

Delegated Decision Report

Application No:	25/0256	Statutory Period Expires:	27th May 2025
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Site:	<i>Llanfair Farm Church Lane Marshfield Cardiff CF3 2UF</i>		
Proposal:	<i>RESERVED MATTERS APPLICATION RELATING TO ACCESS, APPEARANCE, LAYOUT, SCALE AND LANDSCAPING PURSUANT TO OUTLINE PLANNING PERMISSION 25/0150 FOR A RURAL ENTERPRISE WORKERS DWELLING AND PARTIAL DISCHARGE OF CONDITIONS 3 (PARKING), 4 (ELEVATIONS), 6 (CEMP), 7 (DRAINAGE), 8 (BOUNDARY TREATMENTS), 9 (LEVELS), 10 (ARCHAEOLOGY), 11 (LANDSCAPING) AND 12 (LEMP).</i>		
Applicant:	<i>C Hinksman</i>		
Type:	Reserved Matters	Ward:	Tredegar Park And Marshfield
Decision:	GRANTED WITH CONDITIONS		

1. BACKGROUND

1.1 None.

2. SITE LOCATION AND CONTEXT

2.1 The site is defined within a rural context and defined within the countryside and green wedge. The site is also designated within the Wentlooge levels special landscape, an archaeological sensitive area, and the Gwent Levels SSSI. The site comprises a field situated within the countryside to the northeast of Marshfield. The site itself is a greenfield site with an area of 860 square metres. A hedgerow exists to the southern rear boundary. To the west is a barn belonging to the applicant.

3. DESCRIPTION OF DEVELOPMENT

3.1 This application seeks the reserved matters application for a rural enterprise dwelling on land at Llanfair Farm near Marshfield. The reserved matters are relating to access, appearance, layout, scale and landscaping. The applicant also wishes to discharge conditions 3 (parking), 4 (elevations), 6 (CEMP), 7 (drainage), 8 (boundary treatments), 9 (levels), 10 (archaeology), 11 (landscaping) and 12 (LEMP) of 25/0150.

4. RELEVANT SITE HISTORY

App	Development proposal	Decision
25/0150	S73 APPLICATION TO VARY CONDITION 2 (APPROVED PLANS) OF 23/1058 OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING (ALL MATTERS	GC

	RESERVED). AMENDMENTS INCLUDE UPDATED FCA AND LEVELS	
23/1058	OUTLINE APPLICATION FOR A RURAL ENTERPRISE WORKER'S DWELLING (ALL MATTERS RESERVED)	GC
23/0330	PLANNING PERMISSION 22/1186 FOR THE ERECTION OF EXTENSION TO EXISTING AGRICULTURAL BUILDING	Approved
21/0622	RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF AN AGRICULTURAL BUILDING FOLLOWING FIRE DAMAGE at Land East of Church Lodge	Granted with conditions
21/1066	PARTIAL DISCHARGE OF CONDITION 2 (BAT AND BIRD BOXES) OF PLANNING PERMISSION 21/0622 RETROSPECTIVE APPLICATION FOR THE REPLACEMENT OF AN AGRICULTURAL BUILDING FOLLOWING FIRE DAMAGE	Approved
22/0894	PRIOR NOTIFICATION FOR EXTENSION TO EXISTING AGRICULTURAL STORAGE BUILDING	Prior approval required
22/1186	EXTENSION TO EXISTING AGRICULTURAL BUILDING	Granted with conditions
23/0330	PARTIAL DISCHARGE OF CONDITIONS 2 (PROGRAMME OF ARCHAEOLOGICAL WORK) AND 3 (CEMP) RELATING TO PLANNING PERMISSION 22/1186 FOR THE ERECTION OF EXTENSION TO EXISTING AGRICULTURAL BUILDING	Approved

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 2 - Shaping Urban Growth and Regeneration - Strategic Placemaking

Policy 8- Flooding

Policy 9 - Resilient Ecological Networks and Green Infrastructure

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.

4.2.37 - The purpose of 'rural enterprise dwellings' is to enable rural enterprise workers to live at or close to their place of work, including encouraging younger people to manage farm businesses and supporting the diversification of established farms. Rural enterprise dwellings represent one of the few circumstances in which isolated new residential development in the open countryside *may* be justified.

5.3 Technical Advice Note

Technical advice note (TAN) 5: nature conservation and planning

Technical Advice Note 6 (Planning for Sustainable Rural Communities) July 2010

Technical advice note (TAN) 12: design

Technical Advice Note 15 (Flooding)

5.3 NEWPORT LOCAL DEVELOPMENT PLAN (2011-2026)

Policy SP3 (Flood Risk)

Policy SP5 (Countryside)

Policy SP7 (Green Wedge)

Policy SP8 (Special Landscape Area)

Policy CE6 (Archaeology)

Policy GP2 (General Amenity)

Policy GP4 (Highways and Accessibility)

Policy GP5 (Natural Environment)

Policy GP6 (Quality of Design)

Policy W3 (Provision for Waste Management Facilities in Development)

5.4 SUPPLEMENTARY PLANNING GUIDANCE ARCHAEOLOGY AND ARCHAEOLOGICALLY SENSITIVE AREAS SPG WASTE STORAGE AND COLLECTION PARKING STANDARDS SPG TREES, WOODLAND, HEDGEROWS AND DEVELOPMENT SITES

6. CONSULTATION RESPONSES

6.1 Natural Resources Wales:

We have no objection to the proposed development as submitted and provide the following advice.

Condition 6 – Construction Environmental Management Plan

We have no objection to the proposed discharge of condition 06 of planning permission 23/1058.

Condition 12 – Landscape Ecological Management Plan

We have no objection to the proposed discharge of condition 12 of planning permission 23/1058.

Condition 9 – Levels

We note the proposed site plan and that the proposed finished floor levels concur with the levels specified in the updated Flood Consequence Assessment associated with the Section 73 Variation of Condition Application 25/0150.

We note that the Section 73 Variation of Condition Application 25/0150 is currently ongoing and remains undetermined. We advise that you consider this when determining this application.

6.2 Local Highways Authority:

No objection to proposals or partial discharge of condition 3 and no comment regarding other conditions. The development is remote from highway and the CEMP and parking provision should mean no impacts are anticipated. The parking is appropriate and we would recommend partial discharge of condition 3 in so far as the scheme is approved but remains to be provided.

6.3 Heritage Officer: No comments received.

6.4 Ecology Officer: The submitted LEMP is sufficient to partially discharge condition 12 of 23/1058, subject to implementation in full. I note also that the concerns previously raised by the Tree Officer and Landscaping Advisor have largely been addressed, so I have no further comments.

6.5 Landscape Officer: No objection. No further comments from a landscape point of view.

6.6 Tree Officer:

No objections to this application .

A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel. To formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work.

At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council .

Tree Protection Plan

CO08

No development, to include demolition, shall commence until a Tree Protection Plan submitted as submitted by a bona fide Tree Consultant. The development shall be carried out in accordance with the approved Tree Protection Plan.

Reason: To protect important landscape features within the site.

Root Protection Barrier

CO09

- (i) No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall commence on site in connection with the development until the Root Protection Barrier fencing has been installed in accordance with the approved Tree Protection Plan

No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area.

Erect all weather notices on Heras fencing, 1 per 10 panels, stating 'CONSTRUCTION EXCLUSION ZONE NO ACCESS'

The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

Arboriculturalist

CO11

- (i) No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) Pre construction site meeting
- (b) Signing off the tree root protection barrier

d)Reporting to the Local Planning Authority;

e)The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site.

- 6.7 Drainage manager: No comments received.
- 6.8 Planning contributions: There is no S106 agreement associated with the original outline planning permission (Ref: 23/1058). As such, there are no s106 related comments.
- 6.9 Environmental Health: No comments received.
- 6.10 Senior scientific officer: No comments received.
- 6.11 SAB: Having reviewed the submitted information, a SAB application may be required. We would encourage the applicant to visit SAB.

- 6.12 Waste: we would anticipate the property receive a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole.

From April 1st 2020, developers or owners of all new residential units will be required to purchase bin provision for each unit serviced to meet the Council's specification. 120L, 180L, 240L and 360L wheeled bins must be purchased/obtained from Newport City Council. 660L and 1100L bins can be purchased elsewhere but it is strongly recommended to speak to NCC Waste Management Refuse Management beforehand to ensure the bins fit the Refuse Department collection vehicles safely. Failure to purchase correct bin(s) will result in collections being suspended with the Council reserving the right to refuse collection until suitable bin specifications are met.

- 6.13 Wildlife in Newport: No comments received.

- 6.14 HENEB:

We note the submission of a Written Scheme of Historic Environment Mitigation, which has been prepared by Cardiff Archaeological Consultants (Report no. WSI: 2024-01, dated January 2024) on behalf of the applicant in order to meet condition 10 attached to the above planning consent. The scheme meets current professional archaeological standards and is therefore acceptable. However, we recommend that the applicants should not be fully discharged from their responsibility to ensure that the work is carried out until the completion of all of the archaeological work, which will be confirmed when the final report is submitted to you.

- 6.15 Welsh Water:

This application is located in an unsewered area, and since the proposal intends on utilising an alternative to mains drainage we therefore have no comments regarding 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.

7. PUBLIC REPRESENTATIONS

Neighbour and Ward member notification letters were sent on 08/04/2025, Site Notice was put up on 11/04/2025.

- 7.1 NEIGHBOURS: 16no. neighbours were consulted. No comments received.

- 7.2 Marshfield Community Council: No comments received.

8. ASSESSMENT

- 8.1 This application seeks the reserved matters for previously approved scheme 25/0150 and partial discharge of condition 3 (parking), 4 (elevations), 6 (CEMP), 7 (drainage), 8

(boundary treatments), 9 (levels), 10 (archaeology), 11 (landscaping) and 12 (LEMP). The reserved matters relate to access, appearance, layout, scale and landscaping.

8.1 **Scale and Appearance**

8.1.1 In terms of scale and appearance, condition 04 of 25/0150 limits the scale as stated below.

8.1.2 *Condition 04*

In pursuance of reserved matters relating to scale, details of the proposed dwelling shall accord with the outline parameters stated in this application; namely a 'L' shaped footprint with a maximum floorspace of 185m², with a depth varying from a minimum of 9 metres and a maximum of 10.5 metres, a width varying from a minimum of 11.5 metres and a maximum of 15.5 metres and a height varying from a minimum of 6.5 metres and a maximum of 7.5 metres.

8.1.3 The dwelling accords with the outline parameters stated above. The dwelling remains in an L shaped footprint.

Floor space: 183.2sqm.

Depth: 10.4m

Width: 15.3m

Height: 7.2m to the highest point of the ridge

All the measurements detailed above are in accordance with the parameters set out within condition 04 and this can be partially discharged.

8.1.4 When assessing scale, whilst the pitched roof bungalows scale is relatively large, it is not excessive and would be appropriate in its context and need has been demonstrated within application 23/1058. The dwelling would be within the context of an existing barn and would not appear as a stand alone form of development within the landscape. Under 23/1058 it was concluded that the Council's consultant has advised that the applicant currently resides with his partner and a 5 year old child. It is considered that a 3 bedroom dwelling would be more than adequate to serve the applicant's needs based on the information provided.

8.1.5 In terms of the materials, condition 06 of 23/1058 states that the design should relate to Section 5.10 of the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024:

8.1.6 *5.10 Without a confirmed design of the house, it is not possible to comment in detail about its likely effect on receptors' views. However, it is recommended that the design of the house incorporates external materials with a recessive appearance (avoiding large areas of white render, except perhaps on the obscured rear, south facing elevation). If the outward facing elevations (the north and east elevations) were to be finished with timber boarding (natural or composite), perhaps in combination with local stone, this would help to assimilate the building within this setting. The roof should be of slate. This design approach has been assumed for this appraisal.*

8.1.7 The dwelling would consist of a slate roof, black upvc windows and rainwater goods, stone cills, off-white render dormers, and stone cladding on all elevations to match local stone on all elevations. The materials used would appear sympathetic to the rural context and

would be complaint with section 5.10 of Landscape Strategy by Enderby Associates dated October 2024. The scale and appearance of the proposed buildings are acceptable in context. Policies GP2 and GP6 are complied with since the proposal will not cause demonstrable harm to visual amenity and design is appropriate in context within the Countryside, Green Wedge and Special Landscape Area.

8.1.8 The applicant also wishes to discharge condition 09 (Levels):

09 No development shall commence until details and plans showing the finished slab level of the dwelling hereby approved, together with cross sections through the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of visual amenities.

8.1.9 It is considered that cross sections have been provided of the site showing ground level, the finished floor levels, and how the development relates to this. The information submitted is satisfactory to partially discharge condition 09.

8.2 Access, Layout & Parking

8.2.1 In terms of the access and layout, it is considered that condition 03 under 25/0150 requires details of car parking in with the Council Supplementary Planning Guidance on Parking Standards as shown below.

8.2.2 *Condition 03*

In pursuance of reserved matters relating to layout, details of car parking arrangements shall be provided in accordance with the Council Supplementary Planning Guidance on Parking Standards.

Reason: in the interests of highway safety.

8.2.3 There are 3no. car parking spaces demonstrated on the driveway. The site is defined within Parking Zone 6. The Parking Standards SPG requires 1 space per bedroom (maximum requirement 3 spaces). Given 3no. parking spaces have been provided and a sufficient turning space on the driveway, the highways officer has stated that the parking provision is appropriate and therefore, condition 03 can be partially discharged.

8.2.4 The site location shows that access would be achieved via an existing access track leading off Church Lane. The access point would be located next to a barn and would be a 5-bar gate, but would hold a separate access point, and it would not cause an unacceptable harm to amenity for future occupiers. Given the access is off an existing track there would not be a demonstrable harm to the green wedge, special landscape area or countryside. The highways officer holds no objections to the access point in line with Policy GP4.

8.2.5 The layout of the site demonstrates that the dwelling is situated near the access point within the plot and this would limit the need for excessive hardstanding to access the dwelling to protect the landscape and green wedge.

8.3 Landscaping

8.3.1 The proposal is for the introduction of a bungalow in a Special Landscape Area where high quality design is required. The submitted details should relate to the rural landscape character of the Wentlooge Levels.

- 8.3.2 The applicant has submitted landscaping details for the site detailing landscaping around the site including hedges and trees heights, quantity, mix density, location and management plan listed within *Llanfair Farm LEMP V2*. New hedgerow planting is proposed to the North West, North, and East of the site and would enhance the special landscape area. The existing hedges around the site are to be reinforced with sporadic tree planting to further thicken the hedge and limit views to the host site. It is noted there is an existing hedge to the south of the site within close proximity to the dwelling. Under the outline application, 23/1058, the dwelling was set away from the southern boundary line by approximately 7.3m. No surveys were submitted, and the tree officer held no objections to this. Under the reserved matters, the dwelling is set away by approximately 5m, and the hardstanding 4m from the Southern boundary. It is therefore deemed closer than the previously approved scheme. The tree officer has stated that whilst there are no objections, a tree protection plan to preserve this hedge/trees should be submitted. This is deemed satisfactory given there are no in principle objections, and the details will be secured via condition.
- 8.3.3 The landscape officer was also consulted on the application and the details are deemed satisfactory, and therefore, considered acceptable.
- 8.3.4 Given the above, it is considered there is adequate information to also partially discharge Condition 11 (landscaping):

11 Prior to the commencement of development, a landscaping and tree planting scheme (to include the proposed green roofs) indicating the number, species, heights on planting and positions of all trees and shrubs scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The approved scheme shall be carried out in its entirety by a date not later than the end of the full planting season immediately following the first occupation or the completion of that development whichever is the sooner. Thereafter, the trees and shrubs shall be maintained for a period of 5 years from the date of planting in accordance with an agreed management schedule. Any trees or shrubs which die or are damaged shall be replaced and maintained until satisfactorily established. For the purposes of this condition, a full planting season shall mean the period from October to April.

Reason: To safeguard the rights of control of the Local Planning Authority in these respects and to ensure that the site is landscaped in a satisfactory manner.

8.3.5 Condition 8- Boundary treatments

The applicant also wishes to discharge condition 8 (boundary treatments) of 25/0150. The applicant has provided details of hedgerows as above. Around the immediate site enclosing the rural dwelling, the applicant proposes timber post and rail fencing along the North, East, and West boundary and through the middle of the site. The fencing proposed is 0.9m high tanalised timber post & rail fencing, and this would appear sympathetic to the rural character of the development site. Additionally, there is hedging proposed in front of the proposed fencing New mixed native species hedge to be maintained at 1.2m high and shall comprise two staggered rows at 5 plants per metre; protected by 600mm high spiral guards, staked with canes. This would further provide adequate landscaping and appear

sympathetic to the rural area. Therefore, it is considered that the details submitted are deemed adequate to partially discharge condition 08:

- 8.3.6 *08 No development shall commence until full details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The design of the boundary treatments shall accord with recommendations set out in the Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024. The boundary treatments shall be constructed in accordance with the approved details prior to the occupation of the dwelling and then retained accordingly for the duration of the development.*

Reason: To ensure the development is completed in a satisfactory manner and in order to protect the rural character of the area.

8.3.7 Condition 12

The applicant also seeks to discharge Condition 12 (LEMP):

- 8.3.8 *Prior to commencement of any development, an ecological enhancement and habitat management plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall accord with the recommendations of the Preliminary Ecological Appraisal hereby approved. The enhancement measures shall be fully implemented prior to beneficial occupation of the dwelling and managed in accordance with the approved details.*

Reason: In the interests of ecology.

- 8.3.9 The applicant has provided an ecological enhancement and management plan. The report provides management objectives and maintenance schedules covering a 5 year period. The information set out provides sufficient detail which meets the condition requirements. There have been no objections from consultees to the partial discharge of the condition, and therefore, this is deemed acceptable.

8.4 **Drainage**

- 8.4.1 In terms of drainage, Condition 07 of 25/0150 states:

- 8.4.2 *07 No development shall commence until full details of the foul and surface drainage systems (including manufacturer's information, capacity, location and details of secondary treatment) has been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented fully in accordance with the approved scheme prior to the occupation of the dwelling.*

Reason: To ensure adequate drainage is provided.

- 8.4.3 Under 23/1058 it states that a drainage strategy has accompanied the application. This has found that permeability on the site is adequate. It is proposed to provide a package treatment plant which would be located 7 metres from the proposed dwelling and 10 metres from any watercourse. A pumping chamber would be provided together with a drainage mound.

- 8.4.4 It is considered that the applicant has provided a location, size, a Drainage Strategy and details of the GRAF Advanced Wastewater Treatment System. The foul water drainage from the proposed dwelling will discharge firstly to a BS EN 12566 compliant Package Treatment Plant located a minimum of 7m away from the dwelling, beyond this the effluent from the dwelling shall be discharged to the adjacent drainage mound. Surface water shall be disposed of through permeable paving and a soakaway system. The proposed development shall discharge treated foul water to ground through a drainage mound, located an acceptable distance away from the proposed dwelling. Full details have been set out within the Drainage strategy.
- 8.4.5 Natural Resources Wales were previously satisfied that sufficient information has been provided to justify the use of a private sewerage system under 23/1058. Due to the proposed development being within the Gwent Level's SSSI a bespoke environmental permit will be required.
- 8.4.6 It is considered that this proposal accords with the guidance provided in Welsh Government Circular 008/2018.
- 8.4.5 Welsh Water state that the application is located in an unsewered area, and since the proposal intends on utilising an alternative to mains drainage we therefore have no comments regarding this application. No other objections have been received and therefore, condition 7 can be partially discharged.

8.5 **Condition 06 (CEMP)**

The applicant also seeks to discharge condition 06 of 25/0150 (CEMP) which states:

- 8.5.1 *06 No development or phase of development, including site clearance, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP should include:*
- o Construction methods: details of materials, how waste generated will be managed.*
 - o General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized 12.5 metre buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.*
 - o Biodiversity Management: details of tree and hedgerow protection; invasive species management and biosecurity measures; species and habitats protection, avoidance and mitigation measures.*
 - o A suitably qualified ecologist will be on call for the duration of the work and will be informed in any European protected species is found.*
 - o If any trenches are left exposed over night during the works, there must be a means of escape for animals. This will comprise of a shallow sloped board (of at least 30 centimetres in width) set at an angle of no more than 30 degrees.*
 - o Silt barriers must be installed around the site to avoid run off into the reen system.*
 - o Pollution Prevention: demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.*
 - o Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details.*

The CEMP shall be implemented as approved during the site preparation and construction phases of the development.

Reason: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.

- 8.5.2 The applicant has provided a CEMP detailing construction methods, site management, biodiversity management, pollution prevention, ecologist, barriers, and details of how the site will be operated. NRW have no objections to the partial discharge of the condition. No other objections have been received from consultees on the partial discharge of the CEMP, and therefore, this is deemed acceptable.

8.6 **Archaeology**

- 8.6.1 The site is defined within an archaeological sensitive area and therefore, Policy CE6 applies where development should not damage archaeological remains, and appropriate remediation, if necessary, should be undertaken.

The application also seeks to discharge condition 10 (archaeology) of 25/0150 which states:

- 8.6.2 *10 No development shall take place until full details of a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.*

Reason: To identify and record any features of archaeological interest discovered during the works, to mitigate the impact of the works on the archaeological resource.

- 8.6.3 The applicant has provided a Written Scheme of Historic Environment Mitigation. HENEB have been consulted on the application and have suggested that the scheme meets current professional archaeological standards and is therefore acceptable in so far that it should be carried out. Whilst HENEB have suggested that the works should be completed and should be confirmed when the final report is submitted, it is considered that the condition does not require a final report to be submitted. The applicant has provided a written scheme, and therefore, the condition can be partially discharged.

8.7 **Waste**

The waste officer was consulted on the application. It is considered that no waste information has been provided in line with the application. The waste officer has stated that a single 120l bin for kerbside collection with recycling bags, boxes for kerbside collection also with one council tax paid on the property as a whole. It is considered that given the site, there is ample space for storage of bins on site, and it will be the residents responsibility. Therefore, this is deemed acceptable.

8.8 **Planning Obligations**

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 not required.

- 8.8.1 The planning contributions manager states, there is no S106 agreement associated with the original outline planning permission (Ref: 23/1058). As such, there are no s106 related comments.

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 Overall, it is considered that sufficient information has been provided relating to access, appearance, layout, scale and landscaping. There have been no objections to the application subject to further information provided on tree protection plans from the tree officer to ensure the trees and hedges are protected during construction periods. The applicant has also provided sufficient information to partially discharge conditions 3 (parking), 4 (elevations), 6 (CEMP), 7 (drainage), 8 (boundary treatments), 9 (levels), 10 (archaeology), 11 (landscaping) and 12 (LEMP). Therefore, the application is granted with conditions.

11. DECISION

GRANTED WITH CONDITIONS

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

RAC9644 1- Site Location Plan

Supporting Agricultural Appraisal November 2023 by Reading Agricultural

Preliminary Ecological Appraisal by Ashley Butler dated 23 October 2023

Written Scheme of Historic Environmental Mitigation January 2024 by Cardiff

Archaeological Consultants

Flood Consequence Assessment January 2025 by Vale Consultancy 18894 – FCA – 02

Drainage Strategy Condition March 2025

Graf One2Clean P Package Brief.

GRAF Advanced Wastewater Treatment System

Site layout landscape- hedges and trees Plan 3 revB

RAC 9644 - Proposed Site Section B

RAC 9644 - Proposed Site Plan B

RAC 9644 - Proposed Plans.

RAC 9644 - Proposed Elevations

Applicant tree information

25_017LlanfairFarm LEMP V2 Feb 2025

Llanfair Farm Green Infrastructure Statement 1

Covering Letter

CEMP March 2025

Drainage Strategy and Water Quality Assessment February 2024.

Landscape and Visual Appraisal and Landscape Strategy by Enderby Associates dated October 2024.

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 No development, to include demolition, shall commence until a Tree Protection Plan submitted as submitted by a bona fide Tree Consultant. The development shall be carried out in accordance with the approved Tree Protection Plan.

Reason: To protect important landscape features within the site.

03 No operations of any description (this includes all forms of development, tree felling, tree pruning, temporary access construction, soil moving, temporary access construction and operations involving the use of motorised vehicles or construction machinery), shall

commence on site in connection with the development until the Root Protection Barrier fencing has been installed in accordance with the approved Tree Protection Plan.

Reason: To protect important landscape features within the site.

04 No excavation for services, storage of materials or machinery, parking of vehicles, deposits or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within the Root Protection Area. Erect all weather notices on Heras fencing, 1 per 10 panels, stating ' CONSTRUCTION EXCLUSION ZONE NO ACCESS' . The fencing shall be retained for the full duration of the development, and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.

Reason: To protect important landscape features within the site.

05 No development, to include demolition, shall commence until an Arboriculturalist has been appointed, as first agreed in writing by the Local Planning Authority, to oversee the project (to perform a Watching Brief) for the duration of the development and who shall be responsible for –

- (a) Pre construction site meeting
- (b) Signing off the tree root protection barrier
- (c) Reporting to the Local Planning Authority;
- (d) The Arboricultural Consultant will provide site progress reports to the Council's Tree Officer at intervals to be agreed by the Council's Tree Officer.

Reason: To protect important landscape features within the site.

NOTE TO APPLICANT

01 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies Policy SP3, SP5, SP7, SP8, CE6, GP2, GP4, GP5, GP6, W3 were relevant to the determination of this application.

02 As consideration of this request did not raise significant additional environmental matters over and above those previously considered as part of the original application, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

03 A pre-commencement site meeting shall be held prior to any works commencing on site, to agree all approved processes with the appointed Arboricultural Consultant /NCC Tree Officer and construction personnel. To formally agree the methods of work, material storage, parking and tree protection measures prior to commencement of the development and the associated clearance work.

At the time of the meeting, points of contact and lines of communication will be established prior to commencement of the works on site.

Details of the meeting and project contacts should be forwarded to the Tree Officer at Newport City Council.