



BRECON BEACONS NATIONAL PARK AUTHORITY

DELEGATED DECISION REPORT

Application No: 15/12627/REM **Case Officer:** Mrs Kate Edwards
Site Notice Posted: 2nd Oct 2015 **Consultation Date:** 25th Sep 2015
Date Valid: 24th Aug 2015 **8 Week Target:** 19th Oct 2015
Decision Type: Delegated decision
Proposal: Application for approval of reserved matters
Address: Former Darenfelin School, Darenfelin, Llanelly Hill

CONSULTATIONS/COMMENTS

Consultee	Received	Comments
Monmouthshire County Council Affordable Housing	15th Sep 2015	<p>Have responded to these applications in the past and will limit the response to 'accurate need advice'. These figures are from the waiting list as at 14/09/15 - information on this list has been refreshed for the Local Housing Market Assessment (April 2015) so will differ from that given previously:</p> <p>Number of households registered on waiting list indicating that they may be willing to live in Llanelly Hill Community Council Area 339 Number of households in bands 4 & 5 (not considered to be in housing need) 268 Number of households on waiting list whose first choice is not in Llanelly Hill Community Council Area 45</p> <p>Therefore accurate need considered to be:</p> <p>Number of households indicating Clydach as first choice 1 (1 bed)</p> <p>Number of households indicating Gllwern as first choice 2 (2 bed) 6 (2 bed) 2 (3 bed)</p> <p>Number of households indicating Llanelly Hill as first</p>

choice 0

Number of households indicating no area choice
15

Note that Application number 15/12565/REM is for conversion into affordable residential use. To date no approach by the applicant has been made to either the Council's Strategic Housing Officers or partner RSLs regarding a possible affordable housing development.

Would be pleased to comment on any proposed layout, design etc in due course.

Natalie Ward NP
Heritage Officer
Archaeology

10th Sep 2015

Summary:

Archaeological sensitivity and significance of the site
Consultation of the regional Historic Environment Records, and records held by the Brecon Beacons National Park Authority indicate that Former Darenfelin School is a site local historic interest. The site is depicted on the First Edition Ordnance Survey Map of 1887, indicating that the buildings date back at least as far as the late 19th century. Although inevitably much altered throughout its use as a school, the features and character of the building is still worthy of recording.

Archaeological Impact of the development

The proposed conversion of the buildings will permanently alter the form and character of a building of local historic significance. It would be unfortunate if the building was altered without a basic recording of its current architectural style, character and state of preservation being made.

Mitigation Required

A Photographic Survey is required in order to preserve a minimal record of the buildings in advance of the development.

An appropriate condition to use is:

No development shall take place until an appropriate photographic survey of the existing building has been carried out in accordance with the details provided by the Local Planning Authority. A copy of the resulting survey and digital photographs should be submitted on CD or DVD, along with a plan showing photograph locations and direction, to the Local Planning Authority. After approval by the Local Planning Authority, a copy should also be sent to Glamorgan Gwent Archaeological

Trust for inclusion in the regional Historic Environment Record.

Reason:

To allow a basic record to be made of the main features, character and state of preservation of a building of local historic interest and significance that is affected by the proposed development.

Dwr Cymru Welsh
Water - Developer
Services

See comments received 21st Sep 2015.

Llanelly Community
Council

28th Sep 2015

Further to the above application. Members from the community council convened a site meeting to consider the application. Members referred back to the consent that was granted relating to planning application 07/00755/COU:

The application should have received consent relating to the reserved matters within three years.

The planning obligation by Deed of Agreement was signed on the 22 August 2012. It is also noted that the NPA amended the planning obligation by Deed of Agreement was amended on the 25 February 2014. It is clear from both these agreements the Deed of Agreement was not divided between the current applications.

Planning application 15/12565 indicates that the application only refers to the existing building and the remainder of the parcel of land is outside the red area on the application. Will the land identified in blue on the site plan be eligible for planning under the Local Development Plan.

Can the NPA confirm if conditions 3 a) to e) set out in the Second Schedule been confirmed.

Can the NPA confirm if conditions 6 a) & b) set out in the Second Schedule been confirmed

Can the NPA confirm if conditions 7 to 14 set out in the Second Schedule been confirmed

Can the NPA confirm how will condition 16 be identified which is set out in the Second Schedule.

Can the NPA confirm how will condition 17 be identified which is set out in the Second Schedule.

Can the NPA confirm how the applicant will provide evidence in line with conditions 18 and 19 which are set out in the Second Schedule.

In line with the third schedule can the NPA confirm how will section 2 and 3 be paid if the consents are granted

Can the NPA provide details of, and when the agreement will be triggered for all of the above points

Monmouthshire County Council Affordable Housing 1st Oct 2015

Summary:
Nobody has approached me about the delivery of an affordable dwelling so I do not know whether or not this proposed dwelling would meet the required standards. Do you know whether the developer is providing a unit or a commuted sum. We require that an affordable unit would have to be delivered via a housing association. Is your requirement different?

Monmouthshire County Council Highways

No comments received.

Natalie Ward NP Heritage Officer Archaeology 2nd Oct 2015

I have reviewed the amended plans submitted for planning application 15/12627/REM and can confirm that I have no further comments to make in relation to this application, and my original comments of 9th September are still valid.

NP Planning Ecologist 15th Oct 2015

Summary:
Comments

1. Thank you for consulting me on the above application. The development proposals are for the approval of reserved matters in relation to the conversion of the former school buildings to residential use. Condition 6 of the Outline Planning Permission 07/00755/COU requires the submission of a full ecological survey and appropriate mitigation measures.
2. I visited the site on 8th September 2015 and provided comments in a Memorandum dated 21st September 2015. Additional information has now been received regarding the bat presence at the site; the following documents with ecological information have therefore now been submitted in support of this application:
 - o Results of a Bat Survey carried out at Darenfelen Junior School, Llanelli Hill, Abergavenny Monmouthshire by Chris Hatch dated 18.8.2015
 - o Darenfelin Junior School, Llanelli Hill, Abergavenny, Monmouthshire - Ecological Report - Additional information by Chris Hatch dated 29.9.2015
 - o Drawing 150808_The Old School_301.Ecology by InForm Architecture
 - o Drawing NP8v3 (Proposed roof plan showing bat mitigation measures)
3. I have also received a copy of the consultation response from Natural Resources Wales dated 13th

October 2015. NRW have raised a number of concerns regarding the survey information that has been supplied as well as the proposed mitigation measures; I agree with and endorse their comments. Given the proximity of the application site to the Usk Bat Sites SAC and the presence of lesser horseshoe bats in the school building, it will be essential to establish the extent of use of the structure by this species as well as an appropriate mitigation strategy.

4. The lateness of the survey effort is a concern as well as the use of only two surveyors for such a large and complex structure.

5. The applicants have proposed a flat-roofed void for the bats in one of the valleys between the pitched roofs. I have personally never seen a bat loft of this nature and am also not convinced that it would be successful; a pitched, slate roof is preferable and I recommend that at least one of the existing roof voids be retained for bat use or a new, pitched and slated roof void is created of sufficient dimensions.

6. The proposed use of "Kent-style bat boxes" on sloping, slate roofs is inappropriate. This type of bat box is designed for use on vertical surfaces; they are also made of wood which would not last long in this location. If bat tubes or bricks cannot be used, I recommend that woodcrete boxes are installed on the walls as well as specially-adapted slates or ridge tiles for bats to roost under on the roof.

7. There will be opportunities to accommodate biodiversity enhancement measures within development proposals of this nature; in addition to the mitigation for bat species known to be present, biodiversity enhancement measures should also be accommodated and detailed on the architectural drawings. This can include additional features for bats or features for nesting birds.

8. I welcome the clarification that the existing landscaping is to be retained and enhanced with additional indigenous species; a detailed landscaping scheme will need to be secured through an appropriately worded planning condition.

D. Recommendations

o The applicant will need to address the concerns raised by Natural Resources Wales. Neither of the proposed locations or the design of the flat-roofed bat lofts appear to be suitable, but there is currently insufficient detail to assess their acceptability; a pitched, slate-roofed bat loft is preferred.

- o The proposed mitigation strategy for crevice-dwelling bat species known to be present at the site also needs to be amended.
- o There is still insufficient information with this application to understand the use of the site by lesser horseshoe bats to be able to conclude that there will be No Likely Significant Effects on the Usk Bat Sites SAC.
- o A biodiversity enhancement strategy will also need to be forthcoming, but this could be secured through an appropriately worded planning condition.

Reasons:

- o To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 3, 4, 6 and 7 of the adopted Local Development Plan for the BBNP
- o To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006

NP Head Of Strategy
Policy And Heritage

6th Oct 2015

I refer to the re-consultation on the above application.

I can confirm that I have no additional comments to make at this time.

Natural Resources
Wales/Cyfoeth Naturiol
Cymru

14th Oct 2015

We object to the development as submitted because insufficient information has been provided to assess the significance of the potential impacts of the proposal upon European Protected Species (bats) and any necessary mitigation required. Without a full understanding of the building's significance to lesser horseshoe bats, the implications of the conversion of the building on the Usk Special Area of Conservation (SAC) cannot be fully assessed.

NP Head Of Strategy
Policy And Heritage

16th Oct 2015

Many thanks for giving me the opportunity to review the viability assessment provided by S106 Management, in respect of this application.

Having reviewed the document, and undertaking my own viability assessment utilising the 3 Dragons DAT model, I can confirm that the scheme is not viable to provide the target level affordable housing contributions.. Accordingly I would advise the applicant to apply to vary the terms of the S106 to remove the requirement to provide 20% of the scheme as affordable housing.

Strategy and policy remove our objection to the proposal.

Monmouthshire County Council Highways 16th Oct 2015

Have concerns with the lack of highway detail and consideration of this application.
Concerned that the existing substandard points of access are to be used without upgrading them to current highway standards.
The lack of visibility is of concern with no consideration to setting back gateways and fence lines.
Consider that the internal shared parking and turning area can provide further parking spaces and would be compliant with current legislation.
Should you be minded to support the proposal, it must be noted that the access as submitted will be substandard.

Same day correspondence took place between the Highway Authority and officers of the National Park Authority. The case officer posed the question would the access be acceptable if provided with 45 degree visibility, a plan was supplied::
As a compromise at this location but stated that it is as such.

Llanelly Community Council

Comments were received on the 15.09.2015.

NP Head Of Strategy Policy And Heritage 15th Sep 2015

The development plan for the area is the Brecon Beacons National Park Local Development Plan 2007-2022 (hereafter LDP) which was adopted by resolution of the National Park Authority on the 17th December 2013.

My observations relate to the proposals compliance with the strategy and policy of the LDP.

Proposal

The proposals seek reserved matters approval for outline permission for change of use of a former primary school to residential use. The reserved matters are currently being considered under 2 separate applications.

15/12627/REM- For the conversion of the redundant school building to 3no. residential dwellings.

15/12565/REM - For the conversion of a redundant school building to 1no. residential dwelling, described as 'affordable'

LDP Policy Context

The principle of the development was established under the permission 07/00755/COU.

My comments here relate to the extent the proposals meet the requirements for affordable housing established under the above permission. In accordance with UDP policy ES29 outline permission was granted subject to agreement that 20% of the dwellings on site would be provided as affordable housing.

The combined development delivers 4 units; accordingly there is a requirement for 1 of these dwellings to be provided as affordable housing. I note that 15/12565/REM describes their proposal as the creation of an 'affordable house'.

For the Authority to be satisfied that the proposal is genuinely providing an affordable dwelling, it would have to comply with the definition given at 6.3.2.1 of the LDP thus:

- Social Rented housing which are define as properties provided by local Authorities and Registered Social Landlords (RSLs) for rental at the Welsh Government Guideline Rents and Benchmark Rent Levels (or equivalent); and
- Intermediate housing where prices or rents are above those of social rented housing but below market housing prices or rents, such as properties available for intermediate rent or for low cost home ownership in accordance with Welsh Government or other recognised criteria. This can include equity sharing schemes (for example Home buy) Intermediate housing differs from low cost market housing, which the Welsh Government, and the NPA, does not consider to be affordable housing for the purpose of the land use planning system

From the application file it is not clear whether the units in question adhere to this definition of Affordable Housing. For the NPA to consider this application as the provision of a genuinely Affordable Housing scheme the following information must be submitted:-

- The mechanism by which the proposal will be managed as affordable housing including how occupancy will be controlled to those individuals with a 'local connection' (as defined by Monmouthshire Housing Authority)
- The mechanism by which the affordable element

will be secured in perpetuity.

If this information can be supplied to the required standards of the NPA then the Authority will be satisfied that the Affordable Housing element has been delivered across the entire site including that required under 15/12627/REM.

However, if it is proven through the course of the application that the proposal 15/12565/REM does not provide a genuine affordable dwelling then alternative provision will need to be agreed.

Due to the subsequent subdivision of the 07/00755/COU development site since outline permission was granted, the resultant two reserved matters applications before us provide significantly lower number of units than anticipated. Accordingly, providing 20% affordable housing onsite would result in the provision of less than one unit on each separate land unit. The NPA's usual practice in circumstances where the contribution towards affordable housing equates to a fraction of a whole unit, is to require contribution through provision of a commuted sum.

The S106 agreement relating to the site enables a commuted sum in lieu of onsite provision, this is calculated thus,

A= number of units

B= 58% of Acceptable Cost Guidance (ACG) (for relevant property type and band area)

C= 20% provision

Accordingly the contribution required from 15/12627/REM would be

$3 \times 58\% \text{ of ACG for 3P2B Flat} \times 0.2 = \text{£}48,963.60$

The contribution required from 15/12565/REM would be

$1 \times 58\% \text{ of 7P4B House} \times 0.2 = \text{£}23,942.40$

In accordance with appendix 4 of the SPG if it can be reasonably demonstrated in writing by the applicant to the satisfaction of the NPA that there are significant factors which mean that the scheme is unviable at the target affordable housing contribution as required by permission 04/00755/COU, the NPA will seek to verify this using the 3 Dragons Development Appraisal Toolkit (or equivalent process) with a final recourse to the District Valuer. Disputes of viability referred to the District Valuer will be charged at cost to the Developer.

Affordable Housing will still be required at a level proven to be viable through the above verification process.

The contribution will be payable to Monmouthshire County Council at the point at which 40% of both development schemes are completed.

Recommendation:

Further detail is necessary in order to demonstrate how the joint proposals comply with the requirements of planning permission 07/00755/COU.

As always if you have any concerns relating to the contents of my observations, or require additional clarification of any point please do not hesitate to get in contact.

NP Planning Ecologist 21st Sep 2015

Summary

Comments

1. Thank you for consulting me on the above application. The development proposals are for the approval of reserved matters in relation to the conversion of the former school buildings to residential use. Condition 6 of the Outline Planning Permission 07/00755/COU requires the submission of a full ecological survey and appropriate mitigation measures.

2. I visited the site on 8th September 2015, although I was not able to gain entry to the buildings. I have reviewed the documents and drawings submitted with the application, which includes the following ecological information:

- o Results of a Bat Survey carried out at Darenfelen Junior School, Llanelli Hill, Abergavenny Monmouthshire by Chris Hatch dated 18.8.2015

3. The site is a former school building that has been out of use since 2004. It is a large and complex structure and is surrounded by hard standing; there is a large retaining wall to the rear (southern) boundary of the site, a strip of trees/shrubs along the eastern boundary and pasture beyond [to the south and east].

4. Cwm Clydach SSSI and SAC lies less than 200m from the boundary of this application site, designated primarily for its woodland habitats. Lesser horseshoe bats are known to be present in the woodlands, although this species is not one of the qualifying features of the SAC designation. The Usk Bat Sites SAC lies 400 metres to the north; lesser horseshoe bats are one of the designated features of this site.

5. I welcome the submission of an ecological report

with the application although I would have expected the ecological report to make reference to the above designations as they are so close to the site. I am also surprised that there is no reference to previous ecological survey work at the site. There is a bat survey report by Formaggia Environmental Limited dated July 2008; in addition, the Biodiversity Information Service for Powys and the Brecon Beacons National Park holds records for lesser horseshoe and common pipistrelle bats roosting at the site in 2013.

6. The visual inspection of the building was undertaken on 13th August 2015, although it does state 13.5.2015 later in the report on page 3 - I assume this is an error. Bat droppings and two lesser horseshoe bats were found roosting in the building, but there is no indication of where they were located. The bat activity surveys were undertaken on 13th and 17th August 2015. It is best practice for surveys to be undertaken further apart than this to ascertain the extent of summer use by bats. The Bat Survey Good Practice Guidelines (BCT, 2012) also recommend additional survey effort where it has not been possible to undertake a full visual inspection of the building, as was the case with this site. During the two activity surveys undertaken, a number of lesser horseshoe and common pipistrelle bats were observed emerging from the property, but there is no indication of exit points or flight paths. Observations appear to have been done by a single surveyor located to the east of the buildings; however, there are also potential emergence points on the north, south and west elevations, particularly the latter, that cannot have been visible to the surveyor. In addition, no detailed and specific bat mitigation measures have been proposed within the development.

7. I understand and the drawings show that the proposed works include the raising of the whole of the roof in order to accommodate insulation; this has the potential for significant impacts on bats that may be present and the mitigation measures will also need to address this.

8. There will be opportunities to accommodate biodiversity enhancement measures within development proposals of this nature; in addition to the mitigation for bat species known to be present, biodiversity enhancement measures should also be accommodated and detailed on the architectural drawings. This can include additional features for bats or features for nesting birds. A landscaping scheme should include the use of native species.

D. Recommendations

I am currently unable to support this application and the following issues will need to be addressed:

- o There is currently insufficient information regarding the bat survey effort and results, in particular:
 - o The number of surveyors that were present needs to be clarified and additional surveys may need to be undertaken
 - o A description of the interior of the building is required - photographs of the interior would be helpful to clarify the potential for bat roosting features and clarify the need for further survey work, although it is appreciated that photographs of roosting bats is not advisable
 - o A plan showing the location of bat roosts, bat droppings, bat exit/entry points and bat flight paths is essential
 - o When sufficient survey information has been gathered, a detailed mitigation strategy should be submitted. Loft voids will be required to be retained for use by the lesser horseshoe bats as well as features for crevice-dwelling species such as the common pipistrelle; the location of these features will depend on where current roosting locations have been observed.
 - o A biodiversity enhancement strategy will also need to be forthcoming, but this could be secured through an appropriately worded planning condition.
 - o To satisfy Conditions 7 and 8, details of the management of surface water should also be provided.

Reasons:

To comply with Section 5 of Planning Policy Wales (2014), Technical Advice Note 5 and Policies SP3, 6 and 7 of the adopted Local Development Plan for the BBNP

To comply with the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Natural Environment and Rural Communities Act 2006

Natural Resources
Wales/Cyfoeth Naturiol
Cymru

22nd Sep 2015

Requesting more time to respond.

Dwr Cymru Welsh

21st Sep 2015

We refer to your planning consultation relating to the

Water - Developer
Services

above site, and we can provide the following comments in respect to the proposed development.

We would request that if you are minded to grant Planning Consent for the above development that the Conditions and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE Conditions Foul water and surface water discharges shall be drained separately from the site.
Reason: To protect the integrity of the public sewerage system. No net increase of surface water shall be allowed to connect (either directly or indirectly) to the public sewerage system. **Reason:** To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system. **Reason:** To prevent hydraulic overload of the public sewerage system and pollution of the environment.
Advisory Notes The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus. Under the Water Industry Act

1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

CONTRIBUTORS

NEIGHBOUR/THIRD PARTY RESPONSE SUMMARY

No comments received.

RELEVANT POLICIES

Planning Policy Wales (Edition 7: July 2014)
Technical Advice Note 12: Design (July 2014)

Local Development Plan (December 2013 - 2022)
Policy I Appropriate Development in the National Park

PLANNING HISTORY

App Ref	Description	Decision	Date
07/00755/COU	Change of use to residential development	Application Permitted (S106 Agreement)	31st Aug 2012
12/08470/CON	Amendment to Section 106 Legal Agreement on application 07/00755/COU (second schedule point 6) relating to the provision of affordable housing	Application Permitted	25th Feb 2014

OFFICER'S REPORT

Introduction

The planning application site is located in the settlement of Llanelly Hill, Monmouthshire. The site was part of a larger primary school facility.

The site is split by the public highway. The southern portion of the site, smaller than the northern portion, contains the building that is the subject of the application. The building has the character and appearance of having been constructed during the Victorian period. The building is attractive with

dressed stone elevations and slate roof. There is a relatively small portion of land to the west of the building, this would have been play area ancillary to the school. There is an access to the east of the building.

The principle of development has been established by outline planning permission reference 07/00755/COU. Outline consent was granted for a residential development on the 28th August 2012. The outline consent was granted following the signing of a S106 legal agreement which was signed on the 22nd August 2012.

The outline consent was granted with all matters reserved for future consideration and a number of other conditions were imposed. These conditions related to tree protection, ecological survey, surface water run-off and the retention of the stone faced school building.

This application seeks approval of the following matters: layout, appearance, landscaping, access and scale. Each of these matters is considered in detail below.

Layout

Technical Advice Note 12: Design (July 2014) requires that consideration is given to ensuring ease of access for all and a layout that makes the development integrate with its surroundings whilst taking into consideration the orientation of the building to maximise energy efficiency and connectivity (the ways in which routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development); how the external area contributes towards the development and is used to make the development a more sustainable development; how is the chosen site the best location and how it links into adjacent uses.

The conversion of the building will provide three units of residential accommodation, amenity areas and parking. Vehicular parking for all three units will be located in the former playground which is located on the eastern side of the building.

The layout of the site is restricted by the size of the plot and the need to incorporate parking within the boundary of the site. There is some private garden space available for Units 2 and 3. Unit 1 does not have the benefit of any private amenity area. All of the units have the benefit of amenity area between the principal elevation of the building and the pavement.

In terms of movement around the parking area and the site as a whole it is noted that the ground is flat. All of the units are contained on the ground floor level, no first floor accommodation is proposed. This will be to benefit potential residents in terms of inclusive design.

Aspects of situation and orientation are established as the building exists. There is a dwelling located to the west of the site. There is no aspect of the application that would raise concern in respect of overlooking. However, it is considered prudent to impose a condition preventing the insertion of windows into the west elevation.

Whilst the lack of private amenity area available to Unit 1 is not ideal it is not considered detrimental to the overall scheme. It is considered that the layout is acceptable.

It is considered the layout meets the requirements of Technical Advice Note 12.

Appearance

Policy I Appropriate Development in the National Park

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;

As the building will be reused the majority of external materials will remain. It is proposed to replace the existing windows with uPVC window frames. The doors are proposed to be uPVC. As the building is not listed or on a local list the use of this material in this instance is considered appropriate. To ensure the most appropriate frames and doors are used it is considered appropriate that samples and details of the proposed materials are submitted to the National Park Authority for approval.

To provide sufficient insulation the application includes alterations to some of the roofs. The roof is typically Victorian in character and appearance and results in there being a number of roof pitches. The plans illustrate that the ridge line of the roofs will increase by approximately 50 cm. This will result in the roof pitches altering by some 2 degrees. The western elevation of the property is rendered. As such the alterations to the roof will require render to be used on any new surface that will be created by the raising of the roof. The eastern elevation of the building is stone. There the manner in which any new surface created by raising the roof will have to be carefully managed. The plans illustrate the use of boarding in the upper part of the gable. It is considered appropriate to impose a condition requiring, prior to works beginning, the submission of details and materials to be approved in writing by the Local Planning Authority.

It is considered that, subject to the imposition of conditions, the appearance of the development will meet with the requirements of the above policy.

Landscape

Policy I Appropriate Development in the National Park

All proposals for development or change of use of land or buildings in the National Park must comply with the following criteria, where they are relevant to the proposal:

i) the scale, form, design, layout, density, intensity of use and use of materials will be appropriate to the surroundings and will maintain or enhance the quality and character of the Park's Natural Beauty, wildlife, cultural heritage and built environment;

In the context of this application consideration regarding landscaping is confined to the site boundary. The parking areas will remain as hard surfaces. There is an area of lawn associated with Unit three. Other soft landscaping is primarily climbing plants supported by trellis.

It is considered that the landscaping associated with the development will meet with the requirements of the above policy.

Access

Policy 59, impacts of traffic, states that development will be permitted where appropriate access can be achieved. Instances where access will be considered to be inappropriate are:

a) traffic is likely to generate an unacceptable impact on congested areas or at times of peak traffic flows;
or

- b) traffic is likely to be generated at inappropriate times such as late at night in residential areas; or
- c) where there is an unacceptable impact on road safety; or
- d) where significant environmental damage would be caused and cannot be mitigated.

In respect of the outline planning application there is a comment from the highway authority regarding the provision of parking to be located on the land on the opposite side of the road. However, there is no condition imposing the need for this requirement on the outline consent. As the site can accommodate an access it would be unreasonable to refuse this approval of reserved matters on this basis.

Turning to the details regarding access as submitted with the application as referred to above there are currently two vehicular accesses to the property. Concern was raised by the Highway Authority regarding a lack of visibility. Discussions took place with the Highway Authority. The Highway Authority provided guidance regarding appropriate access for the eastern access and that the western access should be made available only for pedestrians and not motor vehicles.

Revised plans have been submitted. The plans show that the vehicular access near the west boundary of the site will be stopped up to prevent use by vehicles. This access will only be available to pedestrians.

The visibility available when using the access near the east boundary is detrimentally affected by a wall and railings. A plan detailing changes to the access has been received. The plans illustrate the vehicular access and are annotated to state that nothing above 60 cm will be positioned in the splay shown on the plans. The western access will be altered to ensure that it cannot be used for motor vehicles.

In respect of inclusive access, Officers note that the site is level and a hard surface will be used for the parking areas and to the external entrances. It is considered that the development will be acceptable in terms of inclusive access.

It is considered that the accesses associated with the development will meet with the requirements of the above policy.

Scale

Technical Advice Note 12: Design (July 2014) requires that consideration is given to the development in relation to surroundings, including height, width and length of each building proposed within the development; how the massing of the proposal contributes to the existing hierarchy of development to reinforce character; how the mass and height impacts on privacy, sunlight and microclimate; and how height impacts on the attractiveness and safety of neighbouring public space.

The proposal reuses an existing building in terms of scale consideration is given to the mass and height of the alterations to the roof. It is noted that it is proposed to raise the roof by approximately 50 cm. This increase in the height of the building will not result in detriment to the building or the wider environment in respect of scale.

It is considered that the scale of the proposed development will meet with the requirements of the above policy.

Section 106 Legal Agreement

The site is the subject of a Section 106 legal agreement. The pertinent elements of the S106 agreement are that an education contribution based on 30% of the capital receipt of the sale or other disposal of the site shall be paid, that on occupation of the eighth dwelling Adult Recreation and Off-site Children's Play Area Contributions shall be made. In respect of affordable housing on the site the S106 requirement was that no more than 30% of the market housing constructed on the site shall be sold or occupied until all the affordable houses had been constructed and made ready and written notification of completion and transfer to a Registered Social Landlord had been received. The percentage of 30% was increased to 40% by a deed of variation that was granted on the 25th February 2014.

As part of the processing of this application the applicant has provided financial viability information the comments of the Strategy and Policy Team have been provided above. It is considered that the applicant has demonstrated that the development would not be viable to enable provision of the target level affordable housing contribution. The Team advises the applicant that to remove the requirement to provide 20% of the scheme as affordable housing, they will be required to apply to vary the terms of the S106.

Given the comments of the Strategy and Policy Team it is considered appropriate to permit this planning application subject to the amendment of the S106 legal agreement, as such a matter is a separate issue from approval of reserved matters in this application.

Conditions of the Outline Consent

There are a number of conditions imposed on the outline consent. The requirements of Condition 3 are the subject of this application.

Condition 5 relates to further details regarding hard and soft landscaping, location of functional services and details such as lighting. The requirements of the condition remain to be approved but do not impinge on considerations regarding this application for the approval of reserved matters.

Condition 6 requires a full ecological survey to be submitted prior to the commencement of development. Objections have been received from Natural Resources Wales and the National Park Ecologist regarding the timing that the ecological survey and, as a result, a lack of knowledge to ensure mitigation was appropriate. Further to this there was concern that there was a lack of consideration regarding the nearby Special Area of Conservation. In respect of these objections and relevance to this planning application it is considered that the principle of development has been established the approval of reserved matters and the approval of condition 6 does not have to take place through the determination of this approval of reserved matters planning application.

Conditions 7 and 8 are imposed to control surface water run-off. Dwr Cymru has provided comments regarding surface water run-off. These matters do not have to be addressed as part of this application but can be addressed as part of an application to approve conditions imposed by the outline consent.

It is considered that this development does not represent one which will result a situation whereby a condition imposed by the outline consent cannot be considered.

Conclusion

It is considered that this application for the approval of reserved matters meets with the requirements

of the above policies.

RECOMMENDATION: Permit

Conditions and/or Reasons:

- 1 In the case of applications for the approval of reserved matters, the condition that the development to which this permission relates must be begun before whichever is the later of the following dates:
 - (i) the expiration of five years from the date of the grant of outline planning permission; or
 - (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved
- 2 The development shall be carried out in all respects strictly in accordance with the approved plans (drawing nos. NP1v1 received 24/08/15, NP8v4, NP9v3, NP10v3, NP11v3 and NP13v2 received 19/10/15) except where otherwise stipulated by conditions attached to this permission.
- 3 Before development begins details and samples of window frames, doors, boarding and any replacement roofing tiles to be used externally on walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order, with or without modification), no windows shall at any time be placed in the west elevation of the building.


Reasons:

- 1 Required to be imposed by Section 92 of the Town and Country Planning Act 1990.
- 2 To ensure adherence to the approved plans in the interests of a satisfactory form of development.
- 3 To ensure that the materials harmonise with the surroundings.
- 4 In order to protect the residential amenity of adjacent properties.

Informative Notes:

- 1 The developer shall note if there are changes to the plans hereby approved due to building regulation requirements or any third party requirements, details should also be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work.
- 2 A number of the elements of Conditions 5, 6, 7 and 8 as imposed on outline consent 07/00755/COU remain to be approved prior to works beginning on site and prior to the expiry of this Approval of Reserved Matters consent.

Signed (Case Officer):
Mrs Kate Edwards
Senior Planning Officer (DC)



Date: 19.10.15

Checked (Principal Planner):



Date: 19/10/15

**Signed (National Park
Authorised Officer):**



Date: 19th Oct 2015
