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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0262/NCC 16.04.2013	TJJ Properties Limited C/o Mango Planning & Development Ltd Mr D Brown Number One Waterton Park Bridgend CF31 3PH	Vary conditions 8 and 15 of Planning Permission 12/0782/COU (Change use to Class A1 (Retail)) to amend the limitation on Sunday deliveries and to amend the type and size of vehicle that may deliver to the premises One Stop Food Store High Street Newbridge Newport NP11 4GU

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application premises are located on High Street, Newbridge.

Site description: Detached commercial building with associated curtilage.

Development: Vary conditions 8 and 15 of Planning Permission 12/0782/COU (Change use to Class A1 (Retail)) to amend the limitation on Sunday deliveries and to amend the type and size of vehicle that may deliver to the premises.

PLANNING HISTORY

2/09038 - Removal of petrol forecourt and refurbishment of car showroom - Granted 27.10.89.

2/12128 - Extension to building, extension of existing forecourt/parking area and additional use for hire of light commercial vehicles - Granted 25.01.95.

11/0941/ADV - Erect new One Stop corporate signage scheme to new development - Granted 13.04.12.

12/0018/FULL - Install new ATM machine, 12 bollards, new double automatic sliding doors and install new condenser and air condensers to the rear of the store - Granted 14.03.13.

Cont..

Application No. 13/0262/NCC Continued

12/0782/COU - Change use to Class A1 (Retail) - Granted 14.03.13.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways).

NATIONAL POLICY Planning Policy Wales.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration.

CONSULTATION

Transportation Engineering Manager – No objections.

Head Of Public Protection – No objections subject to the condition on delivery hours being amended to include milk.

ADVERTISEMENT

Extent of advertisement: Seven neighbouring properties were consulted and a site notice was displayed near the application site.

Response: None at the time of report preparation. Any comments received subsequently will be reported at Committee.

Summary of observations:

Cont..

Application No. 13/0262/NCC Continued

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies:

Condition 8 of Planning Permission 12/0782/COU states:

"All deliveries must be undertaken between 0700 hours and 2200 hours Monday to Sunday but on a Sunday be limited to newspapers and bread only.

REASON: In the interests of residential amenity."

The current application seeks permission to vary this condition to read, "All deliveries must be undertaken between 0700 hours and 2200 hours Monday to Sunday". However, further to discussions with the applicant the proposed developer only wishes to add Milk to the list of items that can be delivered on a Sunday. Such a minor amendment to the condition should not cause significant disturbance to neighbouring properties, and is therefore considered an acceptable re-wording of the condition. This opinion is supported by the Head of Public Protection who raises no objection to this amended wording.

Condition 15 of Planning Permission 12/0782/COU states:

"Articulated vehicles shall not deliver to the premises. Delivery vehicles shall be limited to no greater size than a rigid trailer type vehicle (FTA Design LG Rigid Vehicles) not exceeding 10.5m in length.

REASON: In the interests of highway safety and residential amenity."

The current application seeks permission to vary this condition to read, "Delivery vehicles shall be restricted to no greater size than 10.6m in length".

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Application No. 13/0262/NCC Continued

During the determination of the previous application (12/0782/COU), the applicant submitted evidence to demonstrate that a 12.6m articulated vehicle could adequately manoeuvre within the confines of the site. Based on this swept path analysis the Transportation Engineering Manager raised no objection. As the applicant is now proposing 10.6m long vehicles as opposed to the 12.6m vehicles originally applied for, and the Transportation Engineering Manager raises no objection, the proposed amendment to the wording of the condition is considered acceptable.

Comments from consultees: The comments of the consultees are discussed above.

Comments from public: None.

Other material considerations: Although the application only seeks permission to vary two conditions, it is good practice to reproduce all the previous conditions because in effect a permission is being granted for the proposed change of use.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The building shall not be occupied until the area indicated for the parking of vehicles and cycles has been laid out in accordance with the submitted plans and those areas shall not thereafter be used for any other purpose other than the parking of motor vehicles and cycles.
REASON: In the interests of highway safety.
- 03) Notwithstanding the submitted plans, commercial trading shall not commence until after a delivery strategy plan has been submitted to and approved in writing by the Local Planning Authority. Deliveries to the premises thereafter shall be undertaken in accordance with the approved plan.
REASON: In the interests of highway safety.

Cont..

Application No. 13/0262/NCC Continued

- 04) Any boundary treatment fronting onto High Street shall be limited in height to a maximum of 900mm to ensure adequate visibility is maintained.
REASON: In the interests of highway safety.
- 05) The proposed access/egress arrangement onto High Street shall be laid out in accordance with the approved plans and constructed in materials to be agreed in writing with the Local Planning Authority prior to beneficial occupation of the development. The access/egress arrangement shall be maintained in accordance with the approved plan at all times.
REASON: In the interests of highway safety.
- 06) The development hereby approved relates to the details received on 24th January 2013 (Plan No. GA04 Rev.D) by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 07) The use hereby permitted shall not be open to customers outside the following times 0700 hours to 2300 hours, Monday to Sunday inclusive.
REASON: In the interests of residential amenity.
- 08) No deliveries shall be undertaken outside the hours of 0700 hours to 2200 hours Monday to Sunday, and on Sunday deliveries shall be limited to newspapers, bread and milk only.
REASON: In the interests of residential amenity.
- 09) Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its erection or installation, and such lighting shall be extinguished outside the hours of operation specified in Condition 07 above.
REASON: In the interests of residential amenity.
- 10) Compaction is not permitted within the service delivery yard.
REASON: In the interests of residential amenity.
- 11) Details of storage, collection and disposal of commercial waste shall be submitted to and agreed in writing by the Local Planning Authority prior to the development commencing. The agreed details shall then be implemented on the commencement of the development.
REASON: In the interests of residential amenity.

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Application No. 13/0262/NCC Continued

- 12) Details of a lockable barrier to the car park shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the approved use commencing and thereafter the barrier shall be shut and locked and access to the car park prohibited during those hours specified in Condition 07 above when the premises are not open to the public.
REASON: In the interests of residential amenity.
 - 13) Details of any external and roof mounted plant/machinery shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. These details shall include the location of the plant/machinery and predicted noise levels (measured as a LAeq 1 hour) on the boundary of the application site. Therefore the plant and machinery shall be installed in accordance with the agreed details.
REASON: In the interest of residential amenity.
 - 14) All deliveries to the premises shall be to the rear (north side) of the building, and shall not be taken through the front (south side) of the building. Alterations to the rear of the building associated with the provision of delivery access shall be carried out prior to the commencement of the use hereby approved and in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of residential amenity and highway safety.
 - 15) Delivery vehicles shall be restricted to no greater size than 10.6m in length.
REASON: In the interests of highway safety and visual amenity.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0223/FULL 28.03.2013	Mr G Watts 2 Cefn Dyffryn Ystrad Mynach Hengoed CF82 7GW	Erect first floor extension and ground floor extension 2 Cefn Dyffryn Ystrad Mynach Hengoed CF82 7GW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated to the north-east (rear) of Duffryn Street and to the south (rear) of Griffin Drive.

House type: The application property is a detached bungalow set within enclosed grounds and accessed via an adopted lane to the rear of Duffryn Street and at the end of Clos Bryn Celyn. The dwelling is finished in stone to the front and render to the rear with a hipped slate roof. The dwelling is surrounded by mature gardens with a close-boarded fence to the boundary. There are dwellings surrounding the curtilage of the dwelling with the traditional villa style properties of Duffryn Street to the south, modern detached two-storey self build dwellings to the south-west and east, and the newly built dwellings of Griffin Drive on the Cwm Calon housing site to the north. The properties in Duffryn Street and 1 & 3 Cefn Dyffryn are finished in a mixture of render and stone whilst the dwellings at Griffin Drive are largely finished in face brickwork and render.

Development: The proposal seeks full planning consent for the conversion of the bungalow into a dwelling by the construction of a first floor together with the erection of a single storey extension to the side of the dwelling. The first floor addition would lift the dwelling by a storey and accommodate 4 bedrooms, a bathroom and an en-suite whilst the single storey extension would accommodate an additional lounge. The first floor extension would have a hipped roof whilst the side extension would have an apex roof.

Dimensions: The height of the dwelling will be increased by 2.7m. The side extension measures 4m wide by 6.34m long by 4.5m high.

Materials: The extensions are to be constructed in timber frame with vertical timber cladding and slate roofs.

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Application No. 13/0223/FULL Continued

Ancillary development, e.g. parking: None.

PLANNING HISTORY

5/5/90/0644 - Erect residential development - Granted 15.11.90.

5/5/92/0661 - Erect detached dwelling - Granted 15.12.92.

P/02/0328 - Construct private garage and store - Granted 21.05.02.

09/0872/FULL - Alter first floor access to existing bedroom over garage and erect car/caravan port at rear of garage - Granted 22.12.09.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local Planning Authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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Application No. 13/0223/FULL Continued

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

None.

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Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: None.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are the design of the extension, with particular regard for its bulk and the materials proposed to be used.

With regard to the bulk and scale of the extension it should be noted that Guidance Note 2 of Supplementary Planning Guidance LDP7 states that extensions should not normally dominate the host dwelling and that as a general rule all extensions should be smaller than the original property. Given that the proposed extensions would be larger than the host dwelling and the character of the property would be completely changed as a result of the development the application would not comply with that guidance.

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Application No. 13/0223/FULL Continued

However, it should also be noted that the application property is an individually designed self build property surrounded by other properties that are all two storeys high and in the case of 1 & 3 Cefn Dyffryn quite large properties. In that regard if the applicant were to apply to demolish the dwelling and erect a new two-storey dwelling similar to that proposed here then it is likely that the scale of the proposal would be acceptable. Therefore it is considered that the proposal is acceptable in terms of its scale, despite the failure to comply with the guidance contained in LDP7.

However, LDP7 also states that extensions and alterations should be designed to complement the character of your property and street or area. It goes on to state that applicants need to understand that character and in particular to consider how the proposal fits in with characteristics such as the design features of the host dwelling and area and the materials used. Whilst the front elevation of the host dwelling is finished in stone the majority of it is rendered as are the dwellings to the south, whilst the dwelling to the east is also finished in a mixture of stone and render much like the host dwelling. Meanwhile the dwellings to the north are largely finished in face brickwork with some rendered dwellings and render or stone detailing. Therefore it is felt that the application property and surrounding area are characterised by the use of more traditional stone, render and brick and that the use of vertical timber cladding in this area would be incongruous and out of keeping with that character. The proposal fails to comply with the guidance contained in Supplementary Planning Guidance LDP7 and is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan in that it would have an unacceptable impact on the visual amenity of the area.

In discussion with the applicant's agent regarding this application he has raised a number of issues that are considered below.

Firstly the agent states that the intention of his client is to create a sustainable development using timber from sustainable sources and reducing the amount of waste created by recycling the existing roof trusses. The applicant also wishes to avoid the use of blockwork and render which are cementitious products. In response to this the Local Planning Authority would state that it does not wish to inhibit sustainable development and in fact it would seek to positively promote it; however, it is not felt that this should be done at the expense of appropriate design. Technical Advice Note 22 Planning for Sustainable Buildings sets out guidance for achieving sustainable development but it does not state that cementitious products are unacceptable in that regard or that the reduction of waste is the only factor to consider.

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Application No. 13/0223/FULL Continued

Secondly the agent refers to a number of properties in the wider area (within the Cwm Calon Estate and also at Tredomen Park) where timber has been used. In response to this it is felt that the context of those buildings is entirely different to the application property and therefore is not comparable.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The use of vertical timber cladding in this area would be incongruous and out of keeping with the character of the area. Consequently the proposal fails to comply with the guidance contained in the Local Planning Authority's adopted Supplementary Planning Guidance LDP7 Householder Development and is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 in that it would have an unacceptable impact on the visual amenity of the area.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0273/FULL 15.04.2013	Mr T Boucher Brynhyfryd Summerfield Hall Lane Maesycwmmmer Hengoed CF82 7RG	Remove existing roof and reconstruct new enlarged roof accommodating three new bedrooms and family bathroom, construct new double garage and enlarge driveway to the rear of the plot utilising access off Old Church Lane and include gabion basket retaining wall Brynhyfryd Summerfield Hall Lane Maesycwmmmer Hengoed CF82 7RG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the western side of Summerfield Hall Lane.

House type: The application property is a detached dormer bungalow with a large curtilage. The dwelling is set at a higher level elevated above the road and is finished in render with a tiled roof. The rear garden is at a significantly lower level with access via a double gate to the rear off Old Church Lane. To the north and south of the dwelling are other dormer bungalows whilst to the east is a former railway line, and to the west is open countryside on the opposite side of Old Church Lane.

Development: The proposal seeks full planning consent for the replacement of the roof of the dwelling to an apex roof with three picture dormers on each of the roof planes making six in total, the erection of a balcony on the western elevation and the erection of a detached domestic garage in the rear garden of the dwelling. The internal layout of the dwelling will be reconfigured to create larger bedrooms than at present on the first floor with the balcony leading off the main bedroom. The garage will be a double garage sited on the lower part of the garden and it will have an apex roof and roller shutter doors.

Cont...

Application No. 13/0273/FULL Continued

Dimensions: The height of the building will be increased by 1.2m with the four larger dormers measuring 2.4m wide by 3m high, and the smaller dormers measuring 1.5m wide by 3m high. The garage measures 6.2m wide by 6.26m long by 4.6m high.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: A gabion basket retaining wall is to be constructed in the rear garden of the dwelling in order to create a level area for the proposed garage. The retaining wall will be 1.8m high.

PLANNING HISTORY

No previous planning history.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

Guidance Note 3 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on garages and outbuildings.

Supplementary Planning Guidance LDP 5 Car Parking Standards sets out parking requirements for all developments.

Cont..

Application No. 13/0273/FULL Continued

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local Planning Authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

CONSULTATION

Transportation Engineering Manager – No objection in view of there being an existing access.

Maesycwmmmer Community Council – Objects on the grounds that Old Church Lane is too poor to accommodate an increase in its use by additional properties using it for access, and construction vehicles would further damage its surface. The application should be refused unless the lane can be improved.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and neighbour letters.

Response: At the time of drafting the report no objections had been received. Any objections received prior to the application being considered will be provided to members at Committee.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Based on current evidence, this is unlikely to be a significant issue in this case, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

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ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed alteration to the roof of the dormer would not have a detrimental impact on the character of the property and as such it is considered to be acceptable from a design perspective. With regard to the balcony on the western elevation it is noted that this could give rise to overlooking of the adjacent gardens but it is considered that there is sufficient separation between the gardens and there would be no unacceptable loss of privacy. It should also be noted that there are no habitable room windows in the side elevations of the adjacent dwellings that would be affected by the proposal.

With regard to the detached garage again this is considered to be acceptable from a design perspective and there would be no adverse impact on the amenity of the neighbouring dwellings. Concern has been raised with regard to the access to the garage given the poor quality of Old Church Lane. In that regard it should be noted that the application property has an existing gated access onto Old Church Lane and that the Local Planning Authority has no control over the volume of use of that lane. It is in this respect that the Transportation Engineering Manager has raised no objection to the application, as there would be no increase in the use of the access over that which could currently exist.

Comments from consultees: The concerns of the community council have been considered above.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0584/COU 07.08.2012	Dr C Currie C/O C2J Architects & Town Planners Mrs A Dallimore Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Extend and define residential curtilage West Lodge Ruperra Castle Estate Rudry Caerphilly NP10 8GG

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

West Lodge, is located near to Ruperra Castle, at the centre of a triangle formed by Draethen, Rudry and Cefn Mably, at the south-eastern corner of the County Borough.

Site description: The site is formed of the domestic curtilage of West Lodge, a footpath/track to the north of the dwelling, and part of a paddock to the west of the dwelling. The surroundings are rural with a mix of agricultural, horsicultural and forestry uses.

Development: The applicant's description describes the proposal as the extension and definition of residential curtilage.

Dimensions: The site is an irregular shape with maximum overall dimensions of 80 metres in length, and 35 metres in width. It has an area of approximately 1950 square metres.

Materials: The Design and Access Statement submitted with the application indicates an acceptance on the part of the applicant to submit details of yard surfacing materials, the means of enclosure, and landscaping details.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

5/5/91/0221 - Erect extension - Granted 19/06/91.

Cont..

Application No. 12/0584/COU Continued

P/01/0067 - Construct domestic extension and stables to serve dwelling - Withdrawn 26/03/01.

P/05/1297 - Install plastic tank for domestic central heating oil - Granted 07/11/05.

10/0582/FULL - Erect detached single-storey garage and stable block with self-contained office accommodation within road space, change of use of land from non-domestic to curtilage - Withdrawn 29/10/10.

12/0585/FULL - Proposed single-storey front and rear extensions - Not Yet Determined.

12/0586/RET - Retain existing stable block - Granted 06/12/12.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The site is located outside any settlement as identified in the LDP, within a Visually Important Local Landscape. It is not indicated for any specific use, but in respect of constraints to the proposal, the site is partly within the Ruperra Castle Historic Park and partly within the Historic Park Essential Setting. The site is adjacent to the northern boundary of the Ruperra Castle Conservation Area.

Policies: CW2 (Amenity), CW4 (Natural Heritage Protection) and NH 2.4 (Visually Important Local Landscapes - Rudry).

NATIONAL POLICY

Technical Advice Note (Wales) 12 - Design; Planning Policy Wales (2012).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

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Application No. 12/0584/COU Continued

CONSULTATION

Transportation Engineering Manager – No objection.

Rights Of Way Officer - Public Rights of Way Footpaths FP12 and FP15 Llanfedw pass through the site and must not be obstructed.

Conservation & Design Officer - There is objection for the reason that the proposal would adversely affect the setting of a conservation area and have a negative impact upon the 'Historic Park and Garden' status of this Ruperra Park Estate and its setting.

Glam/Gwent Archaeological Trust - No objection but make comments of which the applicant should be advised.

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Extent of advertisement: The application was advertised by way of the display of a site notice.

Response: Two representations have been received.

Summary of observations:

Ruperra Conservation Trust - No objection subject to the public right of way being maintained and no obstruction to free flow of vehicular traffic to and from the forestry site to the north. In addition, any alterations in this special historical conservation area with its natural and picturesque assets and close to an official Site of Special Scientific Importance should be undertaken with particular care and consideration.

Ruperra Castle Preservation Trust - There is objection for the reason that the proposals are contrary to Council policies.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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ANALYSIS

Policies: The proposal to 'extend and define' the curtilage of West Lodge is an attempt by the current owner to regularise a series of alterations to the property boundary that has occurred over a period of approximately 20 years.

The historic context of this property is that of a relatively small detached dwelling, in an isolated location, that has been extended in the last twenty years. The original dwelling at West Lodge was largely unaltered until the early 1990s. The dwelling was fully extended to its current size by 1993, with the addition of an L-shaped two-storey extension to the north elevation and two porch-like structures on the east elevation.

Planning Policy Wales (Ed.5, 2012), in respect of conservation areas, states:

"Should any proposed development conflict with the objective of preserving or enhancing the character or appearance of a conservation area, or its setting, there will be a strong presumption against the grant of planning permission. In exceptional cases the presumption may be overridden in favour of development deemed desirable on the grounds of some other public interest. The Courts have held that the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed."

In respect of Historic Parks and Gardens, Planning Policy Wales, states:

"Local Planning Authorities should protect parks and gardens and their settings included in the first part of the 'Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales'. CADW should be consulted on planning applications affecting Grade I and II* sites and the Garden History Society should be consulted on all parks and gardens on the Register. Information on the historic landscapes in the second part of the Register should be taken into account by local planning authorities in considering the implications of developments which are of such a scale that they would have a more than local impact on an area on the Register. The effect of proposed development on a park or garden contained in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, or on the setting of such a park or garden, may be a material consideration in the determination of a planning application."

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Application No. 12/0584/COU Continued

Welsh Government advice, in the form of the Technical Advice Note on Design (TAN 12), indicates that:

"The general advice on the objectives of good design, the value of context appraisal and achievement of design solutions, is equally applicable to design in the historic environment. Achieving good design in development also involves making appropriate use of the legislative controls available to raise quality."

"In areas of special character such as conservation areas or areas recognised for their landscape value, the way in which new development is accommodated and change is managed may need a greater level of direction from the Local Planning Authority. Whilst meeting the objectives of good design should be the starting point, more detailed advice may be required to ensure preservation or enhancement of specific qualities and these should form part of the pre-application discussions. In conservation areas there should be regard to the desirability of preserving or enhancing their character and appearance."

"In areas recognised for their landscape, townscape, architectural, archaeological and/or historic value, such as National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites and conservation areas, the objective of sustaining character is particularly important and context appraisals should reflect this."

The proposal to extend the curtilage seeks permission for two distinct areas to be included with the existing lawful curtilage, and in doing so would regularise a situation, in part, that has been the case for a significant number of years. Firstly, the strip of land to the north of West Lodge (through which FP12 travels) has been used as the access, parking and turning area of West Lodge since the extension was built in 1993. Previously, vehicular access and parking at West Lodge was via the track/FP15 to the south (south-west) of West lodge. Whilst this earlier access was the lawful position, if the practice of accessing and parking to the west of the Lodge were to be continued today, vehicles parked at this location would probably have a detrimental impact upon the appearance of a principal elevation of West Lodge.

Secondly, a triangular area to the west of the west elevation, formerly part of the paddock to the west of the Lodge, would result in a bigger garden in front of that principal west elevation. The current lawful shape of the curtilage to the west of the Lodge, with an elongated finger of land stretching away in a north-westerly direction, is probably the result of the track around the north of the Lodge ceasing use as vehicular access to Ruperra Castle.

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Application No. 12/0584/COU Continued

The 'rounding off' of this part of the curtilage is a logical progression, and with the appropriate controls in place, would not result in any detriment to either the setting of the conservation area, or to the Historic Park.

Whilst it is recognised that the Inspector, in 2004, dismissed an Appeal in respect of an enforcement notice served upon the previous owners, it is also noted that 'the notice' dealt with a number of issues. These included the erection of outbuildings and their inappropriate use for the maintenance of commercial vehicles; the change of use of the whole of the paddock to the west, and the change of use of the area to the north. The Inspector identified a number of 'elements of unauthorised development', which led him to the dismissal. The current circumstances are different.

Overall, given the rural location, it is considered that to allow the change of use of the two areas included in the current application to be used as residential curtilage would not result in an overly large garden or domestic curtilage. Moreover, the use of the north area as access, and car parking and turning, which is, after all, to be expected with a domestic residence, would keep the gardens, to the east and west of the Lodge, clear of vehicles and vehicle movements. It is considered that this aspect, particularly, would result not only in the prevention of unacceptable harm to the appearance of West Lodge, but also would enhance and preserve the character and appearance in this setting adjacent to the conservation area. For these reasons, the proposal is considered to comply with polices CW2, CW4 and NH2.4.

Comments from Consultees: Whilst there are objections to the proposal from Consultees, it is considered that there would be the potential for more harm to come from the alternative situation i.e. the residents having to revert to using an access into the dwelling from the south side.

Comments from public: None.

Other material considerations: The change of use of the surrounding land to residential curtilage could introduce problems in respect of the possible implementation of permitted development rights associated with the extended property. For this reason it is appropriate to attach planning conditions that remove certain permitted development rights in order to ensure a relevant level of control is retained. Additionally, there are structures (a summerhouse), a steel container and a timber store at the site that need to be removed, and this may be achieved through the imposition of planning conditions.

Cont..

RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of visual amenity.
- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted without the approval of the Local Planning Authority other than those indicated on the approved plans.
REASON: To retain the open character of the development in the interests of visual amenity.
- 04) Within three months of the date of this decision notice, details of the means of enclosure of the development hereby approved shall be submitted to the Local Planning Authority for its approval. Once approved the development shall be constructed in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 05) Within three months of the date of this decision notice, details of the surfacing materials to be used in the access, parking and turning area of the development hereby approved shall be submitted to the Local Planning Authority for its approval. Once approved the development shall be constructed in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 06) Within six months of the date of this consent the existing structures namely a summerhouse, a steel container and timber store, shall be completely removed from the site.
REASON: In the interests of visual amenity.

Application No. 12/0584/COU Continued

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW4 and NH2.4.

Please find attached the comments of Glamorgan Gwent Archaeological Trust that are brought to the applicant's attention.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0585/FULL 02.08.2012	Dr C Currie C/O C2J Architects & Town Planners Mrs A Dallimore Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Erect single storey front and rear extensions West Lodge Ruperra Castle Estate Rudry Caerphilly NP10 8GG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site, West Lodge, is located near to Ruperra Castle, at the centre of a triangle formed by Draethen, Rudry and Cefn Mably, at the south-eastern corner of the County Borough.

Site description: The site is formed by the domestic curtilage of West Lodge, a footpath/track to the north of the dwelling, and part of a paddock to the west of the dwelling. The surroundings are rural with a mix of agricultural, horsicultural and forestry uses.

Development: The applicant's description describes the proposal as single storey front and rear extensions.

Dimensions: The site is an irregular shape with maximum overall dimensions of 82 metres in length, and 36 metres in width. It has an area of approximately 1950 square metres. The extensions would add additional floor space of 115m² to a dwelling with an existing ground floor area of 166m².

Materials: The host dwelling is white coated rendered walls and a concrete tiled roof. The proposals are a mix of render to match, and grey slate roof, and large glazed elevations to the flat roofed extension.

Ancillary development, e.g. parking: None.

Cont..

Application No. 12/0585/FULL Continued

PLANNING HISTORY

5/5/91/0221 - Erect extension - Granted 19/06/91.

P/01/0067 - Construct domestic extension and stables to serve dwelling -
Withdrawn 26/03/01.

P/05/1297 - Install plastic tank for domestic central heating oil - Granted
07/11/05.

10/0582/FULL - Erect detached single storey garage and stable block with self-
contained office accommodation within road space, change of use of land from
non-domestic to curtilage - Withdrawn 29/10/10.

12/0584/FULL - Erect extension and define residential curtilage to West Lodge -
Not Yet Determined.

12/0586/RET - Retain existing stable block - Granted 06/12/12.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The site is located outside any settlement as identified in the
LDP, within a Visually Important Local Landscape. It is not indicated for any
specific use, but in respect of constraints to the proposal, the site is partly within
the Ruperra Castle Historic Park and partly within the Historic Park Essential
Setting. The site is adjacent to the northern boundary of the Ruperra Castle
Conservation Area.

Policies: CW2 (Amenity), CW4 (Natural Heritage Protection), NH 2.4 (Visually
Important Local Landscapes - Rudry); SPG 10 (Buildings in the countryside).

NATIONAL POLICY

Planning Policy Wales (Ed.5, 2012); Technical Advice Note 12: Design (2009).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

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Application No. 12/0585/FULL Continued

CONSULTATION

Rights Of Way Officer - Public Rights of Way Footpaths FP12 and FP15 Llanfedw pass through the site and must not be obstructed.

Conservation & Design Officer - The proposals should be assessed against Council policies and supplementary planning guidance.

Glam/Gwent Archaeological Trust - No objection, but makes comments of which the applicant should be advised.

Welsh Historic Garden Trust - There is objection for the reasons that the further extensions now proposed are inappropriate by reason of their scale and location and would, cumulatively with the previous domestic extensions, serve to introduce excessive urban elements into the landscape. The result would be an unacceptably harmful impact on the delicate qualities of the protected landscape.

ADVERTISEMENT

Extent of advertisement: The application was advertised by way of the display of a site notice.

Response: Two representations have been received.

Summary of observations: Ruperra Conservation Trust - No objection subject to the public right of way being maintained and no obstruction to free flow of vehicular traffic to and from the forestry site to the north. In addition, any alterations in this special historical conservation area with its natural and picturesque assets and close to an official Site of Special Scientific Importance should be undertaken with particular care and consideration.

Ruperra Castle Preservation Trust - There is objection for the reason that the proposals are contrary to Council policies.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? None.

Cont..

Application No. 12/0585/FULL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The historic context of this property is that of a relatively small detached dwelling, in an isolated location, that has been extended in the last twenty years. The original dwelling at West Lodge had a ground floor area of 62m² and was largely unaltered until the early 1990s. The dwelling was fully extended by 1993, to create the current floor area of 166m², with the addition of an L-shaped 2-storey extension to the north elevation and two porch-like structures on the east elevation. One is a porch to what was probably the original front entrance. The other was probably designed to look like a porch, providing an element of balance in the east elevation, but was probably added to provide more floor area to the kitchen.

The existing two-storey dwelling has a floor area of 315m², which is a considerable size for a detached dwelling that was originally approximately 120m² in all. The proposals seek to add another 115m² to the floor area. This would result in a dwelling with a total floor area of 430m².

Policy CW20 of the Caerphilly County Borough Local Development Plan which controls extensions in the countryside requires that the applicant can justify an extension by demonstrating that the scale, form and design of the extension respects the scale and character of the original building, which remains the dominant element. Furthermore particularly careful scrutiny will be given to proposals that would further extend buildings which have previous extensions, in order to ensure that the scale and character of the original building is not compromised. The host building is a former lodge, the west approach to Ruperra Castle, and has been extended previously. An extension of significant proportions was constructed in the 1990s. Notwithstanding the argument that the host has been extended to the limit already, the current proposals must also be assessed in respect of their impact upon the character of the host dwelling. This is of particular relevance when the historic context is taken into consideration.

The applicant expresses the opinion, in the submitted Design and Access statement, that 'the contemporary style structure incorporating a flat roof' allows the structure to seamlessly link the two elevations of the original building. However this element has quite the opposite effect.

Cont..

Application No. 12/0585/FULL Continued

The view of the building as it is approached from the west is quite significant, and the imposition of this predominantly glazed flat roof extension at the connecting point of the 'west wing' to the main part of the house only serves to interrupt the clean lines of one of the two most significant views of the building.

Notwithstanding the changes that have already taken place, and the unfortunate use of 'French style' windows (in the west elevation immediately adjacent to the west wing), the style of the extension respects the character of the host, and it is this quality that allows the extension to flow into the original host lodge.

The single storey extension, which would provide the property with: a double garage; a workshop; and, an oil store, would be part lean-to, part non-symmetrical pitched roof gable extension. Neither element would satisfactorily complement the existing dwelling. It is considered that, taking into account the three different facets of the proposal, the proposals seek additional floor space, and would not enhance the character of the host. Whilst this is not a listed building, it is a dwelling that has a particular character, and its appearance reflects the historical context. The proposals do not pay due respect to that character or its history, and permission should be refused. Moreover, the scale of the existing building is considerably greater than the original West Lodge, and is probably at the limit of allowable extensions. Policy CW20, criterion C(i) states:

"The extension is justified by demonstrating that: the scale, form and design respects the scale and character of the original building which remains the dominant element."

As previously mentioned, the original dwelling had a total floor area over two storeys of approximately 120m². The current proposals would extend the total floor area to approximately 430m². That represents a total increase of almost 200%, which is unacceptable. Furthermore, even though it may be argued that the extensions do not attach to the original building, but merely to the 1993 extension, the proposals would have a detrimental impact upon the appearance of the building as a whole, and would detract from the character of the host.

Comments from Consultees: The Welsh Historic Garden Trust (WHGT) commenting on behalf of the Historic Garden Trust state:

"Historically West Lodge was the lodge at the western entrance to the Ruperra Castle grounds and retains a close affinity with the character and appearance of Ruperra Castle and its setting. The site is within open countryside and falls within a Site of Importance for Nature Conservation (SINC) as defined in the LDP.

Cont..

Application No. 12/0585/FULL Continued

The WHGT has had a continuing interest in the proposals affecting the Ruperra Castle estate and is keen to see the sustainable refurbishment of the remnant Castle, its associated buildings and lands. The building subject of this application, whilst in separate ownership and control from the Ruperra Castle lands, does form part of the historic grouping. The house has been subject to extensions in the last twenty years. The house is visible from footpaths 12 and 15, the latter being one of the main approaches to Ruperra Castle and the wooded hillside owned by Ruperra Conservation Trust. It is considered by WHGT that the further extensions now proposed are inappropriate by reason of their scale and location and would cumulatively with the previous domestic extensions serve to introduce excessive urban elements into the landscape. The result would be unacceptably harmful impact on the delicate qualities of the protected landscape."

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

The reason(s) for the Council's decision is/are

- 01) The proposed extensions are inappropriate by reason of their scale, form, character and location and would not respect the host dwelling. Cumulatively with the previous domestic extensions they would urbanise the landscape which is within a rural area and part of an area included within the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales. The resultant dwelling would have an unacceptably harmful impact on the character of the protected landscape and would therefore be contrary to Policy CW20 of Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, Technical Advice Note 12: Design (2009) and Planning Policy Wales (2012).
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0734/FULL 12.10.2012	United Welsh Housing Association & Welsh Ambulance Services C/o Savills Ms L Price 12 Windsor Place Cardiff CF10 3BY	Demolish existing Ambulance Station building and erect 9 no. dwellings and associated access, parking and landscaping Welsh Ambulance Services N H S Trust Caerphilly Ambulance Station Waunfach Street Caerphilly CF83 3HL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: This application is for the redevelopment of land located off Waunfach Street, Caerphilly. The site is currently occupied by a former Ambulance Station. Access to the land is along Waunfach Street and back to a junction with Pontygwindy Road approximately 110 metres to the east.

The site itself is positioned roughly 1 kilometre to the north of Caerphilly Town Centre.

Site description: The site is bounded on three sides by existing residential development (i.e. to the north, east and south). To the west it is bordered by the Nant-Yr-Aber stream course. This is a tributary of the River Rhymney, which flows in from the west. On the opposite side of the stream is a large area of heavily wooded ground.

The site has an area of approximately 0.29 hectares, part of which is currently occupied by a single storey "L" shaped building, which has a floor area of 160 square metres. This building provided offices and garage space for the ambulance facility which operated from this site. There is also a substantial turning and hardstanding area adjacent to the building. These facilities are located in the northern part of the site. The majority of the remainder of the ambulance station curtilage comprises open grassland, with trees, shrubs and undergrowth growing around the north and west boundaries of the site. The land is relatively flat over its entire area.

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Application No. 12/0734/FULL Continued

Development: The development proposed is for the erection of nine houses arranged in two blocks, the first comprising four linked houses of two different designs, with the second incorporating five linked houses of the same internal design. The shape of the site (being relatively long and narrow) allows for the development of a cul de sac arrangement, with the access road running into the site at right angles to Waunfach Street. The western end of the site remains undeveloped as there is a combined sewer running through it which requires a 10 metre easement. This area is consequently left undeveloped and provides open space to serve the dwellings.

The scheme involves the following: seven properties with 2 bedrooms, and two properties with 3 bedrooms.

Block 2 is sited at right angles to Block 1 and faces onto the new internal access road, which runs straight through the site to a turning area located near the western boundary of the site.

The design of the Blocks is such as to provide visual interest in their appearance. The four properties in Block 1 are arranged so that the end dwellings are gable-on to the street, whilst the houses in Block 2 have an irregular roof height, with three houses having an apex 0.8 metres above the other two.

Dimensions: The dwellings are all two-storey in design with Block 1 having a total floor area measuring 198 square metres and a height to the ridgeline of approximately 9 metres.

Block 2 has a floor area measuring 216 square metres with a height to the ridge of the roof of the tallest dwellings being 9 metres.

Materials: The properties are to be a mixture of facing brick and render, with the roofs to be covered in imitation slate.

Ancillary development, e.g. parking: The flats are all provided with a car-parking space to the front of the property.

PLANNING HISTORY

No previous planning history.

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Application No. 12/0734/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary identified in the Local Development Plan, however it is not specifically allocated for an identified purpose within the Plan. The land has an existing use as an ambulance station and will have to be redeveloped to achieve an alternative use.

Policies: The policies of relevance within the Local Development Plan are as follows:

- SP3 - Development Strategy in the Southern Connections Corridor.
- CW2 - Amenity.
- CW3 - Design Considerations: Highways.
- TR1 - Cycle Routes.
- SP15 - Affordable Housing targets.
- SP7 - Planning Obligations.
- Supplementary Planning Guidance LDP3 - Caerphilly Basin Highway Obligation.
- Supplementary Planning Guidance LDP5 - Car Parking Standards: parking Zones.
- Supplementary Planning Guidance LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales (Edition 5, Nov. 2012), Technical Advice Note 12 - Design and Technical Advice note 15 - Development and Flood Risk.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No. The application site area is below the threshold of 0.5 hectares specified in the Environmental Impact Assessment Regulations 1999.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes.

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Application No. 12/0734/FULL Continued

CONSULTATION

Countryside And Landscape Services - have made a number of detailed comments on the ecological aspects of the proposal and considers that the development is acceptable subject to the imposition of a number of conditions relating to matters such as the control of Japanese knotweed, protection of nesting birds, provision of bat roosts and nesting sites etc.

Principal Valuer - has no comments to make on the application.

Natural Resources Wales - originally raised objection to the application on flooding grounds. The Flood Consequences Assessment submitted was considered to be inadequate to justify the proposal. A further Assessment was subsequently provided which addressed the issues raised and as such the objection was removed.

The NRW does require the inclusion of conditions on any consent granted.

Rights Of Way Officer - comments that there are no public rights of way affected by this development.

Head of Planning and Strategy (Education) - comments that there are no Section 106 contributions required in this instance in respect of education.

CCBC Housing Enabling Officer - comments that the site has been negotiated with Welsh Health Estates under the Welsh Government's land release programme.

The Housing Strategy Section consequently supports the application, as it will secure a site that will deliver 100% affordable housing development.

Head Of Public Protection - has no adverse comments to make on this proposal.

Senior Engineer (Land Drainage) - makes a range of comments relating to drainage issues and requires the imposition of a condition relating to the need for a comprehensive drainage scheme to be submitted and agreed, prior to the commencement of any work on the site.

Outdoor Leisure Development Officer - comments on the need for the payment of a contribution for the enhancement of off-site play and sports facilities.

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Application No. 12/0734/FULL Continued

Head Of Public Services - comments that refuse and recycling services are available in this area. It is evident from the plans that provision has been made for the storage of bins on site.

Transportation Engineering Manager - raises no objection to the application subject to the imposition of a range of conditions relating to matters such as parking provision and a programme of highway construction.

Dwr Cymru - originally raised objection to the application on the basis that the development would overload the existing public sewerage system. Further discussions subsequently took place with the applicant and a revised drainage strategy was considered. On this basis a further response was submitted by Dwr Cymru/Welsh Water in which their objection was removed subject to the inclusion of a number of conditions relating to the adopted drainage system.

Police Architectural Liaison Officer - have made comments in respect to the design and security of the development and, as such, are in contact with the applicant's agent to progress these matters.

Western Power Distribution - have made no comment on the application.

Wales & West Utilities - have not commented on this application.

The Coal Authority - have been consulted on the applicant's Coal Mining Risk Assessment but have not responded prior to this report being prepared. Their comments will be verbally reported at the Planning Committee meeting.

Caerphilly Town Council - raise no objection to the application but suggest that the issue of the adequacy of the drainage system be considered, as there have been problems in this regard in the past.

Gwent Wildlife Trust - have not commented on this application.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of site and press notices along with a total of 26 individual letters being sent to local properties.

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Application No. 12/0734/FULL Continued

Response: In response to this consultation exercise 6 letters of objection were received. A number of these letters were from the same residents in regard to further information received and in respect to progress reports on the development.

Summary of observations: The basis of the objections received are as follows:

1. The inadequacy of the sewer system in the area to accommodate any further drainage from the proposed development.
2. There has been a history of localised flooding in the area, which this proposal could exacerbate. This is particularly relevant to the two properties to the north of the site, which are indicated as being at a lower level than the former ambulance site.
3. Traffic congestion around the site resulting from both construction and new residents' vehicle movements.
4. Inadequate consultation on the application.
5. Loss of privacy to adjoining dwellings.
6. Inadequate boundary treatment.
7. The applicant's Flood Consequences Assessment contains inaccurate information relating to the flooding issues in the area.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? It is not considered that the determination of this proposal will detrimentally affect the issues of crime and disorder in this area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The assessment of the main policies of relevance is as follows:

Policy SP3 relates to the promotion of sustainable development in the south of the County Borough. In this regard it requires that development:

- A. Uses previously developed land within settlement limits;
- B. Reduces car borne trips by promoting more sustainable modes of travel;

Cont..

Application No. 12/0734/FULL Continued

- C. Makes the most efficient use of the existing infrastructure;
- D. Has regard to the social and economic function of the area and;
- E. Protects the natural heritage from inappropriate forms of development.

In respect to the above criteria the proposal involves the redevelopment of an existing land use, and the site is also well related to public transport routes. The development will be compatible with the existing urban framework and is of a type which will accord with the surrounding land-uses (i.e. residential). The limited scheme proposed will have no adverse impact on the natural setting of this site.

As such it is considered that the proposal accords with Policy SP3.

Policy CW2 is a standard one which relates more specifically to a site and its impact on its surroundings. There are three criteria of this policy, which are applicable to this proposal. These are:

- A. There is no unacceptable impact on the amenity of adjacent properties or land.
- B. The proposal would not result in overdevelopment of the site and/or its surroundings.
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use.

In response to criterion A it is considered that the design and appearance of the dwellings are reasonable and acceptable. They are all two-storey houses which accords with the vernacular of the surrounding residential properties. Each dwelling has on-site parking and sufficient amenity space, and has been located and designed so as to ensure that the privacy standard between the habitable room windows of the new and existing dwellings is maintained.

Regarding criterion B the Local Development Plan considers medium density of development to be around 36 dwellings to the hectare. The current proposal will allow for a density of approximately 30 dwellings to the hectare. As such the proposal does not represent overdevelopment of the site or have an overdeveloping impact on its surroundings.

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Application No. 12/0734/FULL Continued

An inspection of this area will indicate that, with the exception of this site, the surrounding development is almost homogeneously residential in character. As such it is compatible with these surroundings and would not constrain them in respect to their use. On this basis policy CW2 is considered to be complied with.

Turning to Policy CW3 (Highway Design) and TR1 (Cycle Routes), the proposal has been designed to an adoptable standard, which is safe, and effective in respect to the development it serves. It also incorporates a link into the Caerphilly Basin Radial Cycle Route, which runs along the boundary to the west. The on-site parking provision accords with the adopted standards and consequently the scheme proposed complies with the requirements of these two policies.

With regard to Policy SP15, this seeks to ensure that the Council can, through the planning system, deliver a prescribed level of affordable housing in its area, during the life of the plan. The Council's Housing Strategy Section fully supports the current application, as it believes that it will secure a 100% affordable housing development in accordance with the aim of this policy.

The proposal therefore assists towards the goal of attaining the identified target specified in SP15 (i.e. 964 affordable houses, between 2006 and 2021).

The remaining Local Development Plan policy of relevance refers to Policy SP7 (Planning Obligations) which in this instance should be considered in association with Supplementary Planning Guidance LDP3 - Caerphilly Basin Highway Obligation.

Criterion D of the policy refers to:

"Strategic highway improvements in the Northern and Southern Connections Corridors". LDP3 sets out how that will be achieved. A planning obligation must meet certain tests, which are as follows:

(a) Is the obligation necessary?

A Section 106 Agreement will be sought because this development will add additional traffic to the strategic highway network of the Caerphilly Basin, which currently operates at capacity during peak periods. Following public consultation, which included house builders, the Council has adopted Supplementary Planning Guidance Development Design Guide, LDP 3, Caerphilly Basin Strategic Highway Network Obligation, which requires a financial contribution, currently £5,500, for each new dwelling constructed within the defined Caerphilly Basin area as a reasonable means of addressing this capacity problem.

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Application No. 12/0734/FULL Continued

The money contributed by this development will be used with other similarly collected monies to finance the necessary improvements to a scheme identified in the Guidance, such as the Cedar Tree Roundabout.

(b) It is directly related to the development

This development will add additional traffic to the strategic highway network of the Caerphilly Basin, which currently operates at capacity during peak periods, thereby aggravating existing congestion problems.

(c) It is fairly and reasonably related in scale and kind to the development.

The unit sum - at present £5,500 - is reasonable when compared to the costs of construction and the value of one house. The total contribution is based on the number of dwellings, which means that the larger the development, the greater the impact on the road network, and therefore the higher contribution.

This proposal, if approved, will therefore be subject of a Section 106 Agreement which requires a total of £49,500, as a contribution to the improvements to the Strategic Highway Network.

The applicants are aware of this requirement and have indicated that they will voluntarily enter into it. On this basis the policy and the guidance are adhered to.

LDP5 relates to car-parking standards and indicates how much on-site provision should be made to serve a development. With new houses it normally requires 1 space per bedroom, up to a maximum of 3 spaces. On this basis the development would need 20 spaces to be provided. The guidance does however contain a sustainability matrix, whereby points can be awarded to developments on the basis of proximity, in terms of walking distance to local facilities, public transport, cycle routes etc.

In this instance the applicants were able to demonstrate that they could achieve 14 points, which allowed a reduction of 2 spaces per dwelling. The Transportation Engineering Manager has accepted this reduction, in accordance with the stated sustainability matrix, and therefore the provision of 1 space per dwelling is considered to be adequate to serve the scheme and LDP5 is satisfied.

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Application No. 12/0734/FULL Continued

Moving to an assessment of the proposal in respect to national policy, the basic framework document is Planning Policy Wales (Nov. 2012). This sets out the key objectives for the planning system in Wales and gives general advice on the determination of applications. Much of this advice refers to sustainable development such as the re-use of previously developed land, the minimisation of car journeys, the provision of good quality housing (including affordable dwellings). In this general respect it is considered that the proposal accords with this planning policy guidance.

Planning Policy Wales is supported by a series of Technical Advice Notes (i.e. TANs), which give detailed advice on individual topic areas. In this instance two TANs are of particular relevance. TAN 12 addresses design issues. In this regard the application was accompanied by a detailed Design and Access Statement which analysed the relevant issues of the character of the site and the context of the area in which it is located along with the design and appearance of the housing proposed etc.

In this regard it is considered that the resulting development, in respect to its density, scale, layout and appearance is one that is acceptable at this location.

The other TAN applicable to this site is TAN15. The general purpose of this document is to advise caution in respect of new development in areas at high risk of flooding by setting out a precautionary framework to guide planning decisions. It identifies situations where flooding can affect the development proposed. This is thereafter related to zones which are identified on development advice maps.

In this instance the area lies entirely within Zone C1. This means that it is a flood risk area and requires that the development be considered in respect to the relevant tests contained in the TAN. As such the applicant was requested to submit a Flood Consequences Assessment (i.e. FCA) for the consideration of Natural Resources Wales (NRW).

NRW objected to the development, on the basis of the findings of the originally submitted Assessment. The applicant subsequently submitted a revised FCA which addressed the issues in their objection and as such they removed that objection subject to the imposition of conditions attached to any consent granted. These conditions referred to the setting of minimum floor levels and the requirement for a surface water drainage strategy to serve the development.

On this basis the development was considered to be acceptable by the NRW and as such it is considered that the requirements of TAN15 can be addressed.

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Application No. 12/0734/FULL Continued

In respect to the relevant policy situation it is considered that there are no sustainable objections to the proposal.

Comments from Consultees: It is evident from the comments received on this matter that the issues of flooding and the inadequacy of the existing drainage system are central to the consideration of this proposal. Both the NRW and Dwr Cymru/Welsh Water originally raised objection to the application on the respective issues. As can be seen from the above report, additional information was subsequently submitted to both bodies, which resulted in the objections being withdrawn.

It is clear from the comments of these bodies along with the Senior Engineer (Land Drainage) that these matters require the control of conditions, which will seek to ensure that the situation in this area is not exacerbated by this development.

The comments of the Parks and Leisure Officer in respect to contributions to facilities outside the site are noted but cannot be pursued as the relevant policy in this regard (i.e. CW10) requires the new housing site to be over 10 properties in number or 0.3 hectares in area. This development does not cross either threshold.

None of the other standard consultees raise objections, which could sustain a refusal of permission. A number do however make comments, which require the imposition of conditions.

Comments from public: The responses to the objections raised by the general public are as follows:

1. It is accepted that there have been historic drainage problems in this area. As such the discussions between the developer and Dwr Cymru/Welsh Water are designed to ensure that no additional foul or surface water discharges will be accepted into the 375 mm sewer which runs through the curtilage of "Leabrook", being the property to the north. Conditions will be imposed regarding the requirement for the approval of a comprehensive drainage scheme to address the anticipated consequences of the development.

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Application No. 12/0734/FULL Continued

2. There have also been incidences of flooding in this area. This is a matter, which was pursued through the preparation of Flood Consequences Assessments with the applicant. As indicated in the report, the NRW withdrew its objection to the development of this Zone C1 site on the basis of the revised Assessment and the imposition of conditions attached to any consent granted.
3. The issue of the impact of the proposal on highway use and safety is one that has been considered by the Transportation Engineering Manager. He has raised no objection to the application on these grounds.
4. The original level of consultation on the application was in accordance with legislative guidance. This included site and press notices as well as direct neighbour notification. However on the re-consultation exercise (when further information was submitted) an additional number of properties were consulted to give extra notice of this development.
5. The issue of the privacy between dwellings is one that was assessed at an early stage. This related to the privacy impact of the new dwellings in respect to each other and in regard to the existing surrounding properties. It was considered that the scheme was designed to ensure that adequate privacy distances between habitable rooms was maintained (i.e. 21 metre separation distance) and there are no windows in the end elevation of Block 1 which could overlook adjoining property. It is therefore not accepted that privacy is compromised by the new development.
6. The side boundary treatment is shown as a 1.8 metre high fence. This is considered to be a standard form of enclosure in such circumstances.
7. The Flood Consequences Assessment was interrogated by the NRW to the extent that it required a revision in respect to the information it contained. Whilst local residents may have greater personal experience relating to matters at the site the NRW are satisfied that the level of information provided is adequate for them to make a reasoned judgement in this matter.

Other material considerations: The development attracts the payment of the contribution towards the improvement of the Strategic Highway Network in the Caerphilly area. This will be secured by way of a Section 106 Agreement designed to collect $9 \times £5,500 = £49,500$.

The application, if considered by Committee to be acceptable, will be deferred for the completion of this agreement. Thereafter consent will be issued subject to the conditions contained in this report.

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Application No. 12/0734/FULL Continued

RECOMMENDATION (A) that application is DEFERRED to allow the completion of a Section 106 Agreement as discussed above. On completion of the Agreement (B) that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be 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 the visual amenity of the area.
- 03) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety.
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 05) The development shall not be beneficially occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

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Application No. 12/0734/FULL Continued

- 06) Prior to the occupation of the dwellings hereby approved the approved parking spaces shall be completed in materials as agreed in writing with the Local Planning Authority, to ensure loose stones or mud etc is not carried on to the public highway.
REASON: In the interests of highway safety.
- 07) This consent shall not extend to the shed sited in the rear garden of plot 9 the site layout plan no. (90) 002A.
REASON: The shed would be within a sewer easement.
- 08) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work an 'Interim Certificate' carried out in relation to each dwelling by an accredited body, certifying that each dwelling shall achieve Code for Sustainable Homes (Version 3) Level 3 and one credit under 'Ene1 - Dwelling Emission Rate', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 09) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 10) Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese knotweed on site. Thereafter the treatment of Japanese knotweed shall be carried out in accordance with the approved details before construction works commence on site.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act". Japanese knotweed (*Fallopia japonica*/*Polygonum cuspidatum*) is included within this schedule. All Japanese knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection act 1990 and the Environmental Protection act Duty of Care regulations 1991.

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Application No. 12/0734/FULL Continued

- 11) Prior to the commencement of the development a working method statement to control surface water run off during demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter these operations shall be undertaken in accordance with this agreed method statement.
REASON: In the interests of the amenity of the area.
- 12) Prior to the commencement of work on site a scheme shall be submitted for the written agreement of the Local Planning Authority which provides details of the open space adjacent to the stream corridor that includes the inclusion of shrubs and trees to provide a screen to reduce light spillage onto the stream corridor and opportunities for laying up areas for otters. The scheme shall be completed before the dwellings hereby approved are occupied.
REASON: In the interests of the nature conservation.
- 13) Prior to the commencement of development details of the lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure adequate protection for species using the adjacent stream corridor.
- 14) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 15) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new buildings and nesting provision for birds shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats and nesting provision for birds as a biodiversity enhancement, in accordance with paragraph 5.2.8 of Planning Policy Wales (2010), paragraph 1.4.3 of TAN 5 (2009) and Section 40 of the Natural Environment and Rural Communities Act 2006.

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Application No. 12/0734/FULL Continued

- 16) No development shall commence until a scheme for the comprehensive drainage of the site, showing how foul, surface water and land drainage will be dealt with, has been submitted to, and agreed in writing with, the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system.
- 17) The finished floor levels of the dwellings hereby approved shall be set back no lower than 78.1 metres Above Ordnance Datum (AOD).
REASON: To ensure that flood flows can be conveyed through the site and to reduce the risk of flooding to the proposed development and future occupants.
- 18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 20) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 21) No obstruction or planting shall be placed within the defined cycle route to the riverbank, other than the gated entrance shown on drawing no.(90) 002A.
REASON: To protect the route of the radial cycleway.

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Application No. 12/0734/FULL Continued

Advisory Note(s)

Please find attached the comments of Heddlu Gwent Police, Dwr Cymru/Welsh Water, Natural Resources Wales and Senior Engineer (Land Drainage) that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, and TR1.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
12/0435/RM 06.06.2012	Mr A Thomas Fairoak Corbetts Lane Caerphilly CF83 3HX	Widen Corbetts Lane, construct turning area into site, private road off the adopted road, drainage and street lighting Land At Corbetts Lane Caerphilly	Granted 28.03.2013
13/0098/FULL 14.02.2013	Miss Fox 13 Commercial Street Aberbargoed Bargoed CF81 9BT	Erect first floor extension 13 Commercial Street Aberbargoed Bargoed CF81 9BT	Granted 28.03.2013
13/0104/ADV 18.02.2013	Lloyds Banking Group Group Property/Operations PO Box 112 Canons House Canons Way Bristol BS99 7LB	Erect various signage Lloyds TSB Bank Plc 58-59 High Street Rhymney Tredegar	Granted 28.03.2013
13/0094/RET 12.02.2013	Miss J Fortune 40 St Gwladys Avenue, Bargoed CF81 8TA	Retain storage shed 40 St Gwladys Avenue Bargoed CF81 8TA	Granted 02.04.2013
12/0509/RM 05.07.2012	Mr M Gwinnell 19 Bryn Heulog Terrace Machen Caerphilly CF83 8QB	Erect three-storey detached dwelling Plot 2 The Meadows Machen Caerphilly	Granted 03.04.2013
12/0609/FULL 17.08.2012	Dr N Elwood 34 Mountain Road Caerphilly CF83 1HL	Improve existing dwelling to provide a new kitchen and dining room with bedroom above, and the demolition of an existing garage and lean-to annexe 34 Mountain Road Caerphilly CF83 1HL	Granted 03.04.2013

12/0845/FULL 16.11.2012	Mr C Shore C/o Dean Lock Design 10 Birchwood Close Blackwood NP12 1WX	Erect detached building consisting of 2 no. small 'starter units' for B1 or B8 use at ground floor level and a self contained office unit at first floor level Land At Shore Garage Bedwellty Road Elliot's Town New Tredegar	Granted 03.04.2013
13/0060/COU 28.01.2013	Mr J Khehra 192 Bedwas Road Caerphilly CF83 3AU	Change the use to A3 192 Bedwas Road Caerphilly CF83 3AU	Refused 03.04.2013
13/0081/RET 05.02.2013	Mr A Westwood 4 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Retain the alteration to the approved house type to include rear conservatory extension 4 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 03.04.2013
13/0092/FULL 11.02.2013	Mr C Morris 8 Llanarth Square Risca Newport NP11 6EA	Erect a double garage attached to the side elevation 8 Llanarth Square Risca Newport NP11 6EA	Granted 03.04.2013
12/0756/TPO 19.10.2012	Howses Ltd 4 The Glade Wyllie Blackwood NP12 2HB	Provide various tree works to G1, G6, T31, T32, T33, T34, T1, T2, T3, T4, T5, T6, T7, T8, T9, T12, T13, T15, T16, T17, T18, T24, T27, T25 and T29 of Tree Preservation Order 6/97/CCBC (confirmed on 14.11.97) St Lukes Church Twyn Road Abercarn	Refused 05.04.2013
13/0078/FULL 05.02.2013	Mrs G Morgan 3 Castle Cottages Castle Hill Gelligaer Hengoed CF82 8DZ	Change the existing corrugated metal sheet 'flat roof' extension to a pitched slated roof and replace the main roof with slate to match 3 Castle Cottages Castle Hill Gelligaer Hengoed	Granted 08.04.2013

13/0101/RM 14.02.2013	Aber Valley Heritage Group Mr J Humphreys Senghenydd Community Centre Gwern Avenue Senghenydd Caerphilly CF83 4HA	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale approved under planning application 11/0815/OUT (Erect memorial sculpture with associated landscaping including new access road and car parking) Land (Old Ambulance Hall) Commercial Street Senghenydd Caerphilly	Granted 08.04.2013
13/0112/FULL 18.02.2013	Mr & Mrs G Lewis Tudor Oaks Rhyd-Y-Gwern Close Porset Caerphilly CF83 3NN	Erect extension to rear of property Tudor Oaks Rhyd-Y-Gwern Close Porset Caerphilly	Granted 08.04.2013
13/0138/FULL 25.02.2013	Ms S Edwards 24 Lon-Y-Garwa Caerphilly CF83 1NL	Erect single-storey rear and two-storey side extensions for new garage and playroom and two bedrooms 24 Lon-Y-Garwa Caerphilly CF83 1NL	Granted 08.04.2013
13/0141/FULL 26.02.2013	Mrs J Vaughan 208 Nantgarw Road Caerphilly CF83 1AQ	Erect single-storey garage at bottom of garden 208 Nantgarw Road Caerphilly CF83 1AQ	Granted 08.04.2013
11/0370/OUT 10.05.2011	P C Diagnostics Ltd Mr P Hunt Technical Centre William Street Gilfach Bargoed CF81 8XG	Erect residential development P C Diagnostics Ltd Technical Centre William Street Gilfach	Granted 09.04.2013
12/0715/COU 04.10.2012	T'n T School Of Dance C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Change the use to dance studio (D2) from B1, B2 and B8 Turner Precision Ltd Unit 15 Block H - Withey Court Western Industrial Estate	Granted 10.04.2013
13/0083/FULL 06.02.2013	Mr A Richley 7 Garden Suburbs Pontywaun Newport NP11 7GB	Paint the front of the house (walls and joinery) 7 Garden Suburbs Pontywaun Newport NP11 7GB	Granted 10.04.2013

13/0086/RET 07.02.2013	Springfall Properties Ltd Office A Western House Withey Court Western Industrial Estate Caerphilly CF83 1BF	Retain the change of use from offices to D1 use Office C - Western House Block H - Withey Court Western Industrial Estate Caerphilly	Granted 10.04.2013
13/0109/FULL 18.02.2013	Mr M Methuen 15 Ael-Y-Bryn Terrace Treowen Newport NP11 3DG	Convert existing conservatory to summer-room 15 Ael-Y-Bryn Terrace Treowen Newport NP11 3DG	Granted 10.04.2013
13/0125/CLPU 21.02.2013	Mr M Legg 5 Lon-Y-Gors Caerphilly CF83 1DP	Obtain Certificate of Lawful Proposed Development for a hip to gable loft conversion with a flat roof dormer to rear 5 Lon-Y-Gors Caerphilly CF83 1DP	Refused 10.04.2013
13/0072/COU 01.02.2013	Mrs A Lloyd 49 Pen Y Bryn Avenue Cefn Fforest Blackwood NP12 3JS	Change the use of the rear ground floor to a coffee shop 8 Central Avenue Cefn Fforest Blackwood NP12 3JU	Refused 15.04.2013
13/0097/OUT 13.02.2013	Mr A Maggs Pant-yr-resk House Pant-yr-resk Road Pant-yr-resk Mynyddislwyn Newport NP11 5AG	Erect three residential dwellings Land Adjoining Ty Ffynnon Halls Crossing Woodfieldside Blackwood	Refused 15.04.2013
13/0110/FULL 18.02.2013	Mr B Hale 15 Thorne Avenue Newbridge Newport NP11 4EP	Erect single-storey sun-room extension, erect canopy at front of property and construct pitched roof over existing single-storey extension 15 Thorne Avenue Newbridge Newport NP11 4EP	Granted 15.04.2013
13/0113/FULL 19.02.2013	Mr B James 2 Clos Y Goron Pontllanfraith Blackwood NP12 2HZ	Erect first floor extension over existing extension to side of property 2 Clos Y Goron Pontllanfraith Blackwood NP12 2HZ	Granted 16.04.2013

13/0105/FULL 18.02.2013	Mr P Rottan 59 Pwllglas Road Cefn Fforest Blackwood NP12 3NF	Remove existing boundary hedge and replace with a fence of same height made with concealed concrete posts and timber close boarded fencing panels 59 Pwllglas Road Cefn Fforest Blackwood NP12 3NF	Granted 17.04.2013
13/0111/ADV 18.02.2013	Barclays Bank Plc 1 Churchill Place Canary Wharf London E14 5HP	Erect an illuminated fascia panel, an illuminated projecting sign, two branch plates and a new ATM surround Barclays Bank Plc 27 Bedwlwyn Road Ystrad Mynach Hengoed	Granted 17.04.2013
13/0116/RET 20.02.2013	Miss D Cullinane 2 Glynmarch Street Deri Bargoed CF81 9HZ	Retain single-storey and first floor rear extensions 2 Glynmarch Street Deri Bargoed CF81 9HZ	Granted 17.04.2013
13/0120/FULL 21.02.2013	Ms S A Denman 6 Clos Mynach Penpedairheol Hengoed CF82 7TD	Erect two-storey side extension and single-storey rear extension providing extended kitchen/dining, shower room, utility room plus bedroom 6 Clos Mynach Penpedairheol Hengoed CF82 7TD	Granted 17.04.2013
13/0121/FULL 21.02.2013	Mr A Thomas 15 Tai'r Heol Penpedairheol Hengoed CF82 8DL	Replace existing roof with new roof incorporating dormers to accommodate two new bedrooms and bathroom 15 Tai'r Heol Penpedairheol Hengoed CF82 8DL	Granted 17.04.2013
12/0583/FULL 26.07.2012	Mr & Mrs S Fullerton- Ballantine 1 The Old Market Place Ewyas Harold Hereford HR2 0EU	Erect dormer bungalow, associated development and amended parking arrangement Hillcroft Tonypistyll Road Pentwyn-Mawr Newport	Refused 18.04.2013

12/0588/NCC 27.07.2012	Mrs A Jones 70 Maryport Street Usk NP15 1AD	Vary Condition 1 of planning permission 07/0814/FULL (Renew planning permission ref: P/02/0341 to erect a detached house with garage) to extend the period within which the development can commence by a further five years Land Adjacent To Ty Mawr Bungalow Gordon Road Blackwood NP12 1DS	Refused 18.04.2013
13/0122/FULL 21.02.2013	Mrs A Suri 113A St Martin's Road Caerphilly CF83 1EH	Erect rear and first floor extension to provide manager's residential accommodation St Martin's Stores 115 St Martin's Road Caerphilly CF83 1EH	Refused 18.04.2013
13/0136/FULL 23.02.2013	Mr D Lawlor 51 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Erect two-storey extension to west side 51 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Granted 18.04.2013
13/0137/FULL 25.02.2013	Mr M Carlick 92 Hengoed Road Penpedairheol Hengoed CF82 8BR	Erect two-storey and single-storey extensions to property 92 Hengoed Road Penpedairheol Hengoed CF82 8BR	Granted 18.04.2013
13/0140/FULL 26.02.2013	Mr R Cross 85 Woodside Drive Newbridge Newport NP11 4NP	Convert integral garage to living space 85 Woodside Drive Newbridge Newport NP11 4NP	Granted 18.04.2013
13/0127/FULL 28.02.2013	Mr S Lewis Orchard House The Paddocks Cwmgelli Blackwood NP12 1HF	Erect single-storey rear kitchen extension Orchard House The Paddocks Cwmgelli Blackwood	Granted 18.04.2013

13/0143/ADV 28.02.2013	Lloyds Banking Group Group Property/Operations PO Box 112 Canons House Canons Way Bristol BS99 7LB	Install 1 internally illuminated fascia, 2 internally illuminated projectors, 1 internally illuminated ATM collar, 1 alluminium ATM backing panel, 1 stainless steel branch name plate and 2 internally applied vinyl overlays Lloyds TSB Bank Plc 15 Bedwlwyn Road Ystrad Mynach Hengoed	Granted 18.04.2013
13/0129/FULL 01.03.2013	Mr G Tiley 22 Brynhyfryd Terrace Penpedairheol Hengoed CF82 8DB	Demolish existing lean-to and replace with conservatory and erect front porch 22 Brynhyfryd Terrace Penpedairheol Hengoed CF82 8DB	Granted 18.04.2013
13/0146/RET 01.03.2013	Bank Machine Limited One The Beacons Beaconsfield Road Hatfield AL1 8RS	Retain an Automated Teller Machine Spar Stores 45 Tredegar Street Risca Newport	Granted 18.04.2013
13/0147/ADV 01.03.2013	Bank Machine Limited One The Beacons Beaconsfield Road Hatfield AL1 8RS	Retain an Automated Teller Machine Spar Stores 45 Tredegar Street Risca Newport	Granted 18.04.2013
13/0153/FULL 05.03.2013	Mr I Jones 1 Larch Grove Caerphilly CF83 3BD	Erect two-storey side extension for kitchen, dining, utility at ground floor and additional bedroom at first floor 1 Larch Grove Caerphilly CF83 3BD	Granted 18.04.2013
13/0155/FULL 05.03.2013	Barclays Bank Plc 1 Churchill Place Canary Wharf London E14 5HP	Relocate 1 no. existing ATM to the front elevation to Barclays current specification and install 1 no. new ATM to the front elevation to Barclays current specification Barclays Bank Plc Blackwood Business Centre 85 High Street Blackwood	Granted 18.04.2013
13/0177/FULL 11.03.2013	Mr D Tapper 33 Grange Hill Blackwood NP12 3PE	Erect single-storey kitchen and sitting room extension 33 Grange Hill Blackwood NP12 3PE	Granted 18.04.2013

13/0132/FULL 22.02.2013	Mr & Mrs D Potter 2 Harlech Close Cefn Fforest Blackwood NP12 1HJ	Erect single-storey sun lounge and study extension to the rear and garage with store room above to the side of the dwelling 2 Harlech Close Cefn Fforest Blackwood NP12 1HJ	Granted 19.04.2013
13/0134/FULL 22.02.2013	Mr S Greenway 18 Clos Pandy Bedwas Caerphilly CF83 8DN	Provide attic conversion with dormer, including raising ridge height to match neighbours 18 Clos Pandy Bedwas Caerphilly CF83 8DN	Granted 22.04.2013
13/0139/ADV 25.02.2013	Wm Morrisons Supermarkets Plc Mr P Taylor Hilmore House Gain Lane Bradford West Yorkshire BD3 7DL	Erect illuminated and non-illuminated signage to new supermarket store Morrisons Supermarket Bargoed Gateway Bargoed CF81 8RE	Granted 22.04.2013
13/0167/ADV 07.03.2013	Spirit Pub Co Ms G Breakwell Sunrise House Ninth Avenue Centrum 100 Burton Upon Trent Staffordshire DE14 3JZ	Erect various signage The Courthouse Cardiff Road Caerphilly CF83 1FN	Granted 22.04.2013
13/0171/ADV 07.03.2013	Lloyds Banking Group Group Property / Operations PO Box 112 Canons House Canons Way Bristol BS99 7LB	Erect various signage Lloyds TSB Bank 112 - 114 High Street Blackwood NP12 1YJ	Granted 22.04.2013

13/0192/ADV 14.03.2013	Lloyds Banking Group Group Property/Operations PO Box 112 Canons House Canons Way Bristol BS99 7LB	Erect one internally illuminated fascia, one internally illuminated projector, one internally illuminated ATM collar, one aluminium ATM backing panel, one vinyl ATM surround, one window vinyl, one stainless steel name plate, one letter box vinyl and two internally applied vinyl overlays Lloyds TSB Bank Plc 20 High Street Newbridge Newport	Granted 22.04.2013
11/0108/FULL 14.02.2011	Ashley Rogers Associates Consulting Structural Engineers 9 Serpentine Road Newport NP20 4PF	Renew Planning Permission P/05/1664 for non-compliance with condition to begin works within five years Land Adjacent To Bronmynydd Abertridwr Caerphilly	Granted 23.04.2013
12/0673/FULL 13.09.2012	Midas Group Mr R Brooks C/o C2J Architects & Town Planners Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Demolish existing building and construct ten residential dwellings with on-site parking, refuse and amenity facilities Manor Inn Thistle Way Ty Sign Risca	Granted 23.04.2013
12/0716/FULL 04.10.2012	Mr L Richey 10 Melingriffith Drive Whitchurch Cardiff CF14 2TS	Demolish existing building and re-develop site to provide four two-storey four-bedroom detached houses Former Royal British Legion Club Site Navigation Street Trethomas Caerphilly	Granted 24.04.2013
13/0123/FULL 27.02.2013	Mr R Imm 2 Cader Idris Close Trenwydd Park Risca Newport NP11 6RP	Erect extension in rear garden below floor level of house to provide storage space, conservatory built on top of new extension connecting to dining area in house 2 Cader Idris Close Trenwydd Park Risca Newport	Granted 24.04.2013

13/0142/LA 27.02.2013	Caerphilly County Borough Council Mr A Dallimore Pontllanfraith House Blackwood Road Pontllanfraith Blackwood NP12 2YW	Develop access road into site for future development by a private developer (future proposals for a restaurant and parking area) Colliers Walk Bargoed	Granted 24.04.2013
13/0128/RM 28.02.2013	Reginald Moore Ltd Cwrt Y Parc Unit 5 Earlswood Road Llanishen Cardiff CF14 5GH	Seek approval of the access, appearance, landscaping, layout and scale reserved under planning permission 11/0094/OUT to construct two dwellings, private drive and associated external works Land Adjacent To 50 Mountain Road Caerphilly	Granted 25.04.2013
13/0150/ADV 04.03.2013	Tesco Stores Ltd New Road Ystrad Mynach Hengoed CF82 7DP	Erect various signs including gantry, pole mounted car park signage and window vinyls Tesco Stores Ltd New Road Ystrad Mynach Hengoed	Granted 26.04.2013
13/0151/FULL 04.03.2013	Tesco Stores Ltd New Road Ystrad Mynach Hengoed CF82 7DP	Install timber cladding behind the 'Hello' signage on the front elevation of the store Tesco Stores Ltd New Road Ystrad Mynach Hengoed	Granted 26.04.2013
13/0152/FULL 04.03.2013	Tesco Stores Ltd New Road Ystrad Mynach Hengoed CF82 7DP	Install a timber feature fence with timber posts varying in height up to 2115mm and upgrade 11 trolley bays Tesco Stores Ltd New Road Ystrad Mynach Hengoed	Granted 26.04.2013
13/0131/FULL 04.03.2013	Mr B Cake 12 Hill Street Newbridge Newport NP11 4GD	Erect rear extension for ground floor bathroom and first floor bedroom 12 Hill Street Newbridge Newport NP11 4GD	Granted 29.04.2013
13/0149/FULL 04.03.2013	Mr J Williams Little Acre 10 New Bryngwyn Road Newbridge Newport NP11 4NF	Erect garage Little Acre 10 New Bryngwyn Road Newbridge Newport	Granted 29.04.2013

13/0130/TPO 01.03.2013	Persimmon Homes Llantrisant Business Park Llantrisant Rhondda Cynon Taf CF72 8YP	Remove 3 no. ash trees to the rear 1 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 30.04.2013
13/0154/FULL 05.03.2013	Mrs T Bray 24 David Street Blackwood NP12 1AP	Erect garage and covered pathway in rear garden 24 David Street Blackwood NP12 1AP	Granted 30.04.2013
13/0156/FULL 05.03.2013	Mrs N Rogers 20 Twyncarn Road Pontywaun Newport NP11 7DU	Erect first-floor extension over existing at rear of property 20 Twyncarn Road Pontywaun Newport NP11 7DU	Granted 30.04.2013
13/0174/FULL 08.03.2013	Mr K Pinney 20 Llwyncelyn Nelson Treharris CF46 6HF	Erect single-storey residential extension and private garage 63 Tawelfan Nelson Treharris CF46 6EH	Granted 30.04.2013
13/0175/FULL 11.03.2013	Mr D McClain Pentwyn Farm Pennar Crossing Pontllanfraith Blackwood NP12 2GS	Replace steel framed implement shed/hay store Pentwyn Farm Pennar Crossing Pontllanfraith Blackwood	Granted 30.04.2013
13/0184/FULL 12.03.2013	Ms R Jones Garth Farm Garth Lane Rudry Caerphilly CF83 3DR	Install a timber frame window to north east elevation and install a log burner and stainless steel flue to ground floor Garth Farm Garth Lane Rudry Caerphilly	Granted 30.04.2013
12/0797/RM 13.11.2012	Taylor Wimpey South Wales Ground Floor Eastern Business Park Wern Fawr Lane St. Mellons Cardiff CF3 5EA	Seek consent for the access, appearance, landscaping, layout and scale for the re- siting of plots 7 to 13 and a revised house to plot 15 Land South Of Catnic Pontygwindy Road Caerphilly	Granted 01.05.2013
12/0893/FULL 18.12.2012	Mr S Neale 220 Pandy Road Bedwas Caerphilly CF83 8EP	Construct first floor extension for bedroom and en-suite and single-storey extension to rear 220 Pandy Road Bedwas Caerphilly CF83 8EP	Granted 01.05.2013

13/0073/FULL 01.02.2013	Mr P Brooke 11 Church View Woodfieldside Blackwood NP12 0BS	Erect detached summer house 11 Church View Woodfieldside Blackwood NP12 0BS	Granted 01.05.2013
13/0163/FULL 06.03.2013	Mr & Mrs T Goodwin 27 Severn Close Pontymister Risca Newport NP11 6JY	Erect single-storey sitting room extension to front of dwelling 27 Severn Close Pontymister Risca Newport	Granted 01.05.2013
13/0165/OUT 06.03.2013	Mr & Mrs R Bishop 16 The Close Cefn Hengoed Hengoed CF82 7JY	Erect detached dwelling with associated access and groundworks etc. Land At 16 The Close Cefn Hengoed Hengoed CF82 7JY	Granted 01.05.2013
13/0166/FULL 07.03.2013	Mr G Key West Winds Waunwaelod Way Caerphilly CF83 1BD	Convert hipped roof ends to gable ends West Winds Waunwaelod Way Caerphilly CF83 1BD	Granted 01.05.2013
13/0183/FULL 12.03.2013	Mr G Christian 43 Rowland Drive Caerphilly CF83 1TX	Erect first floor extension above garage footprint and convert garage into a playroom/day- room 43 Rowland Drive Caerphilly CF83 1TX	Granted 01.05.2013
13/0194/FULL 14.03.2013	Mr A A Islam 6 The Oaks Oakdale Blackwood NP12 0EN	Erect single-storey extension to side of bungalow 6 The Oaks Oakdale Blackwood NP12 0EN	Granted 01.05.2013
13/0197/RET 15.03.2013	Mr J Evans 40 St Mary's Road Pontllanfraith Blackwood NP12 2NR	Retain two wooden pigeon sheds and erect a garage 40 St Mary's Road Pontllanfraith Blackwood NP12 2NR	Granted 01.05.2013
13/0173/FULL 07.03.2013	Mr & Mrs S Cook Tudor Rose Pentre Lane Mynyddislwyn Blackwood NP12 2BG	Erect single domestic garage Tudor Rose Pentre Lane Mynyddislwyn Blackwood	Granted 02.05.2013

13/0145/FULL 01.03.2013	Markham Congregational Church Congregational Chapel Abernant Road Markham Blackwood NP12 0PR	Construct single-storey extension to south elevation to provide a multi purpose room Congregational Chapel Abernant Road Markham Blackwood	Granted 03.05.2013
13/0181/CLEU 08.03.2013	Mr & Mrs H Pegler Rudry Mill Cottage Rudry Caerphilly CF83 3EB	Obtain a Lawful Development Certificate for the existing use of Rudry Mill Cottage as a separate dwelling house to Rudry Mill Farm Rudry Mill Cottage Rudry Caerphilly CF83 3EB	Granted 03.05.2013
13/0176/FULL 11.03.2013	Mr A Phillips Coedyridder Cottage Mynyddislwyn Mountain Road Mynyddislwyn Blackwood NP12 2BG	Erect single-storey garage/store/roof extension Coedyridder Cottage Mynyddislwyn Mountain Road Mynyddislwyn Blackwood	Granted 03.05.2013
13/0178/FULL 11.03.2013	Mr A Berry 48 The Avenue Ystrad Mynach Hengoed CF82 8AF	Erect rear extension and replace existing sub-standard garage to include utility room 48 The Avenue Ystrad Mynach Hengoed CF82 8AF	Granted 03.05.2013
13/0179/RET 11.03.2013	Mr J Griffiths 4 Goitre Coed Isaf Abercynon Mountain Ash CF45 4EL	Retain detached garage with 45 degree roof Ysgubor Maen Tydu Road Nelson Treharris	Granted 03.05.2013
13/0180/FULL 11.03.2013	Mr C Davies 10 Sir Ivor Road Pontllanfraith Blackwood NP12 2JH	Erect single-storey rear extension 10 Sir Ivor Road Pontllanfraith Blackwood NP12 2JH	Granted 03.05.2013

<p>13/0185/ADV 12.03.2013</p>	<p>Lloyds Banking Group Group Property/Operations PO Box 112 Canons House Canons Way Bristol BS99 7LB</p>	<p>Install one internally illuminated fascia, one internally illuminated projector, two externally non-illuminated vinyl overlays, one externally non-illuminated aluminium name plate and four internally illuminated heritage window light strips Lloyds TSB Bank Plc 54 - 55 Hanbury Road Bargoed CF81 8XE</p>	<p>Granted 03.05.2013</p>
<p>13/0190/NCC 13.03.2013</p>	<p>Mr G Owen 18 Cwrt Neuadd Wen Aberbargoed Bargoed CF81 9DL</p>	<p>Vary Condition 5 of planning permission P/97/0735 to convert garage to domestic use 18 Cwrt Neuadd Wen Aberbargoed Bargoed CF81 9DL</p>	<p>Granted 03.05.2013</p>
<p>13/0207/COU 20.03.2013</p>	<p>Strength Box Mr G Callow 54 Park Road Bargoed CF81 8SR</p>	<p>Change use to weight training room Unit G4 Britannia Centre For Enterprise Britannia Blackwood</p>	<p>Granted 03.05.2013</p>

**LIST OF PLANNING APPLICATIONS WHICH ARE OUT OF TIME/NOT DEALT WITH
WITHIN 8 WEEKS OF DATE OF REGISTRATION**

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/97/0981 31.10.97	Undertake initial review of planning conditions under the Environment Act 1995 for resumption of quarrying at Blaengwynlais Quarry, Blaengwynlais, Nr Caerphilly.	Site partly in Cardiff. Hydrological study and Environmental Impact Assessment received and out of consultation.
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Additional information awaited about scheme of working.
10/0505/OUT 26.07.10	Erect light industrial/office park at Block C, Maerdy Industrial Estate, Rhymney.	Subject to further discussion and consideration.
10/0518/FULL 16.07.10	Erect single detached dwelling and garage at Old Mill House, Draethen, Newport.	Subject to further discussion and consideration.
10/0550/OUT 23.08.10	Re-develop the site for a mixed use development including housing, employment (B1 Use) and community use with associated open space and infrastructure at Former BSW Saw Mills, Senghenydd, Caerphilly.	Subject to further discussion and consideration.
11/0594/OUT 27.10.11	Erect residential development on Land Adj To Groeswen Farm, Groeswen Road, Groeswen, Cardiff.	Awaiting comments of consultees.
11/0630/NCC 01.09.11	Vary conditions (3) and (4) of previous planning consent 06/0172/OUT (erect residential development) to extend permission beyond expiration dates on Land West Of Coronation Terrace, Senghenydd, Caerphilly.	Awaiting information on road layout.
11/0650/FULL 23.08.11	Erect new housing development comprising of 12 detached and 3 pairs of semi-detached dwellings on Land Adj To Former Waterloo Works, Machen, Caerphilly.	Subject to further discussion and consideration.
11/0772/LA 21.10.11	Change use of land and erect extension to existing Gelligaer Cemetery, including access road, car parking and footpaths on Land Adjoining Gelligaer Cemetery, Gelligaer, Hengoed.	Awaiting Archaeological Survey.

11/0849/RET 10.11.11	Retain alterations to garage to form annexe building to main house, to include the addition of two dormer windows, roof mounted clock tower and weathervane unit, and to replace garage door with upvc glazed unit for the purpose of providing additional space (overspill space) associated to the use of the main dwelling at The Meadows, Gypsy Lane, Groeswen, Cardiff.	Awaiting Ecologist comments.
11/0885/RET 29.11.11	Retain steel flue at rear elevation, Erhans Charcoal Grill, 2 Pengam Road, Ystrad Mynach, Hengoed.	Awaiting comments of consultees.
11/0896/NCC 05.12.11	Vary Condition on planning application 5/5/85/0427 to continue mining operations for a minimum of 15 years at Cae-Glas Colliery, Glen View Terrace To Bridgend Road, Fochriw, Bargoed.	Awaiting Ecological Surveys.
11/0897/NCC 12.12.11	Vary condition 2 of planning application 5/5/96/0057 to continue the use of the garage for the purpose of maintenance and storage of company vehicles and equipment until such time as mining is recommenced at Cae-Glas Colliery, Glen View Terrace To Bridgend Road, Fochriw, Bargoed.	Awaiting Ecological Surveys.
12/0030/NCC 24.01.12	Vary conditions (2) & (3) to renew outline consent 07/1564/NCC to erect residential development on Land At George Street, Cwmcarn.	Awaiting consultation responses.
12/0070/RET 02.04.12	Demolish existing garage and construct new garage with utility room at rear and replace existing roof with new apex roof with dormers and replace and move windows at Mountain House, 41 Mountain Road, Caerphilly.	Awaiting wildlife information.
12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Awaiting parking details.
12/0165/OUT 16.03.12	Demolish existing bungalow and erect four detached four-bed houses with semi-detached garages and off road parking for two cars at 12 Waterloo Place, Machen, Caerphilly.	Awaiting additional information concerning trees, wildlife, highway and flooding.

12/0185/OUT 09.03.12	Convert, part demolish and extend former public house forming 3 no. three bedroom units and erect 2 no. three bedroom semi-detached dwellings, provide private amenity space, car parking and associated works at Ty Yn Y Pwll Hotel, Newport Road, Trethomas, Caerphilly.	Subject to further discussion and consideration.
12/0371/FULL 29.05.12	Erect two detached three-bedroom houses on Land Adjacent To 88 Abernant Road, Markham, Blackwood.	Awaiting amended plans concerning design.
12/0376/FULL 31.05.12	Erect one four bedroom dwelling and one three bedroom dwelling including outbuildings on Land Adjacent To 128 - 134 Llanoyo Street, Bargoed.	Awaiting amended details concerning reptile survey, DAS, highway matters.
12/0379/FULL 03.07.12	Erect two-storey side extension and front gable, rear balcony and revised car parking arrangement at Tab Life Centre, Tram Road, Pontllanfraith, Blackwood.	Awaiting wildlife survey.
12/0394/FULL 22.05.12	Erect extension to form a children's playroom and bedroom at Rhoswen, Sunnybank Road, Blackwood.	Considering scale and design of development.
12/0436/CON 06.06.12	Demolish detached garage and construct single dwelling and external works at Llwynceilyn, Draethen, Caerphilly.	Subject to further discussion and consideration.
12/0437/FULL 06.06.12	Demolish detached garage and construct single dwelling and external works at Llwynceilyn, Draethen, Caerphilly.	Subject to further discussion and consideration.
12/0486/FULL 28.06.12	Convert barn to four holiday let cottages with associated access works at Barn At Gelli-Wen Farm, Bedwellty Road, Markham.	Awaiting traffic information and agricultural justification.
12/0511/OUT 03.07.12	Erect housing development at Willow Court & Surrounding Area, Pengam Road, Pengam.	Awaiting highway information.
12/0513/FULL 09.07.12	Take down store and garage and erect a three bedroom link house and a self contained flat over the remaining store at 73-75 Meadow Crescent, Pontymister, Risca, Newport.	Awaiting views of consultees about amended plans.
12/0518/FULL 23.07.12	Erect dormer bungalow based on previously lapsed outline permission (P/04/1637) at Barry Bungalow, Brynhyfryd, Energlyn, Caerphilly.	Subject to further discussion and consideration.
12/0531/OUT 13.08.12	Erect mixed residential development comprising of fifteen new build dwellings at Land At Station Approach, Risca.	Awaiting views of consultees.
12/0550/CON 23.07.12	Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) at The Rectory And School Site, High Street, Nelson, Treharris.	Subject to discussions concerning access and design.

12/0570/FULL 23.07.12	Erect extension to existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works at Bryn Quarry, Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.	Subject to further discussion and consideration.
12/0571/FULL 24.07.12	Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) at The Rectory And School Site, High Street, Nelson, Treharris.	Subject to discussion concerning access and design.
12/0575/FULL 04.10.12	Erect a mansard roof incorporating a 1 bed flat at Manchester House, 1 Clifton Street, Caerphilly.	Awaiting views of consultees.
12/0596/RET 15.08.12	Retain change of use from sale and repair of vehicles to a mixed-use for the sale and repair of vehicles and a car wash, and to retain and complete a steel sectional building for repairs and valeting at KJM Autos, Clearway Service Station, Church Road, Penpedairheol, Hengoed.	Subject to further discussion and consideration.
12/0637/OUT 20.09.12	Erect residential development for two detached houses with garages on Land Rear Of 46 Commercial Road, Machen, Caerphilly.	Subject to further discussion and consideration.
12/0642/RET 19.10.12	Retain the use of the premises for the storage/distribution of scrap metals at Unit 13, Greenway Workshops, Bedwas House Industrial Estate, Bedwas, Caerphilly.	Awaiting views of consultees.
12/0643/FULL 12.09.12	Erect new build business unit on Land Adjacent To Unit 1, Bedwas Business Centre, Bedwas House Industrial Estate, Bedwas, Caerphilly.	Subject to further discussion and consideration.
12/0672/FULL 13.09.12	Erect two-storey extension to side of dwelling and single-storey sun lounge extension to rear at Maes-Yr-Haf, Old Pant Road, Panside, Newport.	Awaiting views of consultees.
12/0676/NCC 14.09.12	Vary conditions 2 and 3 of planning permission 08/0373/OUT (Improve existing site access/highway and erection of housing development) to extend period within which development can commence for further 3 and 5 years respectively at Old Station Yard, Bridge Street, Abercarn.	Subject to further discussion and consideration.
12/0705/FULL 01.10.12	Substitute three detached houses to replace five approved houses at Plots 44 – 48, Woodside Walk, Wattsville, Newport.	Awaiting amended plans.

12/0713/TCA 03.10.12	Fell and replace tree nos. 397 - 415 inclusive (T1-T5 of Provisional Tree Preservation Order 64/12/CCBC) at St Pauls Church, High Street, Newbridge.	Await information from applicant.
12/0720/RM 05.10.12	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in connection with the residential development and associated works approved under planning application 08/0373/OUT at Old Station Yard, Bridge Street, Abercarn.	Awaiting amended plans.
12/0735/RM 12.10.12	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale approved under planning application 08/1210/OUT (Erect eight dwellings) at Site Of Former All Saints Church, Pencerrig Street, Llanbradach, Caerphilly.	Subject to further discussion and consideration.
12/0753/FULL 12.11.12	Provide a single wind turbine (500kW, 50m hub height, 73.5m maximum tip of blade height) with associated electrical infrastructure and crane hardstanding at Pen Y Fan Ganol Farm, Manmoel, Blackwood.	Awaiting further information concerning landscape impact.
12/0760/NCC 22.10.12	Vary condition 07 of planning permission 12/0593/NCC to allow the access location to be as indicated on drawing number 231/2C (submitted on 24th August 2009 in relation to application 09/0672/OUT) to the south of the existing dwelling at Land At 3 Britannia Villas, Pengam, Blackwood.	Subject to further discussion and consideration.
12/0772/RET 02.11.12	Retain existing car sales use and provision of turning area at Arrow Motor Co, Autohouse, Commercial Street, Pontllanfraith.	Awaiting details of parking spaces.
12/0775/FULL 29.10.12	Demolish existing steel frame and sheeting garages and re-develop site with new masonry double garage at Land To The Rear Of 30 Garden Suburbs, Pontywaun, Newport.	Considering impact on Conservation Area and Listed Buildings.
12/0787/FULL 05.11.12	Convert former public house into 7 No. flat units (change of use) including demolition of southern single-storey annexe and construct 6 No. new terraced houses to include new site access road, car parking, external works and landscaping at Tredegar Junction Hotel, Commercial Street, Pontllanfraith, Blackwood.	Considering need for affordable housing.

12/0825/LA 01.11.12	Improve access for all in the manor house, including the construction of a new rear stair tower at Llancaiach Fawr Manor, Gelligaer Road, Nelson, Treharris.	Subject to further discussion and consideration.
12/0830/FULL 06.11.12	Erect two storey extension to side of dwelling, plus internal alteration works, and alterations to roof including the provision of a bedroom and a store room within the roof at Willow Bank, Pennar Crossing, Pentwyn-Mawr, Newport.	Awaiting wildlife survey.
12/0831/CON 05.11.12	Demolish existing steel frame and sheeting garage and re-develop site with masonry double garage at Land To The Rear Of 30 Garden Suburbs, Pontywaun, Newport.	Considering impact on Conservation Area and Listed Buildings.
12/0839/FULL 12.11.12	Amend floor slab level for Plot 2 at Parc y Lan, 7 Mountain Road, Caerphilly.	Awaiting amended plans.
12/0860/RM 21.12.12	Seek approval of the reserved matters of layout, scale, appearance and landscaping in connection with the residential development and associated works approved under planning permission P/04/1325 at Mackworth Grange, Pontypandy Lane, Caerphilly.	Awaiting amended layout
12/0875/FULL 06.12.12	Install one WTN 500kw wind turbine with an overall tip height of 64m and associated temporary infrastructure on Land At Pen Yr Heol Las Farm, Heol Las, Energlyn, Caerphilly.	Awaiting further information on highway matters.
12/0898/FULL 20.12.12	Erect residential development comprising 22 residential units (12 houses, 10 flats) on Land At Tyn Y Wern Terrace, Trethomas, Caerphilly.	Subject to further discussion regarding Section 106 and highways.
12/0909/NOTE 19.12.12	Construct a 33,000 volt overhead line at Gelligaer Common, Gelligaer, Hengoed.	Subject to further consideration of consultee replies.
13/0015/COU 09.01.13	Convert former chapel into four flats at Tabernacle Chapel, Chapel Street, Deri Bargoed.	Considering protected species.
13/0016/FULL 16.01.13	Erect a single wind turbine with a maximum blade tip height of up to 61 metres and associated infrastructure including creating new access track (approx. 750m in length), a crane pad (measuring approximately 20m by 22m) and an equipment housing cabinet on Land North East Of Pen-y-fan Farm Pen-Y-Fan Farm Lane, Manmoel, Blackwood	Awaiting Ecological study.

13/0028/COU 14.01.13	Change the use from offices to day nursery at Avenue House, 1 - 2 King Edward Avenue, Caerphilly.	Awaiting information about land ownership.
13/0030/FULL 14.01.13	Provide a lift to plots 65 – 70 at The Beeches Village, Lon-Y-Llyn, Caerphilly.	Amended layout plans awaited.
13/0036/COU 25.01.13	Convert existing public house and flat into four two-bedroom flats at Old Farm Inn Angel Lane, Aberbargoed.	Awaiting bat survey.
13/0039/FULL 17.01.13	Carry out internal alterations and two-storey rear/side extension including new living room, bedroom and bathroom at 1 Llwynceilyn Cottages, Cefn-Porth Road, Lisvane, Cardiff.	Awaiting bat survey.
13/0042/NCC 19.01.13	Vary Condition 01 of planning permission 07/1568/FULL (Construct a pair of semi-detached 3-bedroom houses and two detached 3-bedroom houses) to extend time limit within which development can commence for a further five years at Gould & Sons, Argoed Garage, High Street, Argoed, Blackwood, NP12 0HQ.	Awaiting information about affordable housing.
13/0051/COU 23.01.13	Convert 2 & 3 Beehive Buildings into a photography studio, convert 1 Beehive Buildings into a performance cafe and convert upstairs flat, Beehive House, into a recording studio at Beehive Buildings Crumlin Road, Crumlin, Newport, NP11 3QH.	Considering noise impact.
13/0053/FULL 24.01.13	Erect two wind turbines at Cwmcaesingrug Farm, Mynyddislwyn Mountain Road, Mynyddislwyn, Blackwood, NP12 2BG.	Subject to further consideration of visual impact.
13/0114/FULL 19.02.13	Change level of public open space area previously agreed under application 11/0787/RM at Public Open Space Mill View, Caerphilly.	Awaiting revised details.
13/0115/COU 19.02.13	Change the use of chapel to a four bedroom home at Gospel Mission Chapel Commercial Road, Abercarn, Newport, NP11 5AH.	Awaiting bat survey.
13/0133/COU 22.02.13	Convert former tabernacle chapel hall into two dormer bungalows at Tabernacle Chapel, Chapel Street, Deri.	Awaiting affordable housing information.
13/0144/FULL 28.02.13	Erect detached double garage at Cartref Twyn Shon Ifan, Maesycwmmmer, Hengoed.	Considering impact on trees.
13/0159/FULL 05.03.13	Erect a five bedroom dwelling to replace existing dilapidated detached bungalow at 2 Glyn Glas, Thornhill, Caerphilly, CF83 1LZ.	Awaiting amended design.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/05/1091 25.07.05	Erect fifteen new dwellings on Land adjacent to Marne Street, Cwmcarn.	Draft agreement sent to Solicitors for consideration. Reminder sent. On hold pending resolution of issues at Cwmcarn school.
P/05/1683 23.11.05	Erect residential development at Austin Grange, Bartlett Street, Caerphilly.	Draft sent to applicant for consideration. Application under consideration.
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Planning in discussions with developers over new terms. Asked Planning for an update.
08/0752/OUT 24.06.08	Erect residential and commercial development on Land At Hawtin Park, Gelli-Haf, Pontllanfraith, Blackwood.	Sending figures to the DV for viability test. Planning compiling figures.
08/1355/FULL 23.12.08	Construct residential development on Land To Rear Of 40 Victoria Road, Fleur-de-Lis, Blackwood.	Requested advice from Planning. Finalising draft with Solicitors.
09/0243/OUT 31.03.09	Erect residential development and associated recreation space on Land At Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association.
09/0614/OUT 03.07.09	Erect residential development on Land To Rear Of Ty Fry Road, Aberbargoed, Bargoed.	Clarifying instructions regarding the terms of Agreement. Additional title information received and under consideration. Seeking instructions on the terms of Agreement and considering the additional title information.
09/0817/FULL 19.10.09	Provision of replacement play area and equipment on Land Off Marne Street, Cwmcarn, Crosskeys.	Draft Agreement sent to Solicitors. Provisions of Agreement under consideration. Reminder sent. See first application. On hold pending resolution of issues at Cwmcarn school.
10/0016/FULL 15.01.10	Erect seven two-storey dwellings at The Former Coal Yard, Pandy Road, Bedwas, Caerphilly.	Requested title evidence.

11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Waiting for advice on conservation points.
11/0191/OUT 11.03.11	Demolish existing farmhouse and farm buildings and construct new two-storey residential units at Gelli Pystyll Farm, Elm Drive, Ty Sign Risca, Newport.	Queried title evidence.
11/0370/OUT 10.05.11	Erect residential development at P C Diagnostics Ltd, Technical Centre, William Street, Gilfach.	Completed.
11/0728/FULL 22.09.11	Erect detached dwelling and associated access and groundworks at Plot 1, Land At St Lukes Church, Twyn Road, Abercarn.	Draft being finalised.
11/0779/FULL 12.10.11	Erect single dwelling house at Land Within The Curtilage Of 59 The Bryn, Trethomas, Caerphilly, CF83 8GP.	Sent Agent letter.
11/0900/FULL 05.12.11	Erect two four- bedroomed terraced houses at Land Adjacent To Trecenydd Snooker Club, North Court, First Avenue, Trecenydd, Caerphilly, CF83 2SD.	New instructions
12/0005/NCC 06.02.12	Vary Condition (01) of Planning Permission P/05/0391 to extend the period within which development may commence at 8 Woodview, Machen.	Draft Agreement sent to Solicitors for approval.
12/0104/NCC 08.02.12	Vary Condition 03 of planning permission P/06/0671 to extend the period for the submission of reserved matters by a further three years at Land East Of Bedwelty Road And Cwrt Neuadd Wen, Aberbargoed, Bargoed.	Requested title.
12/0448/FULL 11.06.12	Change dwelling design at plot 1, previously approved (06/0681/FULL) at Land At Old Junction House Commercial Street, Pontllanfraith, Blackwood.	New instructions.
12/0269/NCC 03.04.12	Vary Condition 2 of Planning Permission 08/0539/OUT (erect residential development and associated access) to provide a further three years for the submission of Reserved Matters on Land At Gellideg Industrial Estate Gellideg Lane, Maesycwmmmer, Hengoed.	Correspondence from Developers Solicitors under consideration. Martin Lennon seeking to renegotiate terms.

12/0296/FULL 17.04.12	Erect a pair of semi-detached houses at Land Adjacent To Old Station House, Old Station Yard, Bedwas, Caerphilly, CF83 8QZ.	Queried title.
12/0325/FULL 27.04.12	Convert redundant agricultural building into residential use with utility, hall and garage extension at Cwm Farm, Rudry, Caerphilly.	Sent engrossments for signature.
12/0375/OUT 21.05.12	Demolish existing garage building with proposed new building containing four residential units with associated car parking and amenity area and change use from B1(c) to residential at John Paul Motors Ltd, 31 Newport Road, Bedwas, Caerphilly.	Queried unregistered title whether mortgage has been paid off.
12/0441/FULL 26.06.12	Demolish existing chapel and erect four 1-bed apartments in a single block at Chapel, De Winton Terrace, Llanbradach, Caerphilly.	Draft sent for approval.
12/0549/OUT 12.07.12	Erect detached three bed dwelling with attached garage at Land to the rear of 20 Church Street, Bedwas, Caerphilly.	New instructions.
12/0578/OUT 25.07.12	Erect residential development of 57 dwellings on Land West Of Old Pant Road, Panside, Newbridge.	Sent Drafts. Waiting for comments from other side. Planning in discussions with other side.
12/0581/RET 26.07.12	Restore and refurbish existing buildings, including the demolition of the existing canopy, the retention of works undertaken to date and the continuation of established uses, including a retail shop unit, vehicle repairs and maintenance, storage and new toilet facilities at Park Service Station, Bedwellty Road, Cefn Fforest, Blackwood.	Draft prepared and sent.
12/0594/FULL 06.08.12	Construct 17 No. 2 storey houses and 6 No. flats including access road, parking and amenity areas at Land At Former Aberbargoed And District Hospital, Commercial Street, Aberbargoed, Bargoed.	Sent engrossments for signature.

12/0742/NCC 16.10.12	Vary condition 6 of outline planning permission reference P/00/1022 (as amended by condition 3 of planning permission reference P/05/1697 and condition 2 of permission reference 11/0861/FULL) to allow open A1 food and non-food retail and bulky goods retail/leisure use at Blackwood Gate Retail Park, Blackwood.	Draft Agreement under consideration. Title issued being considered.
13/0014/FULL 08.01.13	Erect detached dwelling and garage at Land Adjoining 62 Pandy Road, Bedwas, Caerphilly.	Land may be being sold so he is checking options with Planning.
13/0058/NCC 24.01.13	Vary conditions 3 and 4 of planning application 07/1393/NCC to allow a further period of 3 years for the submission of reserved matters and a period of 5 years for the commencement of development at Land Off Pencoed Avenue, Cefn Fforest, Blackwood.	In discussion with Solicitors on fees title etc.

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
12/0012/REF 11/0376/RET	Green Valley Moto X Mr C Jones C/o DLP Planning Ltd Mr M Hard Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Retain use of land for motor-cross for two days per calendar month and associated works on Land adjoining Wyth-Erw Farm, Mountain Road, Bedwas.	01.05.12
13/0003/REF 12/0477/COU	Cross Fit Caerphilly Mr S Church Unit 3 Varlin Court Western Industrial Estate Caerphilly CF83 1BQ	Retain the use to upgrade the property to gain leisure use D2 at Unit 3, Block D – Varlin Court, Western Industrial Estate, Caerphilly.	09.01.13
13/0005/REF 12/0808/TPO	Mrs C Davies Berllanllwydd Farm The Fairways Blackwood NP12 1HX	Fell Beech Tree (T8) of TPO 2/82/IBC at Berllanllwydd Farm, The Fairways, Blackwood, NP12 1HX	29.01.13
13/0006/REF 12/0520/COU	Mr A Muhim 5 Eveswell Street Newport NP19 8E	Change the use from A1 cold food retail unit to A3 hot food takeaway at 6 Gladstone Street, Crosskeys, Newport, NP11 6DD	06.02.13
13/0007/REF 12/0449/COU	Miss C Campbell 18 Station Terrace Caerphilly CF83 1HD	Change the use of front room of property to a small café at 18 Station Terrace Caerphilly.	08.02.13
13/0009/REF 12/0490/FULL	Howses Limited Glanhowy House The Glade Wyllie, Blackwood	Erect two coach house style flats with garages at Plot 29 The Glade, Wyllie, Blackwood.	20.02.13
13/0010/REF 12/0566/OUT	Mr R Smith Homeleigh House Park Place, Newbridge NP11 4RL	Erect four bedroom dwellinghouse and integral garage at Homeleigh House Park Place, Newbridge	19.03.13
13/0011/REF 11/0632/FULL	Mrs J Evans 29 Bryngoleu Street Cefn Fforest Blackwood NP12 3ND	Remove existing garage and construct swimming pool and pool building for commercial use (small business) at 29 Bryngoleu Street Cefn Fforest, Blackwood	22.04.13

APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
12/0020/REF 11/0224/FULL	Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed.	Allowed 28/03/13	COMM
12/0021/REF 11/0226/FULL	Provide permanent operation of materials recycling facility and erection of new building at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed.	Allowed 28/03/13	COMM
12/0028/REF 12/0163/CLEU	Obtain Certificate of Lawful Existing Use for garden at Hawthorn Cottage, Garth Place To Rhydri Primary School, Rudry Caerphilly.	Allowed 04/04/13	DEL
13/0004/COND 12/0209/COU	Change the use of land to permit provision of turning head for car transporter, additional parking for staff and bunding/landscaping of same on Land Adjoining Arrow Ford, Commercial Street Pontllanfraith, Blackwood.	Allowed 17/04/13	DEL
13/0008/REF 12/0544/FULL	Erect two storey side extension at 22 Llanddwyn Island Close, Caerphilly.	Dismissed 12/04/13	DEL