

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to:	Planning, Regulatory & General Licensing Committee
Report Subject:	<p><i>Application:</i> C/2021/0253</p> <p><i>Site:</i> Premier Club, William Street, Cwm, Ebbw Vale</p> <p><i>Proposal:</i> Conversion of ex social club into 2 no dormer bungalows including removal of extensions and outbuildings, rebuilding of front elevation and increasing height of building to create upper floor and new roof structure</p>
Report Author:	Lesley Taylor – Planning Officer
Directorate:	Regeneration and Community Services
Date of meeting:	3 rd March 2022

1.0 Purpose of Report

- 1.1 To consider planning conditions that reflect the resolution by Members to grant planning permission made at 3rd February 2022 Planning Committee meeting for, the conversion of ex social club into 2 no dormer bungalows and associated works at the Premier Club, William Street, Cwm.

2.0 Background & Context

- 2.1 Officer recommendation was that the development be refused on the basis that it constituted highly vulnerable development in Flood Risk Area (Zone C1 – DAM and Zone 3 – Flood Risk Maps) and due to the potential negative impact of development on

mature trees in the vicinity of the site, some of which are the subject of a Tree Preservation Order.

2.2 Members were of the view that there was no known history of flooding at this, or other properties in the area, and as such the development was not considered to be at risk. Members were of the opinion that we could require the applicant to ensure that flood risk mitigation measures be incorporated within the development.

2.3 Discussion ensued over the protection of mature trees in the vicinity of the site, some the subject of a Tree Preservation Order, whereby it was concluded that subject to a robust Tree Survey that included mitigation measures to safeguard those trees, such concerns may be overcome.

3.0 Recommendation

3.1 Members consider the inclusion of the following conditions on the planning permission to be issued for the development in question:

1. The development hereby approved shall be carried out in full accordance with the following plans and details:

- Site location plan (scale 1:1250) received 5th August 2021;
- Drg ref 21/AP/105 – Proposed elevations received 5th August 2021;
- Drg ref 21/AP/104 – Proposed floor plan layouts received 5th August 2021;
- Drg ref 21/AP/103 – Proposed site location plan (scale 1:125) received 5th August 2021;
- Drg ref 21/AP/106 – Proposed refuse enclosures received 22nd June 2021,

Unless otherwise specified by conditions 2 to 7 below.

Reason: To clearly define the scope of this permission.

2. No development shall take place until details of the flood risk measures to be incorporated within the dwellings hereby approved have been submitted to and approved in writing by the

Local Planning Authority. Such measures as may be approved shall be implemented in full before the dwellings are occupied.

Reason: To ensure the development is carried out in a safe and satisfactory manner and to mitigate the risk of flooding to future occupants.

3. No development shall take place (including demolition, ground works or vegetation clearance) until a Construction Environmental Management Plan (Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include details of the following:

- a risk assessment of any potentially damaging construction activities;
- identification of “biodiversity protection zones”;
- practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction;
- the location and timing of sensitive works to avoid harm to biodiversity features;
- the times during construction when specialist ecologist need to be present on site to oversee works;
- responsible persons and lines of communication;
- the role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person; and
- the use of protective fences, exclusion barriers and warning signs.

The CEMP shall be strictly implemented and adhered to throughout the construction period in full accordance with the approved details.

Reason: To protect biodiversity interests and ensure that suitable measures are taken to mitigate any adverse impacts on biodiversity.

4. Notwithstanding the details outlined in the Tree Survey submitted with the application, no development shall take place until a revised tree survey that accords with BS5857 has been submitted to and approved by the Local Planning Authority. The

revised survey must have due regard for all trees located within the vicinity of the site, including those to the north west boundary that are the subject of a Tree Preservation Order. It shall include, but is not restricted to the following:

- full details of excavation methods to be used within the root protection zones of trees;
- details of surfacing materials to be used for the proposed driveway;
- full details of protective measures to retained trees to be in effect for the duration of the development.

Reason: To ensure adequate protection of the landscaped features of the site and the surrounding area, and to ensure no harm occurs to protected trees as a result of the development.

5. Notwithstanding the details shown on the approved plans, none of the dwellings hereby approved shall be occupied until the access, driveway and parking areas are constructed, surfaced and drained in accordance with details which must be submitted to and approved in writing by the Local Planning Authority before works commence on site. The areas provided shall be retained for their designated purposes at all times.

Reason: To ensure the parking needs of the development are adequately met and to safeguard highway interests.

6. None of the dwellings hereby approved shall be occupied until all external finishes shown on the approved plans have been applied in full.

Reason: To safeguard visual amenity interests.

7. No development shall take place on site outside of the following hours – 8.00hrs to 17.00hrs Monday to Friday; 8.00hrs to 13.00hrs on Saturdays. No development shall take place on Sundays or Bank Holidays.

Reason: To safeguard the residential amenity of the occupiers of nearby properties.

8. Standard time limit (full planning permission).

Informative Notes

1. The works proposed are deemed to be highly vulnerable development that lie within an identified flood zone. In seeking to discharge condition 2 of this permission, the developer must ensure the details submitted for consideration have due regard for guidance outlined in Appendix 1 of Technical Advice Note (TAN) 15 – Development and Flood Risk, July 2004 or other legislation in effect at the time of submission, in order for the proposed measures to protect future occupants of the dwellings from risk of flooding.
2. Before works commence on site, the developer is advised to contact Welsh Water Dwr Cymru to secure any agreements that may be required to secure connection of proposed drainage to the public sewerage system.