

Delegated Decision Report

Application No:	24/0274	Statutory Period Expires:	07 March 2025
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Site:	<i>Coc-Y-North Bungalow, Barn At Coc-Y-North Lane Rhiwderin Newport NP10 8RR</i>		
Proposal:	<i>CONVERSION OF FORMER BARN INTO 3 BEDROOM DWELLING AND ASSOCIATED WORKS</i>		
Applicant:	<i>Williams</i>		
Type:	Full	Ward:	Graig
Decision:	GRANTED WITH CONDITIONS AND SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION		

1. BACKGROUND

- 1.1 The proposed development has been amended from its initial submission with the rear extension removed and the roof lights repositioned, and the overall number of roof lights reduced.

2. SITE LOCATION AND CONTEXT

- 2.1 The application site comprises a dis-used stone built barn located on the eastern side of Coc-Y-North Lane. Until recently the barn was missing a roof, however, a temporary metal sheet roof has been added. The barn is split into 2 distinct parts separated by an internal wall. There are a number of existing openings present within the structure.
- 2.2 The barn is located to the north of the only neighbouring property known as 'Coc-Y-North Bungalow'. To the north of the barn is a gate providing access to the fields located to the north and east. A small area of hard standing is located to the west of the barn separating the building from the lane.
- 2.2 The application site falls outside of the defined settlement boundaries as established by the proposals maps that accompany the Newport City Council Local Development Plan (LDP), therefore, for the purposes of planning is located within the open countryside. Additionally, the site is within the "West of Rhiwderin" Special Landscape Area (SLA).

3. DESCRIPTION OF DEVELOPMENT

- 3.1 This application seeks consent for the conversion of the barn into a dwelling. The ground floor is proposed to be arranged as Kitchen, WC, store and a living room. At first floor the accommodation is proposed to be arranged as 3 bedrooms and a bathroom.
- 3.2 In total 6 conservation style roof lights are proposed, 1 within the western roof plane fronting the road, the remaining are within the eastern/rear roof plane. The other fenestration consists of re-using the existing openings within the barn to provide a window on the front elevation, 2 on the side/north gable end and one on the rear. Timber panelling is proposed below the windows on the front and rear elevations, this is proposed as UK grown cedar to be naturally finished. Additionally, a set of x4 pane bifold doors is proposed on the rear elevation. The windows are proposed as naturally finished timber and the doors as powder coated aluminium. Facias are proposed to be constructed of soft wood painted black and the rainwater goods are proposed as black powder coated aluminium.
- 3.3 Some repair works/building up of the walls will be required to complete the conversion, these works are proposed to be completed using stone to match the existing, the roof is proposed to be replaced with natural slate tiles.
- 3.4 The existing gate/field access is proposed to be used as the vehicular access point providing access to the parking and turning area located to the north of the barn. The parking/turning areas are proposed to be laid of gravel. A private amenity space is proposed to be located at the rear/east of the barn primarily laid to lawn with a small area of patio directly to the rear of the building. The boundary is proposed to be enclosed via a post and wire fencing and a mixed native hedgerow with the use of ornamental evergreen hedging used to separate the parking area from the rear garden and along the boundary with the neighbouring property.

4. RELEVANT SITE HISTORY

None.

5. PLANNING POLICY

- 5.1 The National Development Framework: Future Wales - the National Plan 2040

Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

- Policy 1 - Where Wales Will Grow
- Policy 4 – Supporting Rural Communities
- Policy 7 – Delivering Affordable Homes
- Policy 9 - Resilient Ecological Networks and Green Infrastructure
- Policy 33 – National Growth Area – Cardiff, Newport and the Valleys

5.2 Planning Policy Wales (Edition 12) 2024

3.3 - Good design is fundamental to creating sustainable places where people want to live, work and socialise.

3.4 - Meeting the objectives of good design should be the aim of all those involved in the development process and should be applied to all development proposals at all scales.

3.60 - new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

6.2.11 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, informed by an appropriate level of assessment, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, help to overcome the potential for conflicting objectives, and contribute to health and well-being outcomes.

6.3.2 The landscapes of Wales are rich and varied. Many Welsh landscapes are iconic, and a quarter of the land area of Wales is designated as either a National Park or Area of Outstanding Natural Beauty (AONB). The character and special qualities of all our places and landscapes, both urban and rural, can provide a strong sense of place, inspiration and belonging, and contribute to the distinctive cultural identity of Wales.

6.3.12 Planning authorities should provide for the conservation and, where appropriate, enhancement of local landscapes. This may include policies for landscape features, characteristics and qualities of local significance, and the designation of Special Landscape Areas (SLAs).

6.3.13 SLAs are non-statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection.

6.4.5 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any

significant loss of habitats or populations of species (not including non native invasive species), locally or nationally and must work alongside nature and it must provide a net benefit for biodiversity and improve, or enable the improvement, of the resilience of ecosystems. A net benefit for biodiversity is the concept that development should leave biodiversity and the resilience of ecosystems in a significantly better state than before, through securing immediate and long-term, measurable and demonstrable benefit, primarily on or immediately adjacent to the site.

5.3 Technical Advice Notes:

- Technical advice note (TAN) 2: planning and affordable housing
- Technical advice note (TAN) 5: nature conservation and planning
- Technical advice note (TAN) 6: planning for sustainable rural communities
- Technical advice note (TAN) 12: design
- Technical advice note (TAN) 18: transport

5.4 Newport Local Development Plan (2011-2026)

- Policies SP1 (Sustainability),
- SP5 (Countryside)
- SP8 (Special Landscape Areas)
- SP9 Conservation of the Natural & Historic Environment
- SP13 (Planning Obligations)
- GP2 (General Development Principle -General Amenity)
- GP3 (General Development Principle -Service Infrastructure)
- GP4 (General Development Principle -Highways and Accessibility)
- GP5 (General Development Principle -Natural Environment)
- GP6 (General Development Principle -Quality of Design)
- GP7 (Environmental Protection and Public Health)
- T4 (Parking)
- H10 (Conversions in the Countryside)
- T4 (Parking)

5.4 Supplementary Planning Guidance

The following supplementary planning guidance is considered relevant to this application.

- Sustainable Travel
- Planning Obligations
- Affordable Housing
- Wildlife and Development
- New Dwellings
- Waste Storage and Collection

- Parking Standards
- Trees, Woodland, Hedgerows and Development

6. CONSULTATION RESPONSES

6.1 SAB/Drainage:

Having reviewed the submitted information, a SAB application may be required.

6.2 Highways:

No objection subject to conditions. The proposal is for the conversion of a barn, which is understood to have been used for residential purposes in the past. It is assumed for the purposes of these comments that its extant use is a barn. Further it is understood that the site access is formed through reconfiguration of the existing field access and that no shared or new access is utilised as a field access. In terms of sustainable transport, we would not support the location, as it is not well connected to everyday uses and is expected to be car dependant. However, there is existing residential use along this road. The road is a single track with few passing places and poor forward visibility due to existing hedgerow. The anticipated intensification of traffic is marginal, and the road must already support service vehicles to serve existing development. Furthermore, existing traffic has been shown (by survey) to be slow moving and low volume adjacent to the site. Broadly speaking the proposals are acceptable, but there are some minor concerns to address.

The key issue is the removal of and maintenance of hedgerow, which is not within the red line. The concern is if this can be conditioned/approved. We would require this to be pre-occupation, but ideally it would be beneficial if the hedges were removed prior to construction.

A Construction Management Condition will be needed and could address visibility for that period). Subject to assurances that the hedge relocation can be ensured, the only other safety points are the access surfacing and gates.

The plans show an apron for the access, but this must extend from back of highway for at least 5m. The submission suggests that the bank adjacent to highway should be retained up to a height of 500mm. Further information is needed to understand the levels issues. Whilst it would be reasonable to retain an embankment, it could be destabilised by removal of the hedges.

Furthermore, its overall height (including vegetation) should not exceed 600mm without relying on mowing. We would therefore request a condition to provide detailed proposals for approval prior to commencement of development. The applicant should note that no surface water should enter

highway from the drive. (There may be an issue with levels due to existing pipework?)

No gates are illustrated on the plans. We would request a condition that gates are set back at least 5.5m from carriageway and open inwards for reasons of highway safety.

The parking and turning areas are satisfactory.

There are no references to electric vehicle charging or cycle parking which should be secured by way of condition. In Summary, there are no objections on highway related grounds subject to the following conditions.

Suggested Conditions:

The development shall not be implemented until the surface water drainage of the site has been designed to prevent the discharge of water on to the highway.

Reason: To prevent unnecessary surface water from being deposited on to the highway thus causing a potential source of danger to other road users.

Before the development hereby approved becomes operative, the existing hedge on the highway frontage of the site to Coc Y North Lane shall be relocated and permanently maintained thereafter outside of the visibility splays as shown on approved drawing SD120 06B.

Reason: To ensure adequate visibility for the drivers of vehicles entering and leaving the site.

Details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users.

No part of the development hereby approved shall be occupied until the visibility splays defined on Drawing No. 24/1015/01rev A (Landscape Plan) are cleared of all obstructions to visibility exceeding 600mm in height above carriageway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety.

The dwelling shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: To enable vehicles to enter and leave the premises in a safe manner without causing a hazard to other road users in the interests of road safety.

Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the carriageway of Coc Y North Lane for a minimum distance of 5.5 metres into the site shall be appropriately paved in a bound material such as tarmac, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety.

Any gate or other form of barrier across the access shall be positioned at least 5.5 metres back from the nearside edge of the carriageway of Coc Y North Lane, and shall be constructed to open into the site only.

Reason: To permit vehicles to pull clear of the carriageway when entering the site in the interests of road safety.

The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users.

Except for site clearance and remediation no development shall take place until a scheme for the provision of cycle parking in accordance with the Council's current standards has been submitted to and approved in writing by the Council as Local Planning Authority. The scheme shall be implemented as approved before any part of the development is brought into use and shall be retained as such thereafter. Notwithstanding the provisions of the Town and Country Planning Act (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no building works, which reduce this provision, shall take place except following the express grant of planning permission by the Council.

Reason: To ensure that adequate provision is made for parking cycles on the site; and to establish measures to encourage non-car modes of transport.

No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: Construction traffic routes, including provision for access to the site

Entrance/exit from the site for visitors/contractors/deliveries Location of directional signage within the site Siting of temporary containers Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy vehicles/machinery on site Measures to control noise and dust Details of street sweeping/street cleansing/wheelwash facilities Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working Phasing of works including start/finish dates For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers.

A scheme for the provision of electric vehicle charging points, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be provided prior to first occupation of each unit and retained as such thereafter.

Reason: To ensure that appropriate provision for current and future electric and electric/hybrid vehicles and encourage more sustainable means of transport.

6.3 Tree Officer:

No objections with the proviso that "Barn conversion Coc y North Lane Rhiwderin LVA Report v1 Feb 2024" is fully complied with.

7.6 The site frontage will be low-key and reflect nearby dwelling frontages. Removal of the highway hedge is required to accommodate the required visibility splay, this will be replaced with a double native mixed hedge on a set-back line and the existing bank reduced in height as required by highways. The entrance will be defined by a new low stone wall to match the barn elevations. Coc y North Lane Rhiwderin : Landscape and Visual Appraisal February 8, 2024 7.7 New mixed native hedges will define the garden amenity area boundaries onto open field. New hedges will reflect the existing mix and include a high percentage of holly which will provide year round softening and screening of car parking and rear garden amenity area.

6.4 Environmental Health Officer:

No objection to the proposal.

6.5 Senior Scientific Officer:

I have no major concerns about the proposed conversion however the applicant will need to consider what the barn has had in it historically and how this may affect any unforeseen contamination e.g. fuel residues, pesticide or herbicide residues that may be associated with former storage.

In view of this I would suggest the applicant provides a desk study which confirms the former uses of the barn in order to reassure the LPA about any potential for contamination that may affect a residential use and its occupants.

The following conditions are recommended:

1. Land Contamination

An appropriate Desk-Study of the site has been carried out that confirms the former uses of the barn and any potential areas of contamination e.g. former fuel or agrochemical storage. The study shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

2. Land Contamination – Unforeseen

Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site. Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed.

6.6 Senior Structural Engineer:

There is no reason for the structures team to object to this planning application. In fact it would be seen as a vast improvement to an otherwise unsafe structure close to the highway.

6.7 Dwr Cymru Welsh Water:

Since the proposal intends on utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and the Building Regulations Authority as both are responsible to regulate alternative methods of drainage.

However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application. 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.

6.8 Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice. European Protected Species We note the bat report submitted in support of the above application ('Bat Survey: Barn, Coc Y North Lane, Rhiwderin, Newport, NP10 8RR' by Ecological Services Ltd Version 1 dated August 2023) has identified bats were not using the application site. Based on this report, we have no adverse comments to make on the application as submitted. However, since the above survey/report was produced we understand that the structure/former barn has since been altered, namely through the addition of a roof. As such, we advise you consult your ecologist regarding the need for, and if appropriate scope of, further survey. Please reconsult us if any survey undertaken finds that bats are present at the site, and you require further advice from us.

6.9 Ecology

A single-skin metal roof such as this would not normally be suitable for bats, because it gets too hot in the sun and too cold in the dark. Normally for bats we are looking for a tiled roof with some sort of internal lining which is able to buffer against extremes of high and low temperature. Either that or wooden fascias, barge boards or soffits which again protect against temperature fluctuations. On this occasion I would not ask for the survey to be repeated.

6.10 Planning Contributions Manager

Planning contributions for affordable housing are required.

7. PUBLIC REPRESENTATIONS

7.1 In accordance with the publicity requirements of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 this application was advertised by means of direct neighbour notification and via a site notice.

Three representations have been received objecting to the proposed development on the basis of nesting birds using the structure, bats using the structure and impacts upon highway safety/parking.

7.2 **COMMUNITY COUNCIL:** Graig Community Council provided the following points of concern:

The site is located on a narrow rural lane with the nearest bus stop located around 500 metres from the site. The council questions if this is acceptable given that Caerphilly Road in Bassaleg already suffers from pollution and peak time traffic problems.

The council questions whether the hedgerows and narrowness of the road is safe for cars to park at the site, especially given the concerns raised by the city council's tree officer.

8. **ASSESSMENT**

8.1 **Principle of Development:**

- 8.11 The application site is outside of the defined settlement boundaries, therefore, for the purposes of planning is located within the open countryside where development is strictly controlled and only appropriate and justified development will be considered favourably.
- 8.12 National Planning Policy places significant weight upon sustainable development and is only supportive of the creation of new residential developments within sustainable locations unless for one of the exceptions as detailed within TAN6. National Planning Policy is silent on the issue of barn conversions for residential accommodation with the exception of the reference in PPW (6.4.25) relating to barn conversions for holiday accommodation as an exception to the policy on development within a SSSI. However, notwithstanding the lack of acknowledgement of this type of development within National Policy there is undoubtedly merit in the reuse of existing buildings of traditional design within the countryside as to safeguard the built form of the rural area and special character of the countryside.
- 8.13 LDP Policy SP5 relates to development in the countryside and states that development beyond the defined settlement boundaries will only be permitted where the use is appropriate in the countryside, respects the landscape character and biodiversity of the immediate and surrounding area and is appropriate in scale and design. Housing development, rural diversification and rural enterprise uses, beyond settlement boundaries, will only be appropriate where they comply with national planning policy. In addition, policy SP8 states that proposals within special landscape areas will be required to contribute positively to the area through high quality design,

materials and management schemes that demonstrate a clear appreciation of the areas special features.

- 8.14 LDP Policy H10 (Conversions in the Countryside) is relevant to establishing the principle of development and provides the below criteria for proposals to be assessed against in order to justify a proposed development. Each point will be addressed in turn.

i) THE APPLICANT HAS MADE EVERY REASONABLE ATTEMPT TO SECURE A SUITABLE BUSINESS RE-USE, AND THE APPLICATION IS SUPPORTED BY A STATEMENT OF THE EFFORTS THAT HAVE BEEN MADE;

This application has been supported by a Business Re-Use Assessment for potential alternative uses of the barn. The assessment concludes that given the location, scale and economic constraints associated with the barn there would not be an alternative viable use for the structure. The LPA are satisfied with the robustness of the assessment and conclusions drawn. Criteria i is satisfied.

ii) THE BUILDING HAS NOT BEEN CONSTRUCTED IN THE LAST 30 YEARS;

The building is shown on various historic maps exceeding 30 years therefore this criterion has been satisfied.

iii) PARTICULARLY IN ISOLATED OR SENSITIVE LOCATIONS, THE BUILDINGS SHOULD HAVE ARCHITECTURAL OR HISTORIC MERIT IN ORDER TO SECURE RETENTION;

The application site is outside of the defined settlement boundary in a mostly undeveloped area with a prevailing rural/agricultural character, additionally, the site is within the West of Rhiwderin SLA. Therefore, the site is considered to be in a highly sensitive location. The building at present due to its scale, form and building materials (excluding the roof) is considered to have both architectural and historic merit. Accordingly, the requirements of this policy are considered to have been met.

iv) A DETAILED STRUCTURAL SURVEY SHOWS THE BUILDING TO BE STRUCTURALLY SOUND AND CAPABLE OF CONVERSION WITHOUT ADVERSELY AFFECTING THE STRUCTURE OR REQUIRING THE SUBSTANTIAL RECONSTRUCTION OF THE EXTERNAL WALLS;

The application has been supported by a structural survey which identifies some remedial works required in order to facilitate the development. The works required are considered to be relatively minor with the report concludes that the building is capable of conversion. The LPA are satisfied with the

extent of the survey works undertaken and raise no concern or objection to the proposed conclusions.

v) ANY ALTERATIONS SHOULD NOT HAVE AN UNACCEPTABLY ADVERSE EFFECT IN TERMS OF THE INTEGRITY OF THE ORIGINAL STRUCTURE, INCLUDING INTERNAL FEATURES, EXTERNAL CLADDING, EXTERNAL OPENINGS, SKYLINE, SILHOUETTE, ROOF PLANES AND THE IMMEDIATE LANDSCAPE OF THE BUILDING;

The proposed development does not include any extensions or significant alterations, the existing footprint, roof pitch and openings would be maintained.

It is acknowledged that the existing roof is a temporary addition and would be replaced with a permanent slate roof, this would result in an acceptable and appropriate addition to the barn. The extent of roof lights is considered to be acceptable with only 1 on the front elevation thus retaining the simple form that would be expected from barns when viewed the public realm, additionally the roof lights as proposed are conservation style which are considered to be the most appropriate for the nature of the development.

The windows are proposed to be constructed of timber which is an appropriate material given the nature of the conversion and will contribute to the rural/traditional aesthetic. The cladding as proposed below the windows would be UK grown cedar, this is an appropriate addition that would not detract from the character and appearance of the barn or wider area.

The proposed 4 pane bifold door would be located on the rear elevation with limited vantage points. The door is proposed to be powder coated aluminium, this is undoubtedly a modern feature however given its siting and acceptable material finish no harm has been identified in respect of this element of the proposal.

The additional external finishes are considered to be acceptable and appropriate given the context of the site and nature of the development.

vi) THE PROPOSED USE IS NOT DETRIMENTAL TO THE CHARACTER OR APPEARANCE OF THE SURROUNDING AREA OR GROUP VALUE OF ADJOINING BUILDINGS AND DOES NOT REQUIRE THE PROVISION OF UNSIGHTLY INFRASTRUCTURE;

The proposed residential use of the building is not considered to result in a conflict with this criteria of the policy. The associated infrastructure associated with the proposal is not considered to result in any adverse visual impact, controls are available to the LPA to enable the restriction/removal of Permitted Development Rights to ensure the site is not littered with residential paraphernalia.

vii) THERE IS STRICT CONTROL OVER THE CURTILAGE AND SETTING OF THE BUILDINGS IN TERMS OF AMENITY SPACE, VEHICULAR ACCESS AND PARKING;

The curtilage as proposed is considered to be of an acceptable scale that is appropriate to the use of the barn for residential purposes. Vehicular access is proposed to be sited to the north of the barn utilising the existing field access for entrance. The proposed boundary treatments of stock and wire fencing and native hedging are appropriate for the setting and would avoid any adverse visual impact that would prejudice the character of the area. Controls are available to the LPA to remove PD rights in relation to boundary treatments and to ensure that the planting scheme is implemented and maintained to ensure compliance with this policy.

viii) THE INTERESTS OF PROTECTED WILDLIFE SPECIES INHABITING THE STRUCTURE ARE SAFEGUARDED;

This application has been supported by an ecological survey completed by Eco Logical Services LTD, the survey outlines that the barn has little suitable accommodation or features for protected species and none were observed within the emergence survey undertaken. The proposal includes a number of ecological enhancements that would protect the interest of protected wildlife species in the area and enhance green infrastructure. No conflict with the requirements of this criteria has been identified.

ix) THE PROPOSED USE SHOULD NOT CONFLICT WITH AGRICULTURAL INTERESTS IN THE AREA.

The extent of the application site is limited and is therefore not considered to conflict with agricultural interests in the area. The extent of the curtilage appears sensible in the context of the site when considered against the extent of the neighbouring properties curtilage and observed agricultural activity on the adjacent fields. The adjacent field(s) are served by an additional access therefore this application would not result in the fields being inaccessible or an additional access point being required. This criteria is considered have been satisfied.

- 8.15 In conclusion, this application has been supported by sufficient robust evidence to support the conversion of the barn for residential purposes. The proposed development would not result in any unacceptable adverse visual impact upon the barn or upon the wider countryside/SLA. It is therefore considered that the requirements of LDP Policy H10 have been met and the principle of the development is acceptable.

8.2 Visual Amenity/ Character and Appearance;

8.21 The application site is within the open countryside and within a SLA, accordingly the location and setting are considered to be extremely sensitive therefore, the standard of design for any proposed development will need to be high and clearly demonstrate that no harm would arise from the proposal in order to be considered favourably.

8.22 Traditional stone-built barns form part of the rural landscape and when sympathetically converted can provide an ongoing use to secure their retention. However, any conversion or alteration must be appropriate for its context in terms of scale, design and material finishes ensuring they do not adopt an overly domestic appearance as this would undermine the rural aesthetic and the rationale for their conversion. This approach accords with the guidance within Technical Advice Note 12 which explains that: 'In relation to conversion or adaptation of agricultural buildings, character retention will often involve the least amount of change possible to external appearance'.

8.23 **Roof:** The proposal includes a new roof in place of the current temporary metal sheet roof attached to the barn. The roof as proposed would have a pitched slate roof, slate is considered to be a suitable material for the finish of the barn roof and therefore no concern or objection is raised in this respect.

The trusses that have been recently added follow the overall shape of the gable ends of the barn therefore the LPA are willing to accept that it is likely that the slope and pitch as proposed would be similar to what was in situ prior to the removal of the roof, this is corroborated by google street view imagery. No objection or concern is raised to the proposed pitch/slope of the roof as proposed.

3 Raised Ridge Tiles and a self-contained ridge roosting area for bats are proposed along the entire ridge. This results in a precise uniform ridge line that is not typical for barns of this age. However, on the basis that the proposed slope and pitch are considered to be acceptable, no concern is raised in relation to the ridge.

Barns typically adopt a simple design/form owing to their utilitarian origins with limited openings. Roof lights are modern features that can significantly impact upon the design and character of the barn therefore any roof lights should be kept to a minimum and discreetly located preferably within close proximity to the eaves. The roof lights as proposed are considered to be acceptable due to their siting, number and conservation style design.

8.24 **Walls:** The alterations to the walls would be minor and consist of a small element of building up to the eaves and some refilling works where stones have been identified as being loose. Additionally, re-pointing is proposed.

The additional stonework is proposed to match the existing, no objection or concern is raised in this respect as the stone will assimilate into the existing

elevations. The proposed areas of cladding are considered to be acceptable with the use of timbers finished naturally arranged with a simple vertical pattern.

No objection or concern is raised to the re-pointing of the barn however, re-pointing should never attract more attention than the stone that it surrounds. Pointing should be marginally recessed from the face of the stonework, or buttered in areas of roughly cut stone and rubbed over with sacking to give a traditional finish. Pointing should never stand proud of the wall, nor be smeared across the face of the stonework. It is essential that the mortar mix used is aesthetically as well as technically compatible. The existing original pointing mix shall provide the best guide as to what mix and colour is the most appropriate. As details in relation to method and materials of re-pointing have not been submitted as part of this application this detail will be conditioned to be submitted prior to the commencement of any works to the walls to ensure that no adverse visual harm arises from the works

- 8.25 **Openings within elevations:** One of the greatest challenges when converting agricultural buildings for residential purposes is the provision of light within the building as this was not necessary for storage purposes and was not deemed to be important for animals. Therefore, such buildings usually have limited openings that can be utilised as to provide access and light. When new openings are punched into otherwise blank walls, the character of agricultural buildings change.

In this case the building already benefits from a number of openings, albeit some that have previously been closed but are still visually apparent. This conversion would utilise these openings to provide light within the building, this avoids any unacceptable adverse visual impact that would be harmful to the character of the building, accordingly no concern is raised in this respect.

It is noted that the only pedestrian access to the barn would be via the proposed bifold doors on the rear elevation, no objection is raised in this respect from a planning perspective however, this could result in difficulties in the practical operation as a dwelling. Should this application be considered favourably it would be necessary to condition that no alterations are made in respect of doors/openings other than those shown on the approved plans as to protect the barn from unsympathetic later additions.

The windows as proposed would be naturally finished timber with the infills shown as vertical T&G cedar naturally finished and the doors black powder coated aluminium, both are considered to be acceptable for a conversion of a barn as to ensure it does not adopt an overly domesticated appearance.

- 8.26 **Curtilage/Parking area:** The parking area is proposed to be located to the north of the barn with access gained via the existing field access gate. This

area appears to be more closely related to the barn than to the field in respect of its condition and utilisation therefore no objection is raised to the curtilage extending into this area.

The finish and scale of the parking/turning area is acceptable when considering the nature of the use and the access requirements onto the local highway network. This area of hardstanding would not be readily visible from outside the site given the proposed boundary treatments nor would it be a prominent feature within the landscape due to its scale. It is considered to be necessary to condition that the hardstanding is constructed of porous/permeable materials or that it directs any surface water to a porous/permeable location within the curtilage of the site as to ensure the run off is not dispelled onto the highway or neighbouring land in accordance with the requirements of the GPDO (Wales) and PPW12.

The curtilage is proposed to extend to the same extent as the neighbouring Coc Y North Bungalow appearing as a continuation of the demarcation of residential vs agricultural land this is deemed to be a logical extent for this curtilage to extend to.

The boundaries are proposed to be demarked by post and wire fencing and native hedgerow, this is an appropriate boundary treatment within the context of the site and would be visually attractive within the immediate area and wider landscape. A small extent of stone wall is proposed at the entrance of the parking area, this is considered to be acceptable subject to further details being provided for consideration by the LPA, this can be controlled via condition therefore no objection is raised.

The extent of the other areas of hard standing/patio are acceptable avoiding any adverse impact visually that would detract from the character of the barn or area.

It would be appropriate to limit permitted development rights for a conversion of this nature to ensure that no unsympathetic boundary treatments, gates, outbuildings or other residential paraphernalia was added at a later date that would undermine the rural character of the barn and area.

- 8.27 In conclusion, the extent of the proposed development and alterations to the barn are acceptable that would not result in any visual impact to the detriment of the character of the barn and the wider area including the SLA. The proposed development is compliant with the requirements of relevant Policies of the Newport City Council Local Development Plan.

8.3 Residential Amenity:

- 8.31 The closest residential dwelling is located to the south of the application site and is known as Coc Y North Bungalow, the occupiers of the bungalow would

experience the greatest impact in respect of impact upon their living conditions/residential amenity. The relationship of the barn and bungalow is staggered with the rear elevation of the barn running approximately in line with the front elevation of the bungalow. The proposed use of the building for residential purposes is considered to be acceptable and compatible with the neighbouring residential use avoiding any adverse impact upon the living conditions of the occupiers of the bungalow.

- 8.32 Any impact in respect of privacy/overlooking is considered to be of an acceptable level with additional mitigation proposed in respect of boundary treatments. Overall the proposed development is considered to comply with the requirements of LDP policy GP2.
- 8.33 When considering the living conditions of future occupiers of the barn no concern is raised. The conversion would provide adequate space indoors and outside with all rooms served by a sufficient level of light and ventilation. Due to the relationship with neighbouring occupiers no concern is raised in respect of privacy or outlook for future occupiers.

8.4 Movement:

- 8.41 Access to the site is gained via Coc Y North Lane, a narrow, undulating, rural lane enclosed by hedgerows for the majority of its length. There are no footpaths or street lighting linking the application site to nearby settlements therefore it is expected that future occupiers would be reliant upon private vehicles to access the site. It is acknowledged that the site is not within a sustainable location however as the LDP provides a potential justification for rural conversions no concern in this regard has been raised.
- 8.42 Vehicular access is proposed to be gained via the existing field access to the north of the barn, The Design Manual for Roads and Bridges standards (DMRB) outlines that single dwellings and field gates are defined as having direct equivalence within with respect to access requirements and expected movements to/from site therefore no concern or objection is raised in this regard.
- 8.43 The Council's Highways Engineer has been consulted on this application and raises no objection to the proposed development in relation to highway safety, parking provision or movements to/from site subject to conditions.

8.5 Drainage:

- 8.51 Surface water; due to the scale of the application site consent is likely to be required from the local SAB authority for a sustainable urban drainage system in accordance with schedule 3 of the Flood and Water Management Act. This is a separate consent that falls outside the remit of the Town & Country

Planning Act therefore although limited information has been provided to accompany this application it will be required for the SUDs application.

- 8.52 Foul; the application proposes connection to a packaged treatment plant, as the site falls outside of the mains sewered area no objection is raised to this approach.
- 8.53 PPW section 6.6.21 states, *“Where non-mains sewage proposals, such as septic tanks and or independent sewage treatment systems, are included in development applications they should be subject to an assessment of their effects on the environment, amenity and public health in the locality, in accordance with the criteria set out in Circular 10/99, prior to the determination of the planning application”*.
- 8.54 The application has been accompanied by drainage details demonstrating how foul waste will be managed, additionally the applicant has obtained a water exemption certificate from NRW in relation to the proposed means of foul water from site accordingly the proposal is considered to be acceptable and to comply with the requirements of PPW, the Circular 10/99 and LDP Policies SP4 and GP5.
- 8.6 Biodiversity:**
- 8.61 Policies SP9 and GP5 seek to ensure that green infrastructure is protected, enhanced and the effects of climate change mitigated, such requirements accord with policy and guidance within Future Wales 2040 and Planning Policy Wales.
- 8.62 The proposal raises no significant concerns in this regard given the existing context and extent of development proposed. The scale and nature of the development is such that it would have minimal impact upon green infrastructure or biodiversity interests. However, the Local Planning Authority have a duty to take action towards securing the maintenance and enhancement of the afore mentioned features and to mitigate against the effects of climate change, therefore to accord with the requirements of National Planning policies development must demonstrate a net-benefit for biodiversity informed by a Green Infrastructure Statement that follows the DECCA principles shown on the stepwise approach contained within Chapter 6 of PPW12.
- 8.63 In this case the proposal includes measures that would provide an onsite net benefit for biodiversity by the implementation of native hedgerow planting and the use of bat ridge tiles, accordingly no concern is raised in this regard. It is however considered necessary to condition that these features are implemented and maintained.

8.64 The application has been supported by an ecological survey which concludes that the building is not utilised by any European Protected Species and is unlikely to given its condition. It is noted that the survey was undertaken prior to the temporary roof being fitted, this has been queried with both the Council's Ecologist and NRW, both confirm this would not trigger the requirement for an additional survey as the metal roof would not provide a suitable environment for any EPS and provide a different result to the survey already undertaken.

8.65 The supporting survey includes a number of recommendations, including that an appropriate lighting scheme be submitted for the proposed dwelling, as no scheme has been submitted it is considered necessary to control this via condition to ensure that no lighting is erected onsite that could be detrimental to environmental interests within the vicinity.

8.7 Contaminated Land/ Land Stability:

8.71 There is currently no evidence of any contaminated land on/adjacent to the site. The Council's Senior Scientific Officer has been consulted on this application and raises no objection subject to conditions relating to unknown/unforeseen contamination. The request for a condition for unforeseen contamination will be progressed onto the decision notice however the condition requiring the applicant to undertake a desktop survey for potential contamination to be submitted to and approved by the LPA is not considered to provide any safeguards to the environment or to the living conditions of future occupiers therefore this has not been progressed.

8.8 Waste:

8.81 The proposed development would result in a single residential unit and would be eligible for waste collection services by the Local Authority. There is adequate space in and around the property for bin storage however as details of bin/refuse storage has not been submitted with this application it is considered necessary to condition that details of bin storage will be submitted prior to the beneficial use of the building as a dwelling.

8.9 Other Issues/Response to third parties

8.91 Three representations from the public consultation exercise has been received raising objection to the proposed development for the following reasons; The structure being used by birds/bats, no details in respect of location of foul drainage equipment and impact upon parking/highway safety.

8.92 A number of these issues have been addressed within the earlier sections of this report, however for completeness additional clarity is provided in respect of the above points. The claim that the barn is used by bats/nesting birds is contrary to the findings within the supporting bat survey and is not supported

by NRW or The Councils Ecologist who maintain that the structure and its current roof would not provide a suitable habitat for bats, no evidence of nesting birds has been provided. As no evidence that bats/birds are using the structure has been submitted and given the information to the contrary this would not result in planning consent being withheld.

- 8.93 Regarding parking/highway safety the proposed development proposed off street parking to the north of the structure, the level of parking accords with The Council's adopted standards and The Local Highways Authority have been consulted on this application and are satisfied that the proposed development would not have any unacceptable adverse impact upon highway safety. The area to the front of the barn is outside of the application site and is not being considered for use under this application.
- 8.94 The proposal includes details of foul drainage including location and percolation tests. This is satisfactory to support the development to a positive recommendation.
- 8.95 Graig Community Council raised concerns due to the nature of the local highway network, access to public transport, pollution in the local area. Highway safety and sustainability has been assessed within earlier sections of this report therefore does not need to be repeated here. In respect of pollution levels along Caerphilly Road during peak times it is not considered that the addition of one dwelling in this location would have any unacceptable adverse impact upon pollution levels in this area nor has any supporting evidence in relation to this claim been submitted to the LPA for consideration.

8.10 Section 106 Planning Obligation matters

In 2010 the Community Infrastructure Levy Regulations (2010) came into effect. Reg 122 of these regulations sets out limitations on the use of planning obligations. It sets out three tests that planning obligations need to meet. It states that planning obligations may only constitute a reason for granting planning permission if the obligation is:

a) Necessary to make the development acceptable in planning terms; (the obligations of the Section 106 Agreement are necessary to ensure adequate education provision, secure affordable housing on site, provide sufficient open space and ensure its continued maintenance, monitor air quality, promote local employment benefits, secure appropriate long-term marketing of the retail/ commercial units and to improve accessibility for vehicles and pedestrians to/ from the development to ensure policy compliance.)

b) Directly related to the development; (the obligations of the Section 106 Agreement are directly related to the development.) and

c) Fairly and reasonably related in scale and kind to the development (the obligations as set out in the Section 106 Agreement, both in terms of scale and kind of obligations being required, are fair and reasonable to ensure the aforementioned contributions for the development of this strategic site).

In accordance with Policy SP13 of the adopted Newport Local Development Plan 2011-2026 and the adopted Planning Obligations Supplementary Planning Guidance, development will be required to help deliver more sustainable communities by providing, or making contributions to, local and regional infrastructure in proportion to its scale and the sustainability of the location. In this case, section 106 planning obligations are required to mitigate the impact of the development in accordance with the table below.

Service Area that requires planning obligation	Purpose of planning obligation	Planning obligation initially sought by Planning Authority	Summary Heads of Terms agreed by applicant(s)	Viability Issues?
Regeneration , Investment and Housing	Affordable housing contribution	£2,559	£2,559	No

HEADS OF TERMS AGREED BY APPLICANT

1. Introduction

Based upon a development of 1 x 3 bed 'market' house, the following S106 planning obligations are required to mitigate the impact of the development.

2. Affordable Housing

Commuted sum payments for affordable housing will normally be sought on developments of one to two dwellings anywhere within Newport. The site lies within the Housing Target Area of Rural Newport. Rural Newport has aspirations for delivery of 40% affordable housing on new development. The equivalent commuted sum generated is £2,559.

This payment will be paid upon signing of the legal agreement

3. Administration Fee

In accordance with the Planning Obligations SPG (2020), a £200 administration fee is charged for monitoring the S106 agreement. This is to be paid upon signing of the legal agreement.

9. OTHER CONSIDERATIONS

9.1 *Crime and Disorder Act 1998*

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

9.2 ***Equality Act 2010***

The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership.

9.3 Having due regard to advancing equality involves:

- removing or minimising disadvantages suffered by people due to their protected characteristics;
- taking steps to meet the needs of people from protected groups where these differ from the need of other people; and
- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

9.4 The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person, as a result of the proposed decision.

9.5 ***Planning (Wales) Act 2015 (Welsh language)***

Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

9.6 ***Newport's Well-Being Plan 2018-23***

The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been

considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed decision.

10. CONCLUSION

10.1 The proposed conversion of the barn to residential purposes is considered to be acceptable in principle, would not have an unacceptable adverse visual impact or be harmful to the character of the countryside or special landscape area, no harm in respect of ecology/biodiversity, highway safety, to the environment or residential amenity has been identified. The proposal is considered to comply with the relevant sections of both local and national planning policy.

11. DECISION

GRANTED WITH CONDITIONS AND SUBJECT TO A SECTION 106 LEGAL AGREEMENT WITH DELEGATED AUTHORITY TO HEAD OF REGENERATION AND ECONOMIC DEVELOPMENT TO USE DISCRETION TO REFUSE IF NOT SIGNED WITHIN 3 MONTHS OF A RESOLUTION

01 The development shall be implemented in accordance with the following plans and documents:

- SD 120 02 06B PROPOSED SITE LAYOUT
- SD 120 02 05D PROPOSED ELEVATIONS
- SD 120 02 04C PROPOSED FIRST FLOOR
- SD 120 02 03C PROPOSED GROUND FLOOR
- 24/1015/01 REV A SOFT LANDSCAPE PLAN
- Soft Landscape Outline Planting and Maintenance Schedule v2
- P 20040_501 REV 01 DRAINAGE DETAILS
- P 20040_500 REV 02 DRAINAGE LAYOUT
- WATER MANAGEMENT SOLUTIONS - BioDisc BA-BC Domestic Sewage Treatment Plant Range - DETAILS
- CDS - REF: 24.547 (30 November 2024) STRUCTURAL CONDITION SURVEY
- Barn conversion Coc Y North Lane Rhiwderin LVA Report v1 Feb 2024
- Bat Survey (Ecological Services Ltd August 2023 V1.0)

Reason: In the interests of clarity and to ensure the development complies with the submitted plans and documents on which this decision was based.

02 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development)(Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), Schedule 2, no development within

Part 1 Classes A, B, C, D, E, or H, nor Part 2, Class A, nor any development within Part 40 Classes A, B, C, D, E or F shall be carried out.

Reason: In the interests of visual and residential amenities, to protect the rural character of the area in accordance with policies SP5 and SP8 of the Newport City Council Local Development Plan.

03 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), Schedule 2, Part 2, Class A, no wall, fence, gate, hedge or other means of enclosure (other than those shown on the approved plans) shall be erected within or around the application site without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual and residential amenities, to protect the rural character of the area in accordance with policies SP5 and SP8 of the Newport City Council Local Development Plan.

04 No window or door openings (other than those shown on the approved plans) shall be formed in any elevation of the new dwelling without the prior written consent of the Local Planning Authority. All windows and doors shall be retained in the approved format in perpetuity.

Reason: In order to protect the architectural integrity of the building, in the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5, SP8 and GP6 of the Newport City Council Local Development Plan.

05 There shall be no external lighting installed within the application site without the prior written permission of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

06 Notwithstanding the submitted plans, no development shall commence until the size, design, material, appearance, means of opening and joinery of all new windows, doors, rooflights, fascia boards and rainwater goods of the new dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the beneficial occupation of the dwelling and retained for the lifetime of development.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

07 Notwithstanding the submitted plans, no development shall commence until a detailed specification for stonework and pointing of stonework to be used in the development hereby permitted, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP9 and GP6 of the Newport City Council Local Development Plan.

08 Notwithstanding the submitted plans, no development shall commence until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of boundary wall to be erected adjacent to the parking area and Coc Y North Lane. The boundary treatment shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 of the Newport City Council Local Development Plan.

09 Prior to the beneficial use of the development hereby approved, the x3no. Raised Ridge Tiles and a self contained ridge roosting area for bats shall be implemented in accordance with the details as shown on approved plan SD 120 02 05 D. The mitigation measures shall be retained thereafter for the lifetime of the development.

Reason: In the interests of ecology in accordance with policies SP9 and GP5 of the Newport City Council Local Development Plan.

10 All planting comprised in the approved details of landscaping, as detailed on the approved plans ref: 24/1015/01 REV A SOFT LANDSCAPE PLAN and Soft Landscape Outline Planting and Maintenance Schedule v2 shall be implemented no later than the first planting season following the beneficial occupation of the dwelling and any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of biodiversity and visual amenity in accordance with the requirements of Policies GP5 and GP6 of the Newport City Council Local Development Plan.

11 The new dwelling hereby approved shall not be occupied until the parking spaces, drive, turning area, and entirety of the access have been completed in accordance with the approved plans and in accordance with any conditional requirements of this permission. The spaces shall then be retained for parking purposes in perpetuity.

Reason: In the interests of highway safety, visual amenity and residential amenity in accordance with policies GP4 and T4 of the Newport City Council Local Development Plan.

12 The turning facility shown on the approved plans shall be kept free of all obstructions and shall be available for use at all times.

Reason: In the interests of road safety as vehicles reversing into the highway cause a hazard to other road users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

13 No works shall take place on the site at all until a method statement comprehensively detailing the phasing and logistics of demolition/construction has been submitted to and approved in writing by the Council as Local Planning Authority. The method statement shall include, but not be limited to: Construction traffic routes, including provision for access to the site Entrance/exit from the site for visitors/contractors/deliveries Location of directional signage within the site Siting of temporary containers Parking for contractors, site operatives and visitors Identification of working space and extent of areas to be temporarily enclosed and secured during each phase of demolition/construction Temporary roads/areas of hard standing Schedule for large vehicles delivering/exporting materials to and from site and details of manoeuvring arrangements Storage of materials and large/heavy vehicles/machinery on site Measures to control noise and dust Details of street sweeping/street cleansing/wheel wash facilities Details for the recycling/disposing of waste resulting from demolition and construction works Hours of working Phasing of works including start/finish dates For the avoidance of doubt all construction vehicles shall load/unload within the confines of the site and not on the highway. The development shall be carried out in accordance with the approved plan, unless otherwise agreed in writing with the Council as Local Planning Authority.

Reason: To ensure that adequate on-site provision is made for construction traffic, including allowance for the safe circulation, manoeuvring, loading and unloading of vehicles, as well as parking, and to reduce impact on residential amenity and the general amenity of surrounding occupiers in accordance with Policy GP4 of the Newport City Council Local Development Plan.

14 The rooflights as proposed within the approved plans shall be conservation style and maintained as such in perpetuity.

Reason: In the interests of visual amenity, to safeguard the character and appearance of the countryside in accordance with policies SP5 and GP6 of the Newport City Council Local Development Plan.

15 Before the access is used for vehicular purposes, that part of the access extending from the nearside edge of the carriageway of Coc Y North Lane for a minimum distance of 5.5 metres into the site shall be appropriately paved in a bound material such as tarmacadam, concrete, block pavements or other material approved in writing by the Council as Local Planning Authority.

Reason: To prevent loose surface material/debris from being carried on to the public highway thus causing a potential source of danger to other road users in the interests of road safety in accordance with Policy GP4 of the Newport City Council Local Development Plan.

16 No part of the development hereby approved shall be occupied until the visibility splays defined on approved plan 24/1015/01 REV A SOFT LANDSCAPE PLAN are cleared of all obstructions to visibility exceeding 600mm in height above carriageway level. The visibility splays shall subsequently be maintained free of any visual obstruction thereafter.

Reason: To ensure adequate visibility at the street junction or site access in the interests of road safety in accordance with Policy GP4 of the Newport City Council Local Development Plan.

17 Prior to the commencement of development details of the retained field embankment shall be submitted to and approved in writing by the Council as Local Planning Authority. Such details shall include plans, sections and structural calculations to prove that the embankment is capable of supporting the likely future loading. The development hereby approved shall not be occupied until earthworks have been provided/modified in accordance with the approved details.

Reason: To ensure a satisfactory development of the site and a satisfactory standard of highway design and construction in the interests of highway safety and the amenity and convenience of highway users in accordance with Policy GP4 of the Newport City Council Local Development Plan.

18 Any unforeseen ground contamination encountered during development, to include demolition, shall be notified to the Local Planning Authority as soon as is practicable. Unless otherwise agreed in writing by the Local Planning Authority as unnecessary, an appropriate ground investigation and/or remediation strategy shall be submitted to and approved in writing by the Local Planning Authority, and the approved strategy shall be implemented in full prior to further works on site.

Following remediation and prior to the occupation of any building, a Completion/Verification Report, confirming the remediation has been carried out in

accordance with the approved details, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any potential risks to human health or the wider environment which may arise as a result of potential land contamination are satisfactorily addressed in accordance with Policy GP7 of the Newport City Council Local Development Plan.

19 Notwithstanding the submitted plans, no outbuilding shall be constructed on site until there has been submitted to and approved in writing by the Local Planning Authority a plan showing the position, height, design and materials of the outbuilding/shed within the rear garden area of the approved dwelling. The outbuilding shall be completed in accordance with the approved details prior to occupation of the dwelling and shall then be retained in that manner for the lifetime of development.

Reason: In the interests of visual and residential amenities in accordance with policy GP2 and GP6 of the Newport City Council Local Development Plan.

20 The development shall be implemented in strict accordance with the details contained within approved documents P 20040_501 REV 01, P 20040_500 REV 02 and WATER MANAGEMENT SOLUTIONS - BioDisc BA-BC Domestic Sewage Treatment Plant Range and shall be permanently maintained as such.

Reason: In the interests of residential amenity and the environment in accordance with Policies GP5 and GP7 of the Newport City Council Local Development Plan.

21 Prior to the beneficial use of the development hereby approved, details of waste storage shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be retained thereafter for the lifetime of the development.

Reason: In the interests of ecology in accordance with policies SP9 and GP5 of the Newport City Council Local Development Plan.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies: SP1 (Sustainability), SP5 (Countryside), SP8 (Special Landscape Areas), SP9 Conservation of the Natural & Historic Environment, SP13 (Planning Obligations), GP2 (General Development Principle -General Amenity), GP3 (General Development Principle -Service Infrastructure), GP4 (General Development Principle - Highways and Accessibility), GP5 (General Development Principle -Natural Environment), GP6 (General Development Principle -Quality of Design), GP7 (Environmental Protection and Public Health), T4 (Parking), H10 (Conversions in the Countryside), T4 (Parking) were relevant to the determination of this application.

- 02 The amended Wildlife and Countryside Act 1981 protects bird species whilst nesting in the UK. This protection extends to a bird, its nest, eggs, and young until such time as the young have fledged. Development including vegetation clearance should proceed outside the peak bird-breeding season (generally considered to be March through August inclusive) or within the breeding season only if a pre-clearance survey shows no breeding birds to be present, nesting or commencing nesting within the vegetation to be affected.
- 03 Caution should be exercised due to the possibility of encountering bat roosts unexpectedly during development work. In the event that a bat roost is found, work on the structure should cease immediately whilst advice is sought from the Countryside Council for Wales on 02920 772400.
- 04 The proposed development (including any demolition) has been screened under the Environmental Impact Assessment Regulations and it is considered that an

Environmental Statement is not required.