes (see 'Consultation Responses' section of the report for full observations). It is therefore considered that the proposed development would not have such an adverse effect on highway/pedestrian safety as to warrant refusal of the scheme.

The Council's Ecologist had recommended that a full bat survey be undertaken of the entire building and its grounds. This survey was submitted and bats have been detected. The Council's Ecologist has no objections to the proposal subject to a condition and advisory notes which primarily concerns with mitigation measures and development methodology. A separate derogation license will also be required. Natural Resources Wales has also no objections to the proposal subject to advisory notes. It is, therefore, considered that the proposal would not have any significant adverse effect on ecology/biodiversity.

CONCLUSION

This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy, highway/pedestrian safety, ecology/biodiversity, drainage, flooding or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

RECOMMENDATION

(R02) That permission be GRANTED subject to the following condition(s):-

1 The development shall be carried out in accordance with the following approved plans and documents:

01 A: Location Plan (received 15 April 2015)

05 A: Proposed Ground Floor Plan (received 15 April 2014)

06 B: Proposed First Floor Plan (received 17 February 2015)

07 C: Proposed Elevations (received 17 February 2015)

08 B: Proposed Site Layout (received 12 November 2014)

09: Soffit Detail - Bat Access (received 26 September 2014)

10: Existing & Proposed Courtyard Elevations (received 17 February 2015)

11: Bin Store Details (received 17 February 2015)

Chapter 6 (Recommendations) of Bat Survey - September 2014, Conducted by Acer Ecology (received 25 September 2014)

Reason: To avoid doubt and confusion as to the nature and extent of the approved development.

- 2** Notwithstanding the requirements of condition 1, no development shall take place until a detailed specification for, or samples of, the materials to be used in the construction of the surfaces of the development hereby permitted have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason: To ensure that the proposed materials of construction are appropriate for use on the development so as to enhance and protect the visual amenity of the area.

- 3** Notwithstanding the requirements of condition 1, no development shall take place until there has been submitted to and agreed in writing by the Local Planning Authority a landscaping scheme. The scheme shall include:

- i) Proposals for all hard and soft surface treatment;
- ii) Details of all existing trees and hedgerows on land;
- iii) Details of any trees and hedgerows to be retained and any works to be undertaken;
- iv) Measures for all retained trees and hedgerows to be protected during the course of the development.

The agreed landscaping works shall be carried out prior to the occupation of any part of the development hereby approved or in accordance with a programme to be agreed with the Local Planning Authority prior to any development commencing on site.

Reason: To maintain and improve the appearance of the area in the interests of visual amenity, to promote nature conservation and in the interests of residential amenity.

- 4** Notwithstanding the requirements of condition 1, no tree shall be felled, and no hedgerow shall be removed, along the north-western, north-eastern and south eastern boundaries of the site unless the prior written agreement of the Local Planning Authority.

Reason: In the interests of visual and residential amenities.

- 5** No development shall commence until a scheme for the comprehensive and integrated drainage of the site, showing how foul drainage and surface water will be dealt with, has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to the beneficial use of the development hereby approved.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that flood risk is not increased.

- 6** The parking area shall be completed in permanent materials with the individual spaces clearly demarcated in permanent materials in accordance with the approved layout

(drawing 780/PA/08 Rev B) prior to the development being brought into beneficial use and shall be retained for parking purposes in perpetuity.

Reason: In the interests of highway safety.

- 7 The proposed vision splays of 2.5m x 25m, as shown on drawing 780/PA/08 Rev.B, shall be provided before the development is brought into beneficial use and retained as such thereafter.

Reason: In the interests of highway safety.

- 8 No structure, erection or planting exceeding 0.9 metres in height above adjacent carriageway level shall be placed within the required vision splay areas at any time.

Reason: In the interests of highway safety.

* THE FOLLOWING ARE ADVISORY NOTES NOT CONDITIONS

a) This application is recommended for approval because the development complies with Council policy and guidelines and does not adversely affect privacy, highway/pedestrian safety, ecology/biodiversity, drainage, flooding or visual amenities nor so significantly harms neighbours' amenities as to warrant refusal.

b) Foul water and surface water discharges shall be drained separately from the site.

c) No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

d) Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

e) If a connection is required to the public sewerage system, the developer is advised to contact Dwr Cymru/Welsh Water's Developer Services on 0800 917 2652.

f) Under the Water Industry Act 1991 Dwr Cymru/Welsh Water has rights of access to its apparatus at all times.

g) In respect of Condition Number 5, the applicant/developer is required to submit the following:

(1) A suitable grease trap to prevent entry into the public sewerage system of matter likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents;

(2) A ground investigation report and infiltration test, sufficient to support the design parameters and suitability of the proposed system.

(3) Information about the design calculations, storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures to prevent the pollution of the receiving groundwater and/or surface water;

(4) A timetable for its implementation; and

(5) A management and maintenance plan, for the lifetime of the development and any agreements to secure the operation of the scheme throughout its lifetime.

h) If any archaeological features are encountered during the development of the site, the applicant/developer is advised to contact Glamorgan Gwent Archaeological Trust on (01792) 655

208.

i) The applicant/developer is advised to contact the Public Protection Department of the Council to ensure that any kitchens comply with EC Regulation 852/2004 for Food Safety requirements.

j) Adequate provision should be made to store all waste material produced and any receptacles to hold it e.g. wheelie bins, fully within the curtilage of the property and outside of the designated parking areas. The applicant/developer is advised that it is an offence under the Highways Act 1980 to obstruct the highway with such objects and that action may be considered to prevent any obstruction.

k) The developer should make every effort to ensure surface water from any permanent surface drains onto adjacent porous surfaces, thereby reducing the demand on the drainage system. Alternatively, the developer may wish to explore the use of permeable materials for the parking area, although compacted chippings would not be considered acceptable as they are likely to be dragged onto the highway to the detriment of highway and pedestrian safety. As a result of the above, impermeable surfacing such as concrete or tarmac extending across the full width of the parking area should not be considered as a first option.

l) The applicant/developer is advised that the geology in the vicinity of the development is at higher risk of limestone cavity/swallow-hole formation. Although the proposal will reduce the likelihood of a limestone cavity/swallow-hole forming, the applicant/developer should obtain a specialist geotechnical survey and report.

m) The applicant/developer is advised that derogation/development license will be required from Natural Resources Wales prior to the commencement of any works.

MARK SHEPHARD
CORPORATE DIRECTOR COMMUNITIES

Background Papers

None