

AGENDA ITEM NO. 5(c)

PLANNING COMMITTEE

30TH OCTOBER 2013

**PLANNING APPLICATIONS UNDER THE
TOWN AND COUNTRY PLANNING ACT 1990
AND ASSOCIATED LEGISLATION**

**APPLICATION
NUMBER****LOCATION**

PREFACE ITEM Waldrons Commercials, Unit 29, Tafarnaubach Industrial Estate, Tafarnaubach, Tredegar

PREFACE ITEM Craig yr Aber, Land to the north east of Forch-oriky, Treorchy

PREFACE ITEM Land at Hawtin Park, Gelli-Haf, Pontllanfraith, Blackwood
08/0752/OUT

EAST AREA

12/0775/FULL Land to the rear of 30 Garden Suburbs, Pontywaun, Newport

12/0831/CON Land to the rear of 30 Garden Suburbs, Pontywaun, Newport

13/0419/COU Former Garage, Commercial Street, Pontllanfraith, Blackwood

13/0501/FULL Plot 34, Cemaes Road, Croespenmaen

13/0587/FULL 1 Edgehill, Pontllanfraith, Blackwood

13/0589/FULL Ty Sirhowy Hospital, Lon Pennant, Cwmgelli, Blackwood

NORTH AREA

13/0682/RET 10 Glendale Gardens, Fleur-de-lis, Blackwood

13/0684/RET Drenewydd House, Collins' Row, Butetown, Rhymney, Tredegar

SOUTH AREA

13/0164/RET Nant-Y-Cwm Farm, Cefn-Onn Farm Lane, Rudry, Caerphilly

13/0465/FULL The Greenfly & CATS House, Newport Road, Bedwas, Caerphilly

PREFACE ITEM

APPLICATION NO.	Consultation from Blaenau Gwent County Council in respect of a planning application
APPLICANT(S) NAME:	Infinite Renewables Limited
PROPOSAL:	Erection of a single 500kW wind turbine and associated transformer enclosure
LOCATION:	Waldrons Commercials, Unit 29, Tafarnaubach Industrial Estate, Tafarnaubach, Tredegar, Gwent

Blaenau Gwent County Borough Council has invited this Council's comments on a planning application for the erection of a single 500kW wind turbine and associated transformer enclosure on land at Unit 29 on the Tafarnaubach Industrial Estate, Tredegar. The site lies approximately 5 km to the north west of Ebbw Vale and 8 km to the north east of Merthyr. With respect to the Caerphilly Council area the closest residential properties are those in Princetown that are located at distances to the site ranging from 300 to 600 metres. Llechryd and Rhymney lie 1 km and 1.5 km from the site respectively.

The proposed wind turbine, a three bladed horizontal axis turbine, would have a hub height of 46 metres, rotor diameter of 56 metres, with an overall tip height of 74 metres. The turbine would operate for an approximate period of 20 years.

The application is supported by a Landscape and Visual Impact Assessment and a Noise Impact Assessment. It is considered that the visual and noise impacts of the turbines are the main issues to consider in the impact of the turbines on the Caerphilly Borough.

The Divisional Landscape Architect has examined the Landscape and Visual Assessment and accepts that it has been undertaken in accordance with current good practice. He notes that the proposed turbine is to be located within the Tafarnaubach Industrial Estate. This large estate is situated in an open upland landscape upon which the large relatively uniform units of the Tafarnaubach and Rassau Industrial Estates, the National Grid Transmission Lines, the A465 and the linear settlement of Princetown have been super-imposed and only partly screened from each other by past tree planting which is of insufficient scale to sit comfortably within this landscape.

The mapped Zone of Theoretical Visual Influence includes a substantial part of the upland area within the mid/north of the County Borough. Views from these upland areas are generally limited to walkers, horse riders, vehicles using minor roads and isolated properties. Views from the valley floor or the valley sides where settlements and population are greater are likely to be severely restricted by topography.

Four representative photo-viewpoints have been chosen within the County Borough. The applicant's description of the impact of the proposed development upon these viewpoints is considered acceptable. Another photo viewpoint, although located within Blaenau Gwent is also considered to be representative of many potential views from the upland area to the south and east of Rhymney.

Although noting that the existing and proposed turbines on the Rassau Estate have not been included within the wire-frame drawings/panoramas in the Visual Assessment, the Landscape Architect concludes that he has no objection.

Having considered the Noise Assessment the Head of Public Protection has advised that he has no objection subject to consideration being given to conditions dealing with the following matters:-

1. A limit on the level of noise from the turbines when measured at the nearest noise sensitive property.
2. An independent assessment of any noise complaint from the occupier of any dwelling.
3. The continuous logging of the power generation, and the wind speed and directional data, and the retention of that data for specified periods.
4. Ensure the noise emitted from the turbine is not classed as being a nuisance.
5. A control mechanism being attached to the turbine that automatically shuts down the turbine during time when shadow flicker occurs.
6. Controls on the times of deliveries and construction works.
7. Demonstration of the level of noise emitted at the turbine on commissioning and annually thereafter.

RECOMMENDATION: That Blaenau Gwent County Borough Council be advised that this Council has no objection to the proposed wind turbine at Tafarnaubach, subject to that Council giving due consideration to conditions recommended by the Head of Public Protection.

PREFACE ITEM

APPLICATION NO.	Consultation from Rhondda Cynon Taff Council in respect of a planning application
APPLICANT(S) NAME:	REG Windpower
PROPOSAL:	Installation of three wind turbines and construction of associated infrastructure
LOCATION:	Craig yr Aber, land to the north east of Forch-orky, Treorchy

Rhondda Cynon Taff Council has invited this Council's comments on a planning application for the installation of three wind turbines and construction of associated infrastructure on land at Craig yr Aber, to the north east of Treorchy. It is generally located at the top of the Rhondda Valleys, to the west of Maerdy and north of Treorchy.

The proposed wind turbines, each with a generating capacity of up to 3MW, would have a maximum height to blade tip from ground level of 146.5 metres. The turbines would operate for a period of up to 25 years post construction when they would be decommissioned and removed in the following twelve months. The turbines would be located approximately 15 km from the boundary with Caerphilly Borough.

The application is supported by several documents, one of which is a Landscape and Visual Impact Assessment prepared for each site. It is the visual impact of the turbines that is considered to be the main issue in relation to their impact on the Caerphilly Borough. The Head of Public Protection has considered the application and advised that he has no comments to make.

The Divisional Landscape Architect notes that the proposed turbines are located within a Strategic Search Area (these are areas identified In Technical Advice Note 8 'Planning for Renewable Energy' in which Welsh Government consider large scale (over 25MW) onshore wind developments should be concentrated). He considers the Landscape and Visual Assessment methodology to be in accord with what is considered to be current best practice. The Zone of Theoretical Visual Influence has been set at 35km and this indicates that views of this proposal and up to 8 other wind farms outside and to the west of the borough boundary would be possible from elevated parts of the borough at distances of between 15 and 30 km from the site. It is generally considered that views at a distance of 10km would be significant.

He does note however that the Landscape and Visual Assessment appears to concentrate on wind farms and has not recorded individual turbines, with none within this Borough having been recorded. The significance of the cumulative impact could change if there were several unrecorded individual turbines at the forefront of views from any cumulative viewpoint. Notwithstanding this, he has concluded that the

proposal would be a small and distant element within a large-scale open landscape when viewed from within the Borough and therefore raises no objection.

RECOMMENDATION: that Rhondda Cynon Taff Council be advised that this Council has no objection to the proposed wind turbines at Craig yr Aber, but requests that consideration be given to including individual turbines in the assessment of cumulative impact.

PREFACE ITEM

APPLICATION NO. 08/0752/OUT

APPLICANT(S) NAME: Filigree Trading Limited

PROPOSAL: Erect residential and commercial development

LOCATION: Land At Hawtin Park Gelli-Haf Pontllanfraith
Blackwood

This application was reported to the Planning Committees on 30th June and 18th August 2010 at which time Committee resolved to accept the recommendations that the determination of the application be deferred to allow the applicant to enter into a Section 106 Obligation to provide the following:-

- 25% provision of Affordable Housing;
- Contribution towards the provision of a playground either on site or off-site, and towards off-site pitch improvements;
- Contribution towards additional education accommodation; and
- Transfer to the Council of the retained area of nature conservation interest with a commuted sum towards its long-term management.

Copies of the reports are attached as appendices.

Since that Committee resolution negotiations regards the Section 106 Agreement have been ongoing but were put on hold for some considerable time whilst an application for a Village Green was considered and determined by the Planning Inspectorate. That application was dismissed and negotiations resumed. However, the applicants have since raised the matter of the viability of the development and on that basis sought a renegotiation of the terms of the Agreement, indicating that the level of Affordable Housing referred to in the Committee resolution (25%) could not be sustained and therefore sought a lower level.

Policy SP7 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 makes provision for the Council to seek to secure planning obligations that are necessary to remove obstacles to planned development, meet local needs and make development more sustainable. Paragraph 1.67 of the supporting text to the policy states:-

“In the case of previously used land the Council will take into consideration abnormal costs associated with the redevelopment of a site when negotiating the level of planning obligation to be sought. Where a developer consider the levels of obligation sought may affect the viability of a development proposal to an unacceptable degree the Council will require the developer to provide sufficient evidence to support this position as part of the planning obligation negotiation process.”

Cont....

Application No. 08/0752/OUT Continued

The Council's Supplementary Planning Guidance LDP1 'Affordable Housing Obligations' also contains a requirement for the developer to provide information where the viability of providing affordable housing is considered to be an issue. In response to a request from officers and in accordance with the aforementioned requirements, the applicants submitted commercially confidential information on land costs, planning costs, development costs and abnormal costs to support their case. Officers undertook an initial appraisal of the submitted information and concluded that the site could be viable. Consequently, in accordance with the process identified in LDP1 where there is a dispute over site viability, an independent consultant was commissioned to undertake a third party appraisal to be paid for by the developer.

Based on the information supplied by the applicant and officers and the results of the viability assessment, the appraiser considered that the residual land value generated would be of a sufficient level to incentivise the release of the land for development and that there were no viability grounds for varying the requirements of the planning obligation. However, the appraiser recognised that there may be a case on development deliverability grounds for varying the planning obligations if this met strategic public objectives. The applicant does not consider that the appraiser has adopted the correct approach to the assessment of the planning gain and not taken account of the real circumstances of the case.

Notwithstanding the applicant's opinion, officers consider the matter of deliverability to be a key factor in this case. In the Annual Monitoring Report for the Local Development Plan, approved by Council on 8th October 2013, reference is made to the lack of a five-year housing land supply being a matter of concern that needs to be addressed if the overall housing requirement is to be met over the plan period. The report recognised that the importance of house building to the economy should not be underestimated and that such development should be stimulated to aid economic recovery.

Recommendation R1A in the approved report states:-

"In recognition of the significant downturn in the economy and the impact that this is having on the housing land supply and on house building rates (including affordable housing) in the county borough, the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 be revised to facilitate the allocation of additional land for housing, in order to ensure that the housing requirements of the population of the county borough can be met."

Cont....

Application No. 08/0752/OUT Continued

This site is an allocated housing and employment site in the current Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 and therefore, in addition to implementing the above recommendation to allocate additional housing land, it is imperative that every effort is made to deliver development on existing allocated sites to meet the housing requirements in the short term. Consequently, taking into account the results of the appraisal of viability, together with the matter of deliverability, and the circumstances described above, officers have concluded that it would be reasonable to allow a lower level of affordable housing and therefore advised the applicant that officers, (including the Council's Housing Enabling Officer) could agree to 10% of the units to be Affordable Housing, to be social rented properties in accordance with the values set out in LDP1. However, it is considered that a clause should be inserted in the agreement requiring that, in the event that the development does not commence within 24 months of the date of the issue of the planning permission, the terms of the agreement in respect of affordable housing be reassessed. In addition, as a result of a re-appraisal of the contribution towards the leisure provision, a reduction of £81,000 can be made in that contribution. Officers are also willing to consider the realistic phasing of the Section 106 Agreement payments throughout the construction and occupation of the development.

The applicant has confirmed that the revisions suggested are acceptable to them.

Recommendation: that the requirements for the Section 106 Agreement be varied to reflect:-

- a reduction in the level of affordable housing to 10%, with the level being re-assessed in the event of the development not commencing: within 24 months of the issue of the planning permission;
 - a reduction of £81,000 in the level of contribution towards leisure provision;
 - the phasing of the 106 payments throughout the construction and occupation of the development.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
08/0752/OUT 24.06.2008	Filigree Trading Limited C/o Mrs A Dallimore C2J Architects 2nd Floor 14-18 City Road Roath Cardiff CF24 3DL	Erect residential and commercial development Land At Hawtin Park Gelli-Haf Pontllanfraith Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: South of the Hawtin Park industrial estate to the west of Pontllanfraith.

Site description: The site is bounded on the north and part west by existing industrial development, on the east and south east by the housing in the Bryn estate, and part south and south west by the A4049 highway with open land beyond. The site falls generally from north to south towards the A4049 and from the existing residential area along the eastern boundary and the existing industrial area on the western boundary to form a valley along a north / south axis. The site is primarily agricultural in character with managed grassland sub divided by mature hedgerows interspersed with mature trees.

Development: Development of the site for commercial and residential uses. The commercial uses, which would be developed on five engineered plateaux generally on the western half of the site are described as industry, offices, a budget hotel and associated public house and retail facilities serving the existing and proposed commercial development and borough wide demand. The hotel, public house and retail would be on the plateaux at the southern end of the site. The residential development would be on the eastern part of the site. The commercial and residential uses would be separated by a linear area running north - south through the middle of the site this comprising an area of nature conservation value. The development would incorporate the retention of some of the existing trees and hedgerows including the strip along the eastern edge of the site that abuts the rear gardens of Solent Close and Tamar Close. There would be some additional planting, together with the translocation of some of the grassland areas.

Cont....

Application No. 08/0752/OUT Continued

The application is supported by a Design Brief, Access Statement, Statement of Sustainability, Transport Assessment, Noise Assessment, Ecological Assessments (Extended Phase 1 Habitat Survey, Grassland Assessment and Targeted survey for bats and reptiles, and Great Crested Newt Survey) and Tree Survey report.

Dimensions: The site is 13.6 hectares in area. In the original submission the areas proposed for housing and employment were 3.49 hectares and 4.68 hectares respectively. As a result of negotiations between the applicants and Officers, particularly relating to the area of land of nature conservation value that should be retained, the housing area has been reduced to 2.32 hectares (which at a density of 35 per hectare would realise 81 dwellings), the five plateau areas for employment amount to 4.36 hectares, and the area to be retained as grassland, although crossed by the access road, amounts to 3.67 hectares.

Materials: None are proposed at this outline application stage.

Ancillary development, e.g. parking: Access to one small commercial plateau at the northern end of the site would be gained from the existing Hawtin Park Estate road, whilst the remainder (majority) of the new development would be accessed via a new junction on the A4049. The internal site road would run through the commercial plateaux, but a spur would be taken off a roundabout at the southern end to cross the retained grassland area to access the proposed residential development.

PLANNING HISTORY

5/5/90/0901 - Construct roads and sewers - Granted 18.04.91.

5/5/91/0623 - Erect industrial development (B1, B2) and warehousing (B8) - Granted 19.12.91.

POLICY

Site Allocation

Development Plan: Within settlement limits and an allocated industrial site in the Adopted Mid Rhymney Valley Local Plan.

Council Approved UDP: Within settlement limits, an allocated employment and housing site, and a Site of Importance for Nature Conservation.

Cont....

Application No. 08/0752/OUT Continued

Local Development Plan: Within settlement limits, an allocated employment and housing site and a Site of Importance for Nature Conservation.

Policies

Development Plan: Policies I1 (allocated industrial sites), and EV4 (development permitted only where size, scale, layout, material and design are in keeping with the surrounding environment).

Council Approved UDP: DC1 (general development control criteria), E1(10) (allocated industrial site), H1(31) (allocated housing site), DC3 (Planning obligations), T2 (Road hierarchy), T3 (development requiring vehicular access to a highway), T8 (highway design standards), R1 (retail hierarchy), R6 (small retail proposals outside Town, District and Local centres), R12 (food and drink retailing), C11 (82) (development within a SINC), C13 (development involving loss of trees, woodlands and hedgerows), L9 (open play space provision), L10 (outdoor sport provision), and L12 (tourism development).

Local Development Plan: SP2 (development strategy in the Northern Connections Corridor), SP5 (settlement boundaries), SP6 (place making), SP7 (planning obligations) SP16 (housing requirements), SP17 (affordable housing target), SP18 (managing employment growth), SP22 (transport requirements for development) CW4 and CW5 (general design considerations), CW6 (highways), CW8 (natural heritage protection), CW9 (trees and woodlands protection), CW13 (leisure and open space provision), CW14 (affordable housing planning obligation), CW15 (Use class restrictions - business and industry), CW17 (general locational constraints), HG1 (allocated housing sites), and EM1 (employment allocations).

National Policy: Planning Policy Wales 2010, Technical Advice Note 2 - Planning and Affordable Housing, Technical Advice Note 5 - Nature Conservation and Planning, Technical Advice Note 12 - Design, Technical Advice Note 18 - Transport.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes.

Was an EIA required? No.

Cont....

Application No. 08/0752/OUT Continued

CONSULTATION

Countryside Council For Wales - has no objection to the proposal but recommends modifications to improve the impacts of the scheme on the environment. It welcomed the increase in land offered for retention and management for natural habitat within the proposed development, but has concerns over the impact on both marshy grassland and neutral grassland habitats present on site. The proposed area for housing will impact on an area of marshy grassland in the central southern area of the site. This particular site has been identified as being of high conservation value. Although it may be considered of poorer quality on account of the lack of appropriate management, its retention and management are important in terms of the conservation of this priority Biodiversity Action Plan habitat. It therefore advises that the layout is amended to retain this habitat. It also outlines the importance of conserving species rich dry grassland with appropriate management.

Gwent Wildlife Trust - Strongly objects to the development on the grounds of:-

- loss of a designated site.
- direct loss of, and damage to, important and rare species and habitats, particularly semi-improved neutral grassland and marshy grassland.
- severe impairment of the local network of nature conservation sites and semi-natural habitats.
- indirect impacts on the nature conservation sites to the north, and the Marsh Fritillary butterfly.
- lack of compensation for those habitats lost and species affected.
- they understand that some form of development is likely to take place at this site, so recommend:
 - a wide, uninterrupted corridor, comprising the most valuable areas of habitat, to be retained and managed appropriately.
 - should an east -west road prove necessary, strong measures to allow the movement of wildlife to continue.
 - appropriate protection and management of the retained hedgerows and buffer strips.

Cont....

Application No. 08/0752/OUT Continued

- suitable off-site compensation for the areas of SINC that will inevitably be lost.

Countryside And Landscape Services - Having assessed all of the submitted ecological information, including additional surveys carried out during the course of the processing of the application and amendments to the extent of the proposed housing and employment areas, it is considered that an acceptable balance has been reached between the development of the site and the retention of a significant area of grassland habitat. More detailed comments are contained within the Analysis section of this report. With regards to tree protection the revised layout has taken on board initial comments about the need to retain trees, the finer points of individual buildings and their relationship with trees can be dealt with at the reserved matters stage.

Maesycwmmmer Community Council - Objects to the residential part of the application and considers that it is important to maintain the current barrier between the residential areas of Maesycwmmmer and Pontllanfraith. This application sets a precedent for this to be eroded. Also concerned about the increased traffic flows and the use of the land which is a site of special scientific interest.

Head Of Public Services - The Authority provides a domestic kerbside refuse and recycling collection service with the requirement for the developer to provide suitable off road storage. Suitable off road storage will also have to be provided by the developer for the commercial element to house refuse containers.

Police Architectural Liaison Officer - Recommends that the proposed development be constructed in accordance with the requirements of the Secured by Design Scheme operated by Gwent Police and the Association of Chief Police Officers. Provides advice on the elements of the layout design that should be incorporated into the development.

Head Of Planning & Strategy - The site is within the catchment area of Maesycwmmmer Primary School and at least one classroom would be required. A contribution of approximately £200,000 should be negotiated through a 106 Agreement.

CCBC Housing Enabling Officer - Affordable housing should be secured on the site through a legal agreement to a level based on the housing market assessment.

Cont....

Application No. 08/0752/OUT Continued

Strategic Planning & Urban Renewal Manager - There is no objection in principle to the housing on the allocated housing site, subject to all other material considerations being met including the provision of a suitable access and the inclusion of an adequate buffer between the housing and employment sites. There is no objection to the proposed B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) Uses on the site. However, it is considered that the proposed A1 (Retail), A3 (Food and Drink) and C1 (Hotels) Uses on an allocated employment site which restrict uses to B1, B2 and B8 would be contrary to Policies E1 and E3 of the UDP.

Environment Agency (Wales) - Notes the allocations in the UDP and comments that there appears to be conflict in developing such sites whilst at the same time protecting sites of local nature conservation interests which are also valuable to the local community. The SINC designation should be given due weight as a material consideration in the determination of the application, the understanding being that it is the Council's policy not only to protect such sites, but to strive to enhance their nature conservation value. It recommends that planning conditions/obligations be imposed to safeguard the nature conservation value of the site. Further comments and advice are provided on the proposed drainage of the site.

Dwr Cymru/Welsh Water – no objections subject to conditions.

Group Manager (Transportation Planning) - No objection subject to conditions requiring full engineering details of the proposed access with suitable vision splays and the provision of a pedestrian/cycle access link from Crown Lane into the development. Also noted the existence of a public right of way crossing the site and the need to deal with it appropriately.

Head Of Public Protection - Has considered the submitted Noise Assessments and amended site plan and concluded that he has no objection subject to several conditions to control noise and dust during the construction phase, and controlling noise levels and lighting from the commercial development during the operational life of those uses.

Senior Engineer (Land Drainage) - Recommends that comprehensive proposals should be submitted showing how surface water, foul and land drainage flows from the site will be dealt with. Also conveys advice on matters that need to be considered in such proposals.

Wales & West Utilities - Provides information on services within the vicinity of the site and advice to be passed to the developer.

Cont....

Application No. 08/0752/OUT Continued

Western Power Distribution - Provides information on services within the vicinity of the site and advice to be passed to the developer.

Parks Development Officer - Contributions will be required towards the provision of a playground either on the site or in The Bryn, the latter as identified in the adopted Playgrounds Strategy, and also towards off site pitch improvements in the catchment area. The contributions have been estimated at approximately £172,000.

ADVERTISEMENT

Extent of advertisement: Site and press notices and neighbour notification.

Response: 101 standard letters and 36 individual letters, including some from the Bryn Residents Association, Glennis Kinnock MEP, Eluned Morgan MEP, Jonathon Evans MEP and Don Touhig MP also sought information about the proposal on behalf of constituents.

Summary of observations:

1. The need for the development does not outweigh the need to preserve the site for its ecological value. The site is a designated SINC in the development plan.
2. The development would destroy the majority of wildlife which includes flower rich meadows, ancient hedgerows, marshes, rare pink waxcap fungi, bats, suitable habitat for the vulnerable Marsh Fritillary butterfly.
3. The plans propose to fragment the SINC into islands of green. This approach has been proven to fail to preserve habitats and species on a local as well as a global scale. 60% of the grassland will be lost with no compensation for the ecological disaster. The grasslands are a primary habitat for at least 47 species of conservation concern in the UK, including 13 globally threatened or rapidly declining species. The SINC comprises a swathe of habitat and has a vital connecting function to other habitats in the valleys.
4. The site is a greenfield site. Brownfield sites should be developed instead in line with government guidance.

Cont....

Application No. 08/0752/OUT Continued

5. There are many empty factories in the area so no demand for new ones.
6. Noise is already experienced from the existing factories. Any more would be intolerable.
7. The entire domestic and over half of the commercial traffic would exit onto a blind bend on an already busy road.
8. Traffic in the area is already heavy and slow moving with queues and hold ups between the two nearby roundabouts. Traffic problems in Maesycwmmmer and Ystrad Mynach will be worse as a result of this development which will be in addition to the traffic from the new hospital.
9. Community facilities are already overstretched. What evidence is there that there will be adequate resources to deal with the increased demands in terms of health and education?
10. The Council should pay due regard to the Habitats Directive, it has already failed to do so in respect of the Sirhowy Enterprise Way.
11. The land is a valuable informal area for recreation.
12. Insufficient information available for residents to determine the extent of the visual, ecological and social impact on the community.

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? The Police Architect has made recommendations in respect of the design of the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? See the Analysis section of the report.

Cont....

Application No. 08/0752/OUT Continued

ANALYSIS

Policies: The main issues to consider in the assessment of this application are:-

Planning Policy Context
 Impact on landscape
 Impact on nature conservation
 Traffic Impact

PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compensation Act 2004 requires that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the area is the Mid Glamorgan County Structure Plan: Approved Plan incorporating Proposed Alterations No 1 (September 1989) and the Adopted Mid Rhymney Valley Local Plan. However, the 2003 Council Approved Unitary Development Plan (UDP) has been through all of the statutory stages other than formal adoption and has been approved for development control purposes. In these circumstances it is considered that considerable weight can be attached to the policies in the UDP of relevance to the determination of this application.

The Caerphilly County Borough Council Deposit Local Development Plan October 2008, which is in the middle of the public examination and has little statutory weight at present, nevertheless carries through the UDP allocations for the site.

The eastern part of the site is allocated for housing (Policy H1.31) in the approved UDP. The western part of the site is allocated for industrial and business use (Policy E1.10) in the UDP. The whole of the application site forms part of the 'Crown Estate Meadow' Site of Importance for Nature Conservation (Policy C11(82)) in the UDP. Setting aside the SINC allocation which is dealt with below, the proposals for housing and employment are therefore consistent with the policies in the UDP. However, the proposed uses of some of the commercial areas for A1, A3 and C1 (retail, public house and hotel respectively) conflict with Policy E1 which allocates the site for use classes B1, B2 and B8 (Business, General Industry and Storage or Distribution respectively). It would therefore be necessary to attach a condition to any planning permission granted restricting the use of the proposed commercial areas to the uses consistent with the UDP.

Cont....

Application No. 08/0752/OUT Continued

IMPACT ON LANDSCAPE

The main visual and landscape impact of the development arises from the significant change between an undeveloped greenfield site of rural character to a developed site with buildings, roads and illumination. However, it is considered that the retained and proposed structural landscaping, suitably managed will do much to mitigate the impact and provide a natural setting and backdrop to elements of the development. This will help to reduce the scale of development on individual plateaux. As the result of a Tree Survey, some modifications were made to the extent of the employment plateaux which would result in better protection of trees and hedgerows. The hedgerows and trees that run along the eastern edge of the site that abuts the rear gardens of Solent Close and Tamar Close would also be retained. The design of the individual industrial and office units in particular will need to work with this setting to create a high quality design which contributes towards the development of a sense of place. The retention of the large area of nature conservation interest running north-south through the middle of the site will contribute significantly to mitigating the impact on the landscape.

IMPACT ON NATURE CONSERVATION

Many of the public objections and comments from CCW and the Gwent Wildlife Trust note the allocations in the UDP and the apparent conflict in developing the site for employment and residential uses whilst at the same time protecting sites of local nature conservation interests which are also of value to the local community. Under the terms of Policy C11 of the UDP development proposals within or in the vicinity of SINC's which would have a harmful impact on the protected features of such sites will only be permitted where the need for the development clearly outweighs the need to safeguard the site.

As a result of Officers concerns about the impact of the original submission on the SINC they have been negotiating with the applicant's agents to obtain additional ecological surveys to assist the assessment of the impact. Those negotiations have resulted in a significant reduction in the area to be developed for housing and some reduction in the area to be developed for employment with a significant increase in the area to be protected in the interest of nature conservation. The sizes of those respective areas are referred to earlier in the report. The following assessment is based on the final amended plan and takes into account the Council's duty under the requirements of the Natural Environment and Rural Communities Act 2006. It should be noted that the Gwent Wildlife Trust's comments are on the original submission and CCW's comments are on the penultimate revision.

Cont....

Application No. 08/0752/OUT Continued

Site of Importance for Nature Conservation

The majority of the site has been designated a Site of Importance for Nature Conservation (SINC) in the Council's Approved Unitary Development Plan (Policy C11.82) and in the Council's Deposit Local Development Plan (NH3.77), for its semi improved neutral grassland, marshy grassland and network of mature hedgerows. The proposed development will lead to the loss of grassland habitats within the application site. The revised plan now allows for the retention of the majority of the high or very high quality grassland habitats identified in the applicant's Grassland Assessment dated 24th July 2007, and it will be possible to translocate and retain the remaining high quality grassland habitats to other areas of lower quality within the site. The majority of the hedgerows will also be retained. There will be a physical loss of habitats within the SINC and conditions are therefore recommended that will minimise the impact, protect sensitive features and enhance the remaining habitats.

Hedgerows

The proposed retention of many of the hedgerows and lines of trees within the current application is to be welcomed, but like for like replacement will be required for any "important hedgerow" that is lost, and the detailed design should include the retention of the mature trees wherever possible. Conditions are recommended accordingly.

SPECIES

Waxcap Fungi

The extended phase 1 habitat survey identified the presence on site of Pink Waxcap. This species is a Priority Species in the UK Biodiversity Action Plan. There are only 3 other sites within the County Borough where this species has been recorded. Since large parts of the site support neutral unimproved grassland there is potential for other parts of the site to support this and other waxcap species. A full waxcap survey should therefore be undertaken (as recommended in the extended Phase 1 report) to determine whether other areas within the application site support this species and to identify any other grassland fungi that may be present. The location of the Pink Waxcap was recorded in an area that is currently proposed for employment and within a grassland habitat that was classified in the 2007 report as being of moderate conservation value. The retention of some undisturbed dry grassland within the application site will increase the likelihood of this species and other species of waxcap continuing to persist within the application site.

Cont....

Application No. 08/0752/OUT Continued

Birds

The extended phase 1 survey recorded a reasonable assemblage of bird species several of which are likely to be breeding on site. The retention of the majority of the hedgerow and trees should ensure that the birds currently present on site would be able to continue to use the site. However, clearance of trees and scrub vegetation will need to be timed to avoid the bird nesting period and a condition is recommended to achieve this control.

Bats

The extended phase 1 survey indicated that there were two trees on site with medium potential to support bats. An evening survey in the targeted bat survey failed to confirm use of the trees by bats. The applicant's Ecologist has confirmed that the potential bat trees were all observed on three separate occasions but no bats were observed to emerge from the trees. The timing of the survey rules out the likelihood of the trees being used as a maternity roost, although bats may make occasional use of these trees at other times of the year. The impact of the development is likely to be relatively low, since it appears from the revised layout that the trees are likely to be retained. However method statements with regard to construction activities in the vicinity of the roosts, and lighting in the vicinity of the roosts and hedgerows will need to be submitted, to ensure that bats can utilise the trees for both foraging and roosting during and after completion of the development. As the details of this are unlikely to emerge until further details are submitted as part of the reserved matters, this information should also be submitted as part of the reserved matters rather than prior to determination.

In addition, since it is two years since the bat surveys were undertaken and use of the trees by bats may have changed, as a precautionary measure a follow-up roost and activity survey should also be conditioned and undertaken prior to development commencing to update the 2007 survey and to inform any additional measures that may need to be undertaken should the use of the site by bats be found to have changed.

Great Crested Newts

Following a report and photographs from a local resident of a Great Crested Newt being found on site, the developers undertook a Great Crested Newt survey of ponds close to the application site and a refugia search of habitat within the site.

Cont....

Application No. 08/0752/OUT Continued

No further evidence of Great Crested Newts was recorded during the survey, and in the light of this information no further measures are considered necessary with regards to this species. However in the event of Great Crested Newts subsequently being discovered, the recommended conditions relating to a licence and the reptile and amphibian survey should ensure that Great Crested Newts are not adversely affected.

Reptiles and Amphibians

A small number of slow-worms were found on site. These are protected from killing under the Wildlife and Countryside Act 1981, and the consultant was of the opinion that more reptiles could be associated with the marshy grassland areas, although no evidence was found. The consultant recommended that a supplementary investigation of the Marshy grassland areas were undertaken in April/May or September, and a site clearance methodology prepared to minimise impact on reptiles. The Great Crested Newt survey confirmed that Palmate Newts were present in adjacent ponds and are therefore likely to be present on the application site. This information can be provided at the detailed stage of the application, and a condition requiring a survey is recommended.

Long Term Management of Retained Habitats and Species

In order to secure the long term management of the land to be retained in the interest of nature conservation a management plan will be required and this can be controlled through an appropriate planning condition and an ongoing obligation reflected in a Section 106 Agreement.

In conclusion, having assessed all of the submitted information, it is considered that an acceptable balance has been reached between the development of the site and the retention of an area of land within the site which, with suitable management, provide the high quality grassland habitat and its connectivity through the site. Consideration has been given to the Habitats Directive, but in the absence of confirmed presence of European Protected Species it is considered unnecessary to address the three tests referred to in the Directive. However, these species have been considered in the foregoing assessment and conditions are recommended to ensure that any potential impact is mitigated.

TRAFFIC IMPACT

A Transportation Assessment (TA) was submitted in support of the planning application, which assessed the traffic and highway implications of the proposed development.

Cont....

Application No. 08/0752/OUT Continued

This assessment concluded that the proposed site access arrangements would function satisfactorily even allowing for traffic growth to at least 2018 levels, and that the additional traffic generated by the development would be minimal with the two closest junctions having reserve capacity at 2018 traffic levels. This assessment, together with supplementary information, was reviewed by Capita on behalf of the Group Manager (Transportation Planning).

Whilst there was not agreement as to the methodology of preparing the TA, it has been agreed that the proposed development will generate an additional 24 to 49 vehicles per hour passing through the Crown Roundabout. The TA indicates capacity issues at the Crown Roundabout at date 2018. However, an additional vehicle every one or two minutes will have no significant impact on the roundabout. All other junctions operate satisfactorily.

A point to note is that the figures used in the assessment are based on the original submission for 140 residential units. As a result of the enlarged area of retained grassland, the residential area has been reduced in size and it is estimated that it will generate only 81 residential units which further reduces traffic generation and subsequent effects on the surrounding network.

Agreement was reached on the appropriate design year. The current Department of Transport advice on Transport Assessments is to adopt a 10 year horizon for trunk road schemes and a 5 year horizon for non trunk roads. Caerphilly County Borough Council has historically required developers to adopt a 15 year horizon for all schemes which follows advice from the Institute of Highways and Transportation. The Welsh Assembly makes no recommendations as to what design year to use. The Transport Assessment has been produced using a 10 year horizon. Consideration was therefore given to the likely impact of increasing the assessment to 15 years. It was agreed that the growth in traffic between 2019 and 2024 is predicted to be 0.95%, which when added to the development traffic will not adversely affect levels of performance on the highway network.

Bearing in mind the above the Group Manager (Transportation Planning) was satisfied that the existing highway network could cater for the likely traffic to be generated by the proposed development. He was also satisfied with the design of the proposed new access into the site, subject to suitable planning conditions to control its detailed design.

Comments from Consultees: These are dealt with in the Analysis Section.

Cont....

Application No. 08/0752/OUT Continued

Comments from public: These are dealt with in the Analysis Section.

Conclusions:

In assessing this application due regard has been given to Welsh Assembly Government guidance, policies in the Council Approved Unitary Development Plan, comments from consultees and views expressed by the public. It is recognised that the development will have an impact in the locality, particularly in terms of the change in the form and character of the landscape.

However, it is considered that the proposal achieves a reasonable balance between realising the potential of the site consistent with the allocations in the UDP and minimising the impact on the landscape and the area of nature conservation value.

There is clearly strong local opposition to the principle of the development of the site as well as its consequent impact on the landscape and nature conservation.

However, local opposition to a proposal is not on its own a reasonable ground for refusing permission. Whilst it is fully acknowledged that the opposition is based on valid planning considerations, it is considered that those objections are not sufficient to warrant refusal of the application.

RECOMMENDATION that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

1. 25% provision of Affordable Housing.
2. Contribution towards the provision of a playground either on site or off-site, and towards off-site pitch improvements.
3. Contribution towards additional education accommodation.
4. Transfer to the Council of the retained area of land of nature conservation interest, a commuted sum towards its long term management and long term management of the habitat areas not transferred to the Council.

Cont....

Application No. 08/0752/OUT Continued

On completion of the Section 106 Obligation that (B) outline planning permission is granted subject to the following conditions:-

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) This permission shall relate to the Amended Plan entitled 'Preliminary Site Layout' stamped as received by Caerphilly County Borough Council on 21st April 2010.
REASON: To clarify the development hereby granted consent.
- 06) The uses of the areas coloured blue and identified as commercial development on the plan referred to in Condition 05) above shall be restricted to Use Classes B1, B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 1987, and for no other uses whatsoever.
REASON: To control the nature of the development allowed by this consent.

Cont....

Application No. 08/0752/OUT Continued

- 07) Notwithstanding the submitted plans no works whatsoever shall commence until full engineering details of the proposed access have been submitted to and approved by the Local Planning Authority. The revised details shall provide a right hand turning facility on the A4049 site entrance. The access shall thereafter be completed in accordance with the approved details prior to any other works.
REASON: In the interests of highway safety.
- 08) Prior to its first use the proposed means of access shall be laid out, constructed and maintained thereafter with vision splays of 2.4m x 120m. No obstruction or planting when mature exceeding 0.6 metres in height above the adjacent footway shall be placed or allowed to grow in the required vision splay area.
REASON: In the interests of highway safety.
- 09) Notwithstanding the submitted plans no works whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning Authority which provides a 90m forward visibility splay around the bend on the A4049 adjacent to the south west corner of the site. Such provision shall be completed prior to the first occupation of the development. No obstruction or planting when mature exceeding 0.9m shall be placed or allowed to grow in the required forward visibility area.
REASON: In the interests of highway safety.
- 10) Provision shall be made for a pedestrian and cycle access link from Crown Lane into the development, details of which shall be agreed in writing with the Local Planning Authority before any works commence on site. Such provision shall be completed in accordance with the approved details prior to the first occupation of the development.
REASON: In the interests of highway safety.
- 11) Notwithstanding the submitted plans no works shall commence until full engineering details of the road layout with sections, street lighting and surface water drainage have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.

Cont....

Application No. 08/0752/OUT Continued

- 12) A detailed programme for the provision of the proposed highways (and highway alterations) including all stages in the statutory process in the 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 construction (of dwellings) are commenced on site. This condition will however be considered unnecessary by the Local Planning Authority following completion of an endorsed Agreement under Section 38 of the Highways Act 1980.
REASON: In the interests of highway safety.

- 13) Before any soils or hardcore are brought onto the site a scheme for their importation and testing for contamination, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.
REASON: To prevent contamination of the application site in the interests of public health.

- 14) Prior to the commencement of the development hereby approved, a construction phase noise scheme (to include proposed hours which the developer intends to work) must be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed to deal with any noise arising from the development.
REASON: In the interests of amenity and public health.

- 15) Prior to the commencement of the development hereby approved a construction phase dust mitigation scheme must be submitted to and agreed in writing by the Local Planning Authority. Thereafter the agreed scheme shall be employed to deal with any dust arising from the development.
REASON: In the interests of amenity and public health.

- 16) Details of all external and roof mounted plant/machinery on the areas to be developed for commercial uses shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant/machinery and predicted noise levels (measured as LAeq 1 hour) as measured on the boundary of the application site. Thereafter the plant/machinery shall be installed in accordance with the agreed details.
REASON: In the interests of amenity and public health.

Cont....

Application No. 08/0752/OUT Continued

- 17) The proposed areas to be developed for commercial uses must have a site boundary noise limit (free field) of 59dB LArTr, 1hr (07.00-23.00) and 50dB LArTr 5mins (23.00-07.00).
REASON: In the interests of amenity and public health.

- 18) As part of the particulars to be submitted in compliance with Conditions 1 and 2, full details of all lighting associated with the external elevations of the commercial buildings, car parks, roads and cycleways/footpaths shall be submitted to and approved by the Local Planning Authority. Any lighting at the site shall only be installed in accordance with the approved details.
REASON: In the interest of visual and residential amenity and nature conservation.

- 19) Prior to the commencement of the development a comprehensive scheme showing how surface water, foul and land drainage flows for the site will be dealt with shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.
REASON: To ensure the satisfactory drainage of the site.

- 20) No development approved by this permission shall be commenced until a Method Statement detailing all necessary pollution prevention measures for the construction phase is submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved statement.
REASON: To prevent pollution of the water environment and adjoining land uses.

- 21) The details submitted in compliance with Conditions 1 and 2 above shall include a Design Statement (comprising a written statement and illustrative material in plan and elevation) that shall be submitted to and approved in writing by the Local Planning Authority.
REASON: In order that the Local Planning Authority can control the design in the interests of visual amenity and the proper planning of the area.

Cont....

Application No. 08/0752/OUT Continued

- 22) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of vegetation or site clearance works, a plan shall be submitted to the Local Planning Authority for approval detailing the location of the donor grassland and receptor sites for translocation together with a method statement and a programme for monitoring the translocated vegetation. Work shall be carried out in accordance with the approved plans and translocation programme. A copy of the results of the monitoring programme shall be submitted to the Local Planning Authority at the end of each monitoring year.
REASON: In the interests of nature conservation.
- 23) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of a three year scheme to enhance the retained habitats within the application site shall be submitted to the Local Planning Authority for approval. The scheme shall contain details of the timing of its implementation, and shall be implemented in accordance with the agreed scheme.
REASON: In the interests of nature conservation.
- 24) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and replacement of hedgerows within the site shall be provided, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted within 12 months of the completion of the development.
REASON: In the interests of nature conservation.
- 25) Notwithstanding the submitted plans, the plans and particulars of the landscaping and layout submitted in accordance with Condition 1 above shall include:-
- (a) a plan to a scale and accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres.
 - (b) the details of each tree as required at para, 4.2.6 of BS5837 in a separate schedule.
 - (c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.

Cont....

Application No. 08/0752/OUT Continued

(d) The details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2. of BS5837) of any retained tree, (in this condition a 'retained tree' means an existing tree which is to be retained in accordance with the plan referred to at paragraph (a) above).

(e) The details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.

(f) A statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.

REASON: To ensure that existing trees that are to be retained are adequately protected during the development of the site.

- 26) The plans and particulars of the landscaping and layout submitted in accordance with Condition 01) above shall include details of the quantity, size, species, position of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition, all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. The submitted details shall include a schedule and programme of planting. The approved details and schedule shall be implemented in accordance with the approved programme of planting.

REASON: In the interests of visual amenity.

- 27) The plans and particulars of the landscaping and layout submitted in accordance with Condition 01) above, shall include details of the means of protection and maintenance of the trees, shrubs and hedges referred to at Condition 02) above until they are established.

REASON: To ensure that the landscaping scheme becomes established in the interests of visual amenity.

- 28) Prior to the commencement of any vegetation clearance on site, a survey and assessment of the application site for grassland fungi, shall be undertaken at an appropriate time of year. A report of the findings and any necessary measures for their protection shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented, before, during and after the construction of the development hereby approved.

REASON: In the interests of nature conservation.

Cont....

Application No. 08/0752/OUT Continued

- 29) No development or site/vegetation clearance that affects the hedgerows and trees within the development site hereby approved, shall take place until a pre-clearance bat roost survey has been carried out by a competent Ecologist with proven expertise in bat surveying. The results of the survey, together with an assessment of the impact of the development on this species and if necessary, details of any proposed remedial measures including protection of roosts during construction, and details of lighting in the vicinity of potential roosts and key foraging areas shall be submitted for the approval of the Local Planning Authority. The approved measures shall be complied with as agreed.
REASON: In the interests of nature conservation.
- 30) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted and a Welsh Assembly Government European Protected Species Licence is required, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.
REASON: In the interests of nature conservation.
- 31) No development or site/vegetation clearance shall take place until a supplementary reptile and amphibian survey has been carried out in the marshy grassland areas within the application boundary by a competent Ecologist with proven expertise in reptile and amphibian surveying. The results of the survey, together with an assessment of the impact of the development on this species and if necessary, details of any proposed remedial measures shall be submitted for the approval of the Local Planning Authority. The approved measures shall be complied with as agreed.
REASON: In the interests of nature conservation.
- 32) Works of site/vegetation clearance associated with the development hereby approved shall not take place during the bird-breeding season, March to August inclusive in any given year, unless otherwise approved in writing by the Local Planning Authority.
REASON: To protect the habitats of breeding birds.

Cont....

Application No. 08/0752/OUT Continued

- 33) Prior to the commencement of the development hereby approved, a management plan covering a period of 25 years to maintain and enhance the biodiversity value of the retained habitats and species within the site shall be submitted to and approved by the Local Planning Authority.
REASON: In the interests of nature conservation.

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), Police Architectural Liaison Officer and Dwr Cymru/Welsh Water that are brought to the applicant's attention.

The following policy(ies) of the Council Approved Unitary Development Plan is/are relevant to the conditions of this permission: DC1.

DEFERRED FOR SITE VISIT

PREFACE ITEM

APPLICATION NO. 08/0752/OUT
APPLICANT(S) NAME: Filigree Trading Limited
PROPOSAL: Erect residential and commercial development
LOCATION: Land At Hawtin Park Gelli-Haf Pontllanfraith
Blackwood

1. This application was reported to Planning Committee on 30 June 2010 when it was resolved to defer a decision to allow a Members' site visit to take place. That site visit is reported elsewhere on this agenda, and the following information should be taken into account in determining the application subject of that report because it addresses matters that were raised at the site visit by councillors and members of the public in respect of the need for the development, and nature conservation.
2. The need for the development

Policy C11 of the Council Approved UDP states that:

"Development proposals within or in the vicinity of Local Nature Reserves (LNR) or Site of Importance for Nature Conservation (SINC) or Regionally Importance Geological or Geomorphological Sites (RIGS) which would have a harmful impact on the protected features of such sites will only be permitted where the need for the development clearly outweighs the need to safeguard the site."

The 'need' for housing and employment development on this site within the context of both the Unitary Development Plan and the Local Development Plan will be considered below.

2.1 Unitary Development Plan (UDP)

Housing

The site is allocated for housing in the UDP (Policy H1.31). The allocation of this site for an indicative figure of 135 dwellings contributes to the housing land supply for which provision is made in Policy 1H to meet a housing requirement for the borough of 7,100 dwellings.

Cont....

Application 08/0752/OUT Continued

The allocation of the housing part of the site was in accordance with the recommendations of the UDP Inquiry Inspector. In considering the overall issue of the need for housing in the UDP, the Inspector concluded that,

“There is a serious shortfall in housing land provision which the Plan needs to rectify. A site of this size could make a useful contribution in this respect provided the Council takes a responsible view about the balance between housing need and nature conservation interests. It is also significant, in strategic policy terms that the objection land lies within the Area of Growth, the Plan’s preferred location for necessary new development. ”

In coming to the conclusion that there was a need for this site to be developed for housing in order to meet a housing shortfall, consideration was given to the presence of the SINC and the housing allocation on the same site, with the Inspector stating that the two designations, “are not incompatible”. The Inspector indicated that:

“In the final analysis it will be for the Council, at the development control stage, to use its judgement to determine the scale of housing which would be appropriate for this land, balancing the need for new dwellings against nature conservation interests.”

Clearly the Inspector at the UDP considered there to be a need for the housing element of the development to address overall housing requirements, and, by including the site as a housing allocation in the UDP in line with the Inspector’s recommendations, the Council has accepted that this site is needed as part of the land supply.

Furthermore, the Inspector recognised that the balance between housing and nature conservation is a matter to be considered at planning application stage.

It should also be noted that, in line with Policy H3 of the UDP, there is a requirement for affordable housing on the site. The development of this site will provide for 25% affordable housing, which, based on an indicative capacity of 81 units would equate to approximately 20 dwellings. The Council’s Local Housing Market Assessment prepared by Fordham Research in 2007 indicated that there was an annual shortfall of 516 affordable dwellings a year. In the Mid Valleys area within which the site is located, the affordable housing need equates to 161 dwellings per annum. The development of affordable housing as part of a mixed tenure development will contribute to addressing this identified need. Updates in 2008 and 2009 also indicated that the overall housing need remains at a similar magnitude.

Cont....

Application 08/0752/OUT Continued

2.2. Employment

Policy 1E of the UDP allocates 185ha of land for business, general industry, storage and distribution. The application site relates to part of the employment allocation at land at Hawtin Park (E1.11). The allocation contributes to the overall employment land supply that has been designated in order to meet identified employment needs.

The 20.7ha allocation in the UDP for Land at Hawtin Park (E1.11) relates to two sites – land to the north (11.9ha) and land to the south (8.8ha). The planning application relates to the southern part of the allocation. In the lifetime of the UDP, part of the northern extension to Hawtin Park has been developed, with a total of 4.5ha of the original 11.9ha remaining. The development of the northern part of the site is evidence that there is demand for employment uses in the Hawtin Park area. Furthermore, the development of the north site has reduced the land available for future employment development in the area. The southern extension to Hawtin Park therefore provides one of the most significant opportunities for employment within the Pontllanfraith area.

The latest employment survey undertaken by the Council in early 2010 indicated that the protected element of Hawtin Park Industrial Estate (E2.10) had a low vacancy rate, demonstrating that there was a continued demand for employment in the locality. If development were not permitted on this site, it would limit the opportunities available for firms wishing to locate within the wider Pontllanfraith area.

Whilst it is recognised that there are other employment sites in the Mid Valleys Corridor, most notably Oakdale Plateau, and Ty Du in Nelson, specific employers will require different types of sites and locations to suit their needs. It is therefore important that a diverse portfolio of sites is available, and clearly the extension to Hawtin Park as proposed in the planning application will address local needs.

2.3 Local Development Plan (LDP)

Housing

The LDP process reviewed all the allocations from the UDP for their suitability for inclusion in the LDP. As part of this reassessment, it was determined that Hawtin Park remained suitable for residential development and was therefore taken forward as a housing allocation in the Deposit LDP.

Cont....

Application 08/0752/OUT Continued

The Deposit LDP moderate growth strategy requires 8,625 dwellings borough wide. The allocation of Hawtin Park (HG1.32) for 194 dwellings (based on its notional capacity at an average density of 35 dwellings per hectare) contributes to meeting this housing requirement.

In allocating the site for housing in the Deposit LDP, the site was subject to a rigorous assessment to determine its suitability for housing. Notwithstanding its ecological value, the site accords with the LDP strategy. It is located within the Northern Connections Corridor. In this area new housing development is targeted to brownfield sites within existing settlement limits in the first instance; however, greenfield sites have been released where it is necessary to diversify the existing stock and where it is appropriate to do so to make those areas more attractive to future inward investment or to support the role and function of the village or town.

As indicated a critical part of the plan strategy was that development should be targeted to reflect the role and function of settlements. This was considered in the site selection process, with sites being allocated where they accord with the role and function of the settlements within which they are located. Pontllanfraith is identified as a residential settlement. In those areas that have a residential role, the provision of additional housing appropriate to the scale of the settlement will help diversify the housing stock. Whilst it is recognized that the site is large, it represents one of the only significant sites in the wider Pontllanfraith/Blackwood/Fleur de Lys area.

2.4 Employment

As part of the evidence base for the LDP, a study was undertaken by Atkins to consider the supply of employment sites. The site was assessed to determine its suitability as an employment allocation. This assessment indicated that the site scored highly as a suitable site for employment as there were a number of high profile occupiers on the developed part of the industrial estate with few non-B1, B2, B8 employers. The study identifies the site as one that was suitable for future employment expansion, intensification or regeneration.

On the basis of the evidence and its high score in the Atkins assessment, the site has been allocated as a primary site in the Deposit LDP (EM1.9). This site makes an important contribution to the overall land supply for employment and will help to meet identified employment needs.

Cont....

Application 08/0752/OUT Continued

The allocation of the site accords with the key objective of the LDP to provide and protect a diverse portfolio of employment land for a variety of employment uses, focusing in particular on higher value employment uses and sites to meet local need. The LDP targets new employment growth to sites in the Northern Connections Corridor, with this area offering employment opportunities for the whole county borough.

2.5 Conclusion

It is considered that there is a need for both housing and employment development as proposed by the planning application. The housing part of the site forms part of the housing land supply necessary to meet total housing requirements in both the UDP and the LDP. In addition, it will help contribute to an identified affordable housing need in this part of the County Borough.

From the employment perspective, the area identified for employment has been included as part of the employment land supply in the UDP and LDP. This development will help address identified employment needs on an industrial estate, which has experienced demand and is recognised in the Atkins study as a site that should be allocated in order to meet future employment needs.

3. Nature conservation

Caerphilly County Borough Council's duties under the Natural Environment and Rural Communities Act 2006 (NERC).

The Council has a duty "to have regard to the conservation of biodiversity" when considering this application. Biodiversity is defined as the variety of life on earth, and includes all species of plants and animals and the natural systems that support them. Conserving biodiversity includes restoring and enhancing species populations and habitats as well as protecting them. The surveys submitted by the developer identified that the site of importance for nature conservation (SINC) which covers the application area is of varying quality, with features being identified as being of very high, high, medium and low value within the SINC.

If the SINC were to be retained in its entirety, then no development would be possible on this site, and there are UDP policies that have also allocated the site for employment and housing. The initial application proposals retained only a small area of grassland in the centre of the site. This area was significantly increased through discussions with the developer, to retain a much larger area of habitat including much of the high and very high quality grassland habitats and the majority of the hedgerows. Conditions have been recommended to ensure that those hedgerows and high quality grassland that could not be retained will be translocated elsewhere within the site.

Cont....

Application 08/0752/OUT Continued

The remaining area will be managed positively to enhance and restore the features that it currently supports in accordance with other conditions and through a Section 106 Agreement. While there will be a net loss in area of the SINC, there will be an improvement in the quality of the remaining SINC. This compromise was considered to be reasonable mitigation for the loss of parts of the SINC. The regard given to the conservation of biodiversity is therefore in line with the duty placed on the Council under the NERC Act.

- 3.1 The consideration given to Welsh Assembly Government TAN 5 'Nature Conservation and Planning (2009)' in the determination of the application.

The analysis did not make specific reference to TAN 5 in the assessment; but it is clear that the guidance has been taken into account when considering the impact of the development on the SINC and on the Biodiversity Action Plan habitats and species present on site. The development will result in some harm to the interests of nature conservation, but in seeking revisions to the scheme the authority will have sought to minimise that impact through mitigation measures including increasing the area of retained habitat, translocating high quality habitats to areas of poorer quality within the site, and seeking compensation for the loss of the remaining habitats by requiring the developer to maintain and enhance the remaining habitats through positive management through a planning obligation.

- 3.2 Concern was expressed at the site meeting that no conditions are being recommended requiring habitat protection or improvement.

Recommended conditions 22 to 25 and Condition 33 relate to habitat protection and improvement, and the Section 106 Obligation will secure the long-term management of the remaining habitats.

- 3.3 Changes in legislation in the last two years.

The Conservation (Natural Habitats etc.) Regulations were amended in 2009 and all the amendments since its first issue in 1994 were consolidated in the Conservation of Habitats and Species Regulations 2010. There is no significant change to the legislation that materially affects the application. Sections 5 and 8 of the Wildlife and Countryside Act, which contain a list of species that require protection, are currently going through their five-yearly review. Additional species included in these lists in that review have not been recorded on the application site.

Cont....

Application 08/0752/OUT Continued

3.4 Specific species

Pink Waxcap

Pink waxcaps were identified on site as an incidental record made during the summer vegetation survey of the site. Waxcaps are most abundant during the autumn season, so it is possible that further records may be found within the application site. No comprehensive grassland fungi survey has yet been undertaken by the developer, and as a result this survey has been addressed through recommended condition 28.

Great Crested Newts

The Local Authority acted on the information provided by local residents, by requiring specialist surveys to be undertaken to evaluate the site and adjacent ponds for its potential for great crested newts. In the light of no evidence being found, it was considered unnecessary to address the three tests referred to in the Habitats Directive. However, it should be noted that as a precautionary measure, the habitat where the local resident found the great crested newt will be retained as part of the retained habitat within the central part of the site, and access to a nearby pond protected. In addition a supplementary survey has been required by recommended condition 31 for reptiles and amphibians together with a requirement for details of remedial measures for these species.

3.5 The view was expressed at the site meeting that European legislation places a duty on the Council to ensure that the SINC is totally protected.

The Local Planning Authority in determining a planning application is required to "have regard to the requirement of the Habitats Directive in so far as they may be affected by the exercise of those functions". This relates to habitats and species listed in Annex 1 and 2 of the directive. In accordance with the directive, the Countryside Council for Wales has designated various sites throughout Wales that are considered to be of European importance for their habitats and species. Only one site in Caerphilly county borough has been designated as being of European importance for its purple moor grass, rush pasture and Marsh Fritillary butterflies at Aberbargoed. Although the planning application site has two habitats listed in Annex 1 of the directive they are not of sufficient quality or size to designate them as a Special Area of Conservation. The directive does not require SINC's to be protected; however, the majority of these habitats will be retained, protected and enhanced.

Cont....

4. Conclusion

Matters of need and nature conservation have been properly considered in recommending approval of this proposed development.

DEFERRED FOR SECTION 106

EXTRA CONDITION REGARDING COMMERCIAL WASTE AS FOLLOWS:

None of the commercial premises shall be occupied until arrangements for the storage, collection and disposal of commercial waste have been put in place, the details of such arrangements having been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of public health.



PLANNING COMMITTEE – 18TH AUGUST 2010

SUBJECT: SITE VISIT - CODE NO. 08/0752/OUT ERECT RESIDENTIAL AND COMMERCIAL DEVELOPMENT LAND AT HAWTIN PARK GELLI-HAF, PONTLLANFRAITH, BLACKWOOD

REPORT BY: CHIEF EXECUTIVE

PRESENT:

Councillor J. Criddle – Chairman
Councillor J.O. Evans – Vice Chairman

Councillor D. Cullen, M. Parker, A.S. Williams, Mrs. L. Williams, R. Woodyatt.

1. Apologies for absence were received from Councillors Mrs. Derrett, W. David, S. Jenkins Mrs. M. Sargent and Mrs. A. Blackman.
2. The Planning Committee deferred consideration of this application on 30th June 2010 for a site visit. All Members of the Planning Committee and Officers met on site on Tuesday, 6th July 2010.
3. Details of the application to erect a residential and commercial development on the land at Hawtin Park, Gellihaf, Pontllanfraith, Blackwood were noted and a map illustrating the proposed layout of the different development areas for residential, commercial and nature conservation was circulated to members.
4. An officer outlined the plans submitted with the application and explained the outline proposals. He reported that a number of concerns had been raised and had been addressed within the officers' report, which concluded that the application was recommended for approval.
5. Those present viewed the site and walked the proposed development area including the position of the proposed access to the residential area.
6. The local ward member raised highway concerns regarding the access to the residential area of the development due to the camber and speed of high-sided vehicles using the road. The local ward member also raised environmental and conservation concerns regarding the fragmenting of the SINC site and the impact that this would have on the inhabiting wildlife. He considered that the need for the development of the SINC site had not been adequately demonstrated and referred to an extract from Nature of Wales, Wales and the World, 2010 – Year of Biodiversity or Opportunities Missed and requested that this be circulated to all members of the Planning Committee.

APPENDIX

An Officer confirmed that all environmental concerns had been looked at in detail and reassured members that the site was not just allocated as SINC but also for commercial and housing use and all duties in regard to conservation had been taken into account.

An Officer confirmed that a transport assessment had been submitted and assured members that the proposed access arrangements would function safely.

8. Officers confirmed there were no statutory objections, and following neighbour notification, advertisement in the press and a site notice being posted, 101 letters of objection had been received along with 36 individual letters. Details of objections are within the Officer's original report.
9. The initial planning report concluded that having given due regard to relevant planning policy and the comments from consultees and objectors, the application is considered to be acceptable and Officers recommended that permission be granted, subject to the conditions contained therein.
10. A copy of the report submitted to the Planning Committee on 30th June 2010 is attached. Members are now invited to determine the application.

Author:	E. Sullivan	Committee Services Officer x4420
Consultees:	T. Stephens	Development Control Manager
	J. Forrester	Team Leader - North
	J. Rogers	Principal Solicitor
	S. Burgess	Principal Engineer (Highway Planning)
	M. Noakes	Senior Engineer (Highway Planning)
	C. Evans	Senior Environmental Health Officer

Appendices:

Appendix 1 Report submitted to Planning Committee on 30th June 2010

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0775/FULL 29.10.2012	Mr J Bellas 36 Garden Suburbs Pontywaun Newport NP11 7GB	Demolish existing steel frame and sheeting garages and re-develop site with new masonry double garage Land To The Rear Of 30 Garden Suburbs Pontywaun Newport NP11 7GB

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located to the east of 30 Garden Suburbs, Pontywaun, and is accessed off Hillary Rise. The application site is currently occupied by a corrugated metal garage.

Development: It is proposed to replace the existing corrugated garage with a masonry garage.

Dimensions: The proposed structure measures 6.0 metres in width and 10.0 metres in depth, with a height of 5.0 metres to ridge level. It is proposed to set the structure 3.0 metres off the boundary with No. 30 Gardens Suburbs. The existing structure measures 8.0 metres in width and 6.0 metres in depth, with a height of 4.0 metres to ridge level.

Materials: Roughcast render, rosemary roof tiles and timber windows and doors.

Ancillary development, e.g. parking: Removal of existing corrugated sheet garage.

PLANNING HISTORY

P/99/0201 - Erect two bedroomed detached bungalow - Refused 10.06.99.

P/00/0847 - Construct hardstanding and erect wall and gates - Granted 20.10.00.

P/02/0641 - Erect summer house and shed to rear of property - Granted 26.07.02.

11/0471/FULL - Construct garden shed/store and works to access path - No decision as yet.

Cont....

Application No. 12/0775/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located with the Settlement Boundary as well as the Pontywaun Garden Suburbs Conservation Area.

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

NATIONAL POLICY Planning Policy Wales (Chapter 6 - Conserving the Historic Environment), Planning (Listed Buildings and Conservation Areas) Act 1990, Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas (December 1996) and TAN12 (Design).

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? Yes, but in view of the scale of the development, which is similar to a householder development this matter can be adequately considered through the Building Regulations.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Conservation & Design Officer - No objection.

ADVERTISEMENT

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

Response: Four letters of objection were received.

Cont....

Application No. 12/0775/FULL Continued

Summary of observations:

- Concerns that the application is linked to an existing application to divert the rear access path behind Nos. 30-36 Garden Suburbs.
- Drainage concerns.
- Development will alter watercourses leading to concerns regarding landslides.
- Masonry structure out of keeping with surrounding Conservation Area.
- Concerns that the applicant proposes to change the use of the proposed garage to a dwelling.

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: The application relates to the demolition of an existing corrugated steel garage, and replacing it with a masonry construction incorporating rough cast rendered walls, rosemary roof tiles, and timber windows and doors. It is considered that the proposed development represents a significant improvement on the existing structure, based on its proposed design and materials, and would therefore result in an enhancement to the Pontywaun Garden Suburbs Conservation Area.

Part of the existing structure, the garage/workshop extension adjacent to the boundary of No. 30 Garden Suburbs is subject to an Enforcement Notice requiring its removal. In light of this unauthorised element of the existing structure, the applicant has designed the replacement structure accordingly set 3.0 metres off the boundary with No. 30 Garden Suburbs, therefore alleviating the need to alter levels on-site, and reducing the impact on the residential amenity of No. 30 Garden Suburbs.

Cont....

Application No. 12/0775/FULL Continued

In terms of local planning policy, Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 states that development proposals must not have an unacceptable impact on the amenity of adjacent properties or land; must not result in the overdevelopment of the site or its surroundings; and the proposed use must be compatible with surrounding land uses. It is considered that the proposal satisfies all of these requirements as the proposal has been well designed in terms of its setting, scale and materials, and positioned accordingly so as not to detract from the residential amenity of nearby properties. It is not considered that the proposal represents an over-development of the site, and the proposed use, i.e. domestic garage, is compatible with the surrounding, predominantly residential land uses.

Planning Policy Wales, Chapter 6, paragraph 6.5.17 states that 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. However, as outlined above, it is considered that the proposed structure represents a marked improvement on the existing structures on-site, and therefore does not conflict with this guidance.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires The Local Planning Authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The proposal will enhance the setting of the neighbouring listed buildings.

Section 72 (2), Chapter 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990, states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. It is considered that the proposal represents an enhancement to the surrounding area.

Paragraph 33 of Welsh Office Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Areas, states:-

"The general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. In cases where a building makes little or no such contribution the authority will normally need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for re-development."

In relation to this guidance, it is not considered that the existing corrugated steel garage makes a positive contribution to the conservation area, and the proposed replacement building represents a marked improvement in relation to its design and materials. For this reason, the proposal accords with the above guidance.

Cont....

Application No. 12/0775/FULL Continued

Conditions will be attached to any permission requiring samples of proposed materials, as well as control over the use of the garage to be for domestic purposes only, and for no commercial use.

Comments from consultees: No objection is raised subject to conditions.

Comments from public:

1. Concerns that the application is linked to an existing application to divert the rear access path behind Nos. 30-36 Garden Suburbs - The proposed structure has been sited in a position whereby it does not interfere with the existing or altered position of the footpath that runs to the rear of Nos. 30-36 Garden Suburbs. Therefore this issue does not impact on the proposal.
2. Drainage concerns - The existing structure (minus the unauthorised extension subject to an enforcement notice) has a footprint measuring approximately 48 sq. m. The proposed structure has a footprint measuring 60 sq. m. Therefore due to this increased roof area, a condition will be attached to the permission requiring details of rainwater harvesting as part of a sustainable urban drainage scheme.
3. Development will alter watercourses leading to concerns regarding landslides - The proposal is sited on already developed land and therefore is unlikely to interfere with any existing watercourses.
4. Masonry structure out of keeping with surrounding Conservation Area - As outlined above, provided appropriate materials are used, the development will be more in keeping with the surrounding Conservation Area than the existing corrugated steel structure. The use of the most appropriate materials to ensure this will be controlled by way of condition.
5. Concerns that the applicant proposes to change the use of the proposed garage to a dwelling - Such a change of use would require separate planning permission.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 12/0775/FULL Continued

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) The permission shall relate to the design, scale and position of the structure as shown on the plans submitted to the Local Planning Authority on 12th September 2013.
REASON: For the avoidance of doubt regarding the approved scheme.
- 04) Prior to the commencement of works, details of rainwater harvesting for the proposed structure shall be submitted in writing to the Local Planning Authority for their approval, and such measures shall be implemented as part of the development and retained thereafter at all times.
REASON: To reduce the likelihood of surface water flooding.
- 05) The structure hereby approved shall be used for domestic purposes only ancillary and incidental to the enjoyment of No. 36 Garden Suburbs as a single dwellinghouse, and for no commercial purposes whatsoever.
REASON: In the interests of residential amenity

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: Policy CW2.

Please find attached the comments of Council's Ecologist that are brought to the applicant's attention.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0831/CON 05.11.2012	Mr J Bellas 36 Garden Suburbs Pontywaun Newport NP11 7GB	Demolish existing steel frame and sheeting garage and re-develop site with masonry double garage Land To The Rear Of 30 Garden Suburbs Pontywaun Newport NP11 7GB

APPLICATION TYPE: Conservation Area Consent

SITE AND DEVELOPMENT

Location: The application site is located to the east of 30 Garden Suburbs, Pontywaun, and is accessed off Hillary Rise. The application site is currently occupied by a corrugated metal garage.

Development: It is proposed to demolish/remove the existing corrugated metal garage.

Dimensions: The existing structure measures 8.0 metres in width and 6.0 metres in depth, with a height of 4.0 metres to ridge level.

Materials: Corrugated metal sheets.

Ancillary development, e.g. parking: Replacement masonry construction garage - (Planning Application Ref: 12/0775/FULL) which is reported elsewhere on this agenda.

PLANNING HISTORY

P/99/0201 - Erect two bedroomed detached bungalow - Refused 10.06.99.

P/00/0847 - Construct hardstanding and erect wall and gates - Granted 20.10.00.

P/02/0641 - Erect summer house and shed to rear of property - Granted 26.07.02.

Cont....

Application No. 12/0831/CON Continued

11/0471/FULL - Construct garden shed/store and works to access path - No decision as yet.

12/0775/FULL - Demolish existing steel frame and sheeting garages and re-develop site with new masonry double garage - No decision as yet.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary as well as the Pontywaun Garden Suburbs Conservation Area.

Policies: Policy CW2 (Amenity).

NATIONAL POLICY Planning Policy Wales (Chapter 6 - Conserving the Historic Environment), Planning (Listed Buildings and Conservation Areas) Act 1990, Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas (December 1996).

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 proposal is for demolition and so this is not a material consideration in this case.

CONSULTATION

Countryside And Landscape Services - No objection subject to advice being passed to the developers about the impact of the development on bats and birds.

Conservation & Design Officer - No objection.

ADVERTISEMENT

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

Cont....

Application No. 12/0831/CON Continued

Response: Four letters of objection were received.

Summary of observations:

- Concerns that the application is linked to an existing application to divert the rear access path behind Nos. 30-36 Garden Suburbs.
- Drainage concerns.
- Development will alter watercourses leading to concerns regarding landslides.
- Masonry structure out of keeping with surrounding Conservation Area.
- Concerns that the applicant proposes to change the use of the proposed garage to a dwelling.

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: This application relates only to demolishing a building within a Conservation Area. Paragraph 33 of Welsh Office Circular 61/96 (Planning and the Historic Environment: Historic Buildings and Conservation Area, states:-

"The general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. In cases where a building makes little or no such contribution the authority will normally need a have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for re-development."

In relation to this guidance, it is not considered that the existing corrugated steel garage makes a positive contribution to the conservation area, and the proposed replacement building represents a marked improvement in relation to its design and materials. For this reason, the proposal accords with the above guidance, and it is recommended that permission be granted to demolish/remove the existing structure.

Cont....

Application No. 12/0831/CON Continued

Comments from Consultees: No objection raised by the Conservation and Design Officer.

Comments from public:

- Concerns that the application is linked to an existing application to divert the rear access path behind Nos. 30-36 Garden Suburbs.
- Drainage concerns.
- Development will alter watercourses leading to concerns regarding landslides.
- Masonry structure out of keeping with surrounding Conservation Area.
- Concerns that the applicant proposes to change the use of the proposed garage to a dwelling.

These concerns relate to Application Ref: 12/0775/FULL, for a construction of a replacement masonry garage, and have been addressed in the Officer's report for that application.

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 18 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990.

Advisory Note(s)

Please find attached the comments of the Council's Ecologist 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: Policy CW2.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0419/COU 10.06.2013	Mr C Howells 17 Davies Street Cefn Fforest Blackwood NP12 3NB	Change the use from industrial to leisure to provide an indoor skate park Former Garage Commercial Street Pontllanfraith Blackwood

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: To the north of Commercial Street, Pontllanfraith, between Tram Road and the River Sirhowy.

Site description: The site comprises an industrial building with small parking area sited at the northern end of a complex of buildings known as the 'Arrowford' site. The building is currently vacant but has been used for vehicle repairs and sales. The building is adjoined to the north by a car sales compound with which it shares a vehicular access, to the west by another car sales compound, to the south by vehicle repair premises and to the east, on the opposite side of the River Sirhowy, by the rears of residential properties on Penmaen Road.

Development: Change of use to indoor skate park.

Dimensions: The building measures approximately 20m x 18m in floor area.

Ancillary development, e.g. parking: The site incorporates six parking spaces along the northern side of the building.

PLANNING HISTORY

2/07846/T - Application 2/7620 - Engineering and Fabrication Shop. Removal of Planning Conditions 4 and 5. - Refused 16.08.91.

2/11337 - Re-fencing of compound area - Permitted Development.

2/11338 - Conversion from metal fabricators to car body/part shop - Granted 30.07.93.

P/99/0525 - Erect extension to car body shop - Granted 26.08.99.

Cont....

Application No. 13/0419/COU Continued

P/99/0820 - Use plot for use as car sales - Granted 25.11.99.

07/0244/RET - Retain workshop building to rear of yard - Granted 19.11.07.

07/0616/RET - Retain the use of indoor car display area - Granted 20.01.09.

12/0772 - Retain existing car sales use and provision of turning area, together with change of use of former Dan's Bangers car sales building to Class B2 vehicle repairs - Granted 23.05.13.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

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

NATIONAL POLICY Planning Policy Wales and Technical Advice Note (TAN) 16: Sport, Recreation and Open Space.

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? The site lies within a low risk area and standard advice will be issued.

CONSULTATION

Transportation Engineering Manager - No objection subject to a condition requiring the provision of the proposed car parking spaces.

Head Of Public Protection - No objection subject all windows and doors being kept closed when the skate park is operational and restricted hours of operation.

Dwr Cymru - No comments received.

Cont....

ADVERTISEMENT

Extent of advertisement: The occupiers of 19 nearby properties were notified by letter and site notices were displayed.

Response: One letter.

Summary of observations:

- Increased traffic.
- Pedestrian safety issue for users of the facility.
- Noise nuisance.

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? A facility of this type has the potential for to give rise to anti-social activity when users are accessing/leaving the premises. However, the building does not immediately adjoin residential properties and any such activity would be a matter for the management of the facility and the police to address.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: This proposal relates to the change of use of the industrial building to an indoor skate park, comprising a variety of timber ramps for activities such as skateboarding, roller blading, BMX and scooters.

TAN 16: Sport, Recreation and Open Space gives guidance to local planning authorities on the issues to be considered in determining applications for sport and recreation facilities. Those issues most relevant to the current proposal are noise and accessibility. Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 states that proposals should (among other criteria) have no unacceptable impact on the amenity of adjacent properties and should be compatible with surrounding land uses.

The proposed use in this location, adjoining a pedestrian route linking Blackwood and Pontllanfraith and close to bus routes, is considered to be acceptable in principle. Transportation Engineering Manager has no objection to the proposal subject to the parking provision being maintained for this purpose, and on this basis it is considered that the proposed use is in compliance with the provisions of LDP Policy CW3.

Cont....

Application No. 13/0419/COU Continued

With regard to potential noise nuisance, the closest dwellings on Penmaen Road are some 70m from the building, with the rear gardens extending to some 25m from the building. The main entrance door is located in the western elevation, i.e. facing away from the dwellings, with two large roller-shutter openings in the north elevation. The applicant was requested to submit a noise impact assessment which has been considered by the Head of Public Protection who advises that on the basis of the submitted assessment there would not be an issue for nearby residential properties subject to all windows and doors being kept closed when the skate park is operational and restricted hours of operation. The proposed hours of operation are 10.00 a.m. to 9.00 p.m. These hours are the times that an indoor leisure use such as that proposed would need to open to operate effectively.

The Head of Public Protection has recommended the following hours:-

- Monday to Friday: 9.00 a.m. to 8.00 p.m.
- Saturday: 9.00 a.m. to 6.00 p.m.
- Sundays and Bank Holidays: 10.00 a.m. to 4.00 p.m.

Planning Officers consider these hours to be too onerous and would effectively render a leisure use aimed primarily at young people using it in the evenings and weekends unable to operate. Compared to other leisure uses such as Newbridge Leisure Centre which is open until 10.00 p.m. every day except Saturday (when it closes at 8.00 p.m.) or Caerphilly Leisure Centre which is open until 11.00 p.m. most days, it is clear that the hours recommended would be too restrictive. From the planning perspective it would not be acceptable for such hours to be required by condition as they fail the test of "reasonableness", therefore if the use cannot be allowed to operate at the times when its customers would reasonably expect it to be open, it would be necessary to refuse planning permission.

An alternative would be to time limit the planning permission for a temporary period to allow for monitoring to establish whether or not the use is unacceptable. This again would fail the test of "reasonableness" as the capital expenditure in setting up the business would be unacceptably high. On balance the benefit of a recreational facility for young people is considered important and that if an issue arises when the facility is operational it should be addressed under environmental health legislation. On this basis it is considered that the proposed use is in compliance with the provisions of LDP Policy CW2.

The application states that the facility would operate from 10.00 a.m. to 9.00 p.m. seven days a week. These hours are not considered unreasonable and may accordingly be required by condition. It is considered appropriate to limit the approved use within Use Class D2 (Assembly and Leisure) to the specific use applied for, to prevent the change to an alternative use with potentially unacceptable highway and residential amenity impacts. As a precaution a further restriction may be imposed to ensure that the D2 use is contained within the building and does not become established externally where it may have the propensity to give rise to disturbance.

Cont....

Application No. 13/0419/COU Continued

Subject to the above recommendations it is considered that the proposal is in accordance with policy.

Comments from Consultees: The comments of statutory consultees are incorporated as recommended conditions with the exception of The Head of Public Protection.

Comments from public: The various grounds of objection have been considered by the Transportation Engineering Manager and Head of Public Protection respectively and in the analysis above.

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.
- 02) The premises shall be used for a skate park and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification without the approval of the Local Planning Authority.
REASON: In the interests of highway safety and residential amenity.
- 03) The development shall not be 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.
- 04) All windows and doors shall be kept closed at all times when the skate park is operational.
REASON: In the interests of residential amenity.
- 05) The use hereby permitted shall not be open to customers outside the following times 10.00 a.m. to 9.00 p.m.
REASON: In the interests of residential amenity.

Cont....

Application No. 13/0419/COU Continued

06) The skate park activity/use hereby approved shall take place only within the confines of the application building.

REASON: To retain effective control of the approved use.

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 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0501/FULL 04.07.2013	Mr R Carter 33 Cemaes Road Croespenmaen Newport NP11 3GQ	Erect dormer bungalow with garage Plot 34 Cemaes Road Croespenmaen Newport NP11 3GQ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: On the south-eastern side of Cemaes Road, Croespenmaen, close to its junction with Pendinas Avenue.

Site description: The site comprises a vacant plot of land between two bungalows, with bungalows on the opposite side of Cemaes Road and a detached dwelling fronting Plynlimon Avenue to the rear. The site slopes gently west to east with the effect that the bungalow to the west is at a higher level and that to the east at a lower level. The two-storey dwelling to the rear is at a slightly lower level.

Development: Erection of detached L-shaped dormer bungalow with integral garage.

Dimensions: The plot measures 12m wide x 28m deep. The proposed dwelling measures 13.5m long x maximum 9.8m wide, with a height of 6.8m to the ridge.

Materials: Smooth render and synthetic slate roof tiles.

Ancillary development, e.g. parking: Parking would be accommodated in the garage and access drive.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

Cont....

Application No. 13/0501/FULL Continued

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity) and CW3 (Design Considerations - Highways).

NATIONAL POLICY Planning Policy Wales and Technical Advice Note (TAN) 12: Design.

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? The site is in an area of low risk and standard advice will be issued.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions regarding the access and parking provision, and preventing the conversion of the garage to another use.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Advises on the surface water and land drainage of the development and requests a comprehensive drainage scheme for consideration.

Dwr Cymru - Requests conditions concerning the drainage of the development and to protect a public sewer crossing the site.

ADVERTISEMENT

Extent of advertisement: The occupiers of seven neighbouring dwellings were notified by letter and a site notice was displayed.

Response: Two letters (same address).

Summary of observations: The siting would result in loss of view from kitchen window.

Cont....

Application No. 13/0501/FULL Continued

The siting would not be in keeping with general building line in the street.

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 issues in this case.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The site lies within the settlement boundary and a predominantly residential area, thus the erection of a dwelling on the site would be acceptable in principle and in compliance with the provisions of Policy SP5 (settlement boundaries) of the Council's Adopted Local Development Plan (LDP).

The proposed dormer bungalow would be L-shaped, with the wider part to the rear and the narrower part extending forward with the drive to the integral garage alongside. First-floor accommodation would be served by a window in the front gable, dormers to the rear and eastern side elevations, and rooflights. The massing, design and materials of the proposed dwelling are considered to be sympathetic to neighbouring development, with the front and rear building lines staggered between the dwellings to either side. The proposal is thus considered to be in compliance with LDP Policy SP6 (Place Making) and national guidance with regard to matters of design.

The Transportation Engineering Manager has no objection to the proposal subject to the provision and retention of the parking facilities (garage and driveway) and to the formation of an adequate vision splay, and on this basis it is considered that the proposal is in compliance with the provisions of LDP Policy CW3 (Design Considerations - Highways).

The precise siting of the dwelling within the plot has been amended to achieve adequate separation from the dwelling to the rear. There have been errors in the original block layout with regard to plot dimensions and the relative positions of dwellings.

An amended layout achieves a separation of a little over 18m between the proposed dwelling and that to the rear; while this is short of the recommended 21m between habitable room windows, adjoining properties have even less separation and in these circumstances the amended proposal is considered to be acceptable in terms of the amenities of the dwelling to the rear of the site.

Cont....

Application No. 13/0501/FULL Continued

The proposal is also considered to be acceptable in terms of the amenities of the dwellings to either side. There would be no privacy issues subject to a dormer window serving a bathroom in the eastern elevation being obscure-glazed. An objection to the proposal has been received from the occupiers of the neighbouring dwelling on the western side (No. 35) on the basis that the proposal would result in loss of view to their kitchen window in the side elevation. However, No. 35 is at a higher level than the proposed dwelling and there would be a separation of 6m between the dwellings at this point. Further, the neighbouring bungalow appears to have open views from its main habitable rooms to front and rear. On this basis it is not considered that the proposal would give rise to a significant loss of amenity for the neighbouring dwelling. It is thus considered that the proposal is in compliance with the provisions of LDP Policy CW2 (Amenity) with regard to the amenity of adjacent properties, subject to conditions removing permitted development rights for extensions and additional windows.

It is recommended that permission is granted subject to conditions.

Comments from Consultees: The comments of statutory consultees are incorporated in the recommended conditions.

Comments from public: The grounds of objection have been addressed above.

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.
- 02) The development hereby approved relates to the details received on 23 August 2013 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 3) The dwelling hereby approved shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans, in materials to be agreed in writing with the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Cont....

Application No. 13/0501/FULL Continued

- 04) 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), the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.
- 05) The proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m x site frontage. No obstruction or planting when mature exceeding 0.6m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 06) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) The dormer window to the first-floor bathroom shall at all times be fitted with obscure glazing which shall at no time thereafter be fitted with any other type of glazing.
REASON: In the interests of residential amenity.
- 08) 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 dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 09) 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.

Cont....

Application No. 13/0501/FULL Continued

Advisory Note(s)

Please find attached the comments of Transportation Engineering Manager, Dwr Cymru/Welsh Water 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 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0587/FULL 06.08.2013	Mr G Williams 1 Edgehill Pontllanfraith Blackwood NP12 2NZ	Erect two one-bedroom self-contained flats 1 Edgehill Pontllanfraith Blackwood NP12 2NZ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the junction of Edgehill and Pinewood Court, Pontllanfraith.

Site description: Side curtilage of a two-storey semi-detached property (No. 1 Edgehill).

Development: Construction of two-storey detached building consisting of two 1-bedroom flats.

Dimensions: The proposed building has a footprint measuring 6.3 metres x 6.8 metres, and has a height of 7.4 metres to ridge level.

Materials: Spar render and concrete roof tiles.

Ancillary development, e.g. parking: Two parking spaces for the proposed flats, and two parking spaces for the application property, i.e. No. 1 Edgehill.

PLANNING HISTORY

10/0931/FULL - Erect domestic detached garage - Granted 25.02.11.

11/0188/FULL - Convert three bedroom house into two one-bed flats - Granted 07.07.11.

POLICY

LOCAL DEVELOPMENT PLAN

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

Cont....

Application No. 13/0587/FULL Continued

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

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? No.

CONSULTATION

Countryside And Landscape Services - No objection but provides advice to the developer.

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Provides advice to the developer.

Dwr Cymru - Provides advice to the developer.

ADVERTISEMENT

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

Response: Two letters of objection and a petition opposing the development have been received.

Summary of observations:

- Problems associated with flats in the area in the past;
- Opposition to turning family house into flats;
- Increased highway hazards due to more cars using the site;
- Proposal would set a precedent for future similar developments.

Cont....

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. However, if for whatever reason future residents of the proposed flats were to cause anti-social behaviour, this is a matter to be dealt with by the police.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application site is located within the Settlement Boundary as defined in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and therefore the presumption is in favour of development providing material planning considerations don't indicate otherwise. In terms of the proposed structure, it is considered to have an appropriate footprint comparable to dwellings in the immediate vicinity of the application site, and can be appropriately sited on the application site to respect the existing building lines of Edgehill and Pinewood Close. Appropriate provision has also been made for car parking to serve the proposed flats, and replacement parking for No. 1 Edgehill is proposed to the front of the existing dwelling, fronting onto Edgehill.

The buildings itself has been well designed in terms of its proposed materials and roof design, and will sensitively integrate with the surrounding area. Furthermore, windows have been positioned appropriately to ensure there is no loss of privacy to neighbouring properties, although a condition will be attached to the permission requiring certain windows be obscurely glazed. An area of amenity space is to be provided within the curtilage of the proposed flats.

Comments from consultees: No objection is raised by consultees subject to conditions and advice to the developer.

Comments from public: The letters of objection and petition refer specifically to the conversion of No. 1 Edgehill into two self-contained flats. However, the application is to build a two-storey dwelling comprising of two self-contained flats within the side curtilage of No. 1 Edgehill. Notwithstanding this, the concern regarding the type of future residents of the proposed flats is not a planning consideration as dwelling type is not a precursor to anti-social behaviour.

The concern relating to highway safety is not considered to warrant a refusal of planning permission as the Transportation Engineering Manager raises no objection to the proposal, and adequate levels of off-street parking have been proposed in accordance with the adopted car parking guidelines.

Cont....

Application No. 13/0587/FULL Continued

Other material considerations: Planning permission has previously been granted at the site (Ref: 11/0188/FULL), to convert No. 1 Edgehill into two-self contained flats. If however this application is approved, the previous permission cannot be implemented as the position of the proposed building sits over the proposed parking area for the previously approved scheme, and would significantly alter the planning unit previously applied for.

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) 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) 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) the ground floor and first floor window facing north shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 04) Prior to the commencement of works on site a scheme for the drainage of the development (excluding drainage connected to the public sewerage system) of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the flats are occupied.
REASON: In the interests of the visual amenities of the area.

Cont....

Application No. 13/0587/FULL Continued

- 06) Prior to the occupation of the development hereby approved both proposed means of access shall be laid out, constructed and maintained thereafter with vision splays of 2.4 m x 3.3 m. No obstruction or planting when mature exceeding 0.6 m in height above the adjacent footways shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 07) The proposed parking areas shall both be extended to a minimum width of 5.2 m, in order to each accommodate two cars in line with the minimum width per vehicle of 2.6 m as defined in the Local Planning Authority's adopted LDP5 Car Parking Standards. Prior to the occupation of the development hereby approved both these areas shall be completed in materials as agreed in writing with the Local Planning Authority to ensure that loose stones or mud etc is not carried onto the public highway.
REASON: To ensure that adequate parking facilities are provided within the curtilage of the site.
- 08) Any gates shall be located and fitted so as not to open out over the highway.
REASON: In the interests of highway safety.
- 09) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Advisory Note(s)

Please find attached the comments of Transportation Engineering Manager, Council's Ecologist, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage and Countryside and Landscape Services 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: Policy CW2 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0589/FULL 05.08.2013	Seren Group Exchange House The Old Post Office High Street Newport NP20 1AA	Demolish existing building with C2 use and construct new 22 bed residential institution building under C2 classification Ty Sirhowy Hospital Lon Pennant Cwmgelli Blackwood NP12 1BR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is a vacant care home to the northern end of Blackwood next to the ambulance station.

Site description: The home is a two-storey red brick structure that is now closed and boarded up. Despite not being in use the building is not in poor condition and the grounds/car park are still in relatively good condition. Apart from the ambulance station the locality is predominantly residential.

Development: The demolition of the existing home and the construction of a new home. The current layout and the proposed site layout bear many similarities. The main difference is a single-storey "pavilion" structure in the garden area to the rear. The new home is also two-storeys similar to the existing and located at the northern end of the site.

Dimensions: The submitted details state that the existing floor area is 1410 square metres and the proposed floor area is 1959 square metres (a gain of 548 square metres). The building is broadly L-shaped in plan, with the leg facing 37m long, and other which runs eastwards into the site 43 m long. It would be 10.5m high to the ridge of the roof.

Materials: The materials of the new home draw on more traditional stone and render finishes rather than the existing red brick

Ancillary development: The new car park is a slight increase on the previous 20 spaces to include an additional 2 disabled spaces and 8 cycle spaces.

Cont....

Application No. 13/0589/FULL Continued

Additional information: This application is supported by:-

- Design and Access Statement.
- Landscape Design Statement.
- Breem Pre-assessment.
- Arboricultural Assessment.
- Ecological Survey.
- Geotechnical Report.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is within the settlement boundary and is part of an identified housing allocation reference HG 1.26.

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

NATIONAL POLICY Planning Policy Wales (2012) and TAN 12 (Design).

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? - Yes and the matter is considered in the Consultation section below.

CONSULTATION

Strategic & Development Plans - The development of a C2 Use on an allocated housing site would accord with the objectives of the LDP strategy and is considered acceptable in principle.

Principal Valuer - No response.

Cont....

Application No. 13/0589/FULL Continued

The Coal Authority - Notwithstanding the submitted mining information an objection was raised because it was considered that a Risk Assessment should also be undertaken. An assessment has been undertaken and the Coal Authority have withdrawn their objection.

Countryside And Landscape Services - A bat survey prior to determination was required. A report was submitted and is considered acceptable. A bat entry condition is recommended in the interest of biodiversity. Guidance is provided for the applicant regarding bat nesting/roosting. With regard to landscaping detailed advice is provided with regard to materials and how they are utilized to produce a more welcoming visual environment. This advice also includes detailed suggestions regarding trees and planting .

Transportation Engineering Manager - No objection is raised subject to conditions to improve the parking space widths, vision splays and a travel plan.

Head Of Public Protection - No objection is raised and conditions relating to construction are recommended. Advice is provided regarding hygiene and safety.

Senior Engineer (Land Drainage) - No objection is raised. A condition to agree details of drainage is recommended and drainage advice is provided.

Head Of Public Services - No objection is raised and the agreement of a bin collection point is recommended.

Police Architectural Liaison Officer - No objection is raised and advice regarding security is provided.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press and fifteen neighbouring properties have been consulted.

Response: One e-mail and one letter have been received.

Summary of observations:

The e-mail confirms that except for one incident the previous occupiers of the home have co-existed without significant problems.

The letter draws attention to possible dust, noise, the visual impact of scaffolding, and construction traffic congestion that may arise during the demolition/construction phase. It is also suggested that the parking provision may not be adequate. The letter points out that no objection is raised with regard to the proposed use.

Cont....

Application No. 13/0589/FULL 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?

It is not considered that the proposed development will have a material effect on crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? - No.

ANALYSIS

Policies: Whilst this application site is part of a designated housing allocation in the Local Development Plan (HG1.26), the current proposal does not include a change of use. The proposal is to demolish a former care home and construct a new one. It is also to be noted that care homes fall within class C2 and whilst not being a class C3 dwellinghouse the use is still residential and therefore would not conflict with policy HG1.26 if a change of use were a planning consideration.

The principal policy consideration is CW2 (Amenity) the first requirement of which is there should not be unacceptable impact upon the amenity of adjacent properties or land. In terms of the impact of the development upon surrounding land uses it is to be noted that the proposed structure is similar to the existing albeit approximately 39% larger in terms of floor area. In addition the use class remains the same thus in general terms the impact upon amenity should not significantly change. The building is slightly higher and it is closer to the roadside boundary than the existing building. This will bring it close to and slightly under 21 metres from some of the properties on Lon Pennant (Nos. 1 and 2 which are bungalows with a separation of around 19 - 20 metres between habitable rooms). Given that those buildings lie on the opposite side of a public highway with footpaths on either side the impact upon privacy will not be significant. At two-storeys in height the building although large in terms of its massing, should not be visually overbearing.

The second requirement of CW2 is that proposals should not result in over-development. The site is approximately 3300 square metres in size. The proposed building will occupy around a third of the site. Another third is allocated for gardens and landscaping. The remainder is for parking and operational space. The proposal is not considered to be over-development.

Cont....

The third CW2 requirement is that the proposal should be compatible with neighbouring land uses and should not constrain them. Given that the proposal is in the same use class as the existing this is not technically an issue to be considered, however as a residential care home within a predominantly residential area and in the absence of any known conflict with other such uses (i.e. with regard to the extant use) the proposed use would be considered compatible. Similarly the fourth part of CW2 requires consideration of the impact upon the viability of existing uses, one of the adjacent uses is an ambulance station. A communication from that adjoining land user has been received, it raises no objection to the proposed use. It explains that the previous occupiers appear to have coexisted well with the ambulance station with only one incident when an occupant reacted badly when being returned to the home.

With regard to Policy CW3, the access and parking layout have been considered by the Transportation Engineering Manager and are acceptable.

Comments from Consultees:

Matters raised by consultees can be addressed by planning conditions.

Comments from public: One e-mail has been received it raises no objection.

One letter has been received. Whilst it raises no objection to the development it does raise a concern regarding dust and noise. These concerns have been addressed by Environmental Health and conditions have been recommended. The concern regarding construction traffic is not an issue raised by the Transportation Engineering Manager. The site is not within a town centre and the site is not so constrained in terms of size that this should be an issue specific to this application. The concern regarding the view of scaffolding appears to relate to barriers erected during construction/demolition and the loss of the existing landscaped views during that period. As such barriers are a necessary safety requirement and only temporary, it would be unreasonable to resist their use. It is suggested that the car parking will not be adequate for "staff and patients", this concern is drawn from issues arising from the previous occupiers and in particular their "monthly meetings".

The home has 22 bedrooms (approximately 8 more than the previous) and is for occupiers who are unlikely to be using personal vehicular transport. 22 parking spaces have been provided in the proposed layout plan, (approximately 2 more than the previous layout). The proposed number of full time staff is 37 over a 24-hour period, this should equate to around 7 - 13 staff per shift. The Transportation Engineering Manager considers the proposed parking to be adequate.

Cont....

Application no. 13/0589/FULL Continued

Other material considerations: The application is accompanied by a BREEAM pre-assessment that indicates the building will achieve a very good rating. This assessment is however only indicative, therefore conditions are required to ensure full BREEAM compliance.

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) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on site an 'Interim Certificate' issued by an accredited body, certifying that the development shall achieve Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieve the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO²', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.
- 03) Unless otherwise agreed in writing with the Local Planning Authority, no building hereby permitted shall be occupied until a 'Final Certificate' issued by an accredited body, certifying that the building has achieved Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieved the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO²', has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.
- 04) Prior to the commencement of the development a scheme for on-site refuse storage (including any open air storage facilities) and for waste material awaiting disposal (including details of any screening) shall be submitted to and agreed in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the agreed details prior to the first occupation of the development.
REASON: In the interests of public health and the amenity of the area.

Cont....

Application No. 13/0589/FULL Continued

- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 06) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 07) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WPGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 08) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 09) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 10) Prior to commencement of the development hereby approved details of any external and roof mounted plant/machinery associated with the application shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.
REASON: For the protection of residential amenity.

Cont....

Application No. 13/0589/FULL Continued

- 11) A scheme of odour/effluvia/fume control for the kitchen area shall be submitted to and approved in writing by the Local Planning Authority and implemented before first use of the kitchen commences. The approved scheme shall thereafter be retained for the duration of the development hereby approved.
REASON: To safeguard residential amenity.
- 12) Prior to the commencement of the development of the hereby approved details of any surface water (non-mains) and land drainage shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be completed in accordance with the agreed details.
REASON: To ensure adequate drainage of the site.
- 13) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 14) The landscaping details hereby approved relate to the details received by the Local Planning Authority on 5th September, 2013.
REASON: For the avoidance of doubt.
- 15) Notwithstanding the submitted details revised details of the parking and turning areas shall be submitted to and agreed in writing with the Local Planning Authority. Those details shall seek to improve the widths of the non-disabled parking bays to 2.6 metres and to maintain within the parking layout turning facilities for delivery and service vehicles to both enter and leave the site in a forward gear at all times. The development shall be completed in accordance with the agreed details and the agreed parking and turning areas shall be kept free thereafter of any obstruction for their respective purposes.
REASON: To ensure adequate parking and turning facilities within the site.
- 16) Prior to its first use the proposed means of access shall be laid-out, constructed and maintained thereafter with vision splays of 2.4m x 33m. No obstruction or planting when mature exceeding 0.6m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.

Cont....

Application No. 13/0589/FULL Continued

- 17) Before any of the development hereby approved is occupied, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.

REASON: To encourage the use of a variety of transport options.

- 18) 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 development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To provide additional roosting for bats as a biodiversity enhancement.

Advisory Note(s)

Please find attached the comments of Police Architectural Liaison Officer, Head of Public Protection, Senior Engineer (Land Drainage) and Countryside and Landscape Services that are brought to the applicant's attention.

Please note that rainwater run-off should not discharge into the highway surface-water drainage system.

It is noted that there is an area of public open space adjacent to the site and the applicant is invited to contact Leisure Services to explore the opportunity of connectivity so as to enhance the relationship between the two areas.

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: policies CW2, CW3 and SP10.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0682/RET 13.09.2013	Mr J Bull 10 Glendale Gardens Fleur-de-lis Blackwood NP12 3TR	Retain the change of use of the integral garage to a dog grooming facility 10 Glendale Gardens Fleur-de-lis Blackwood NP12 3TR

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated at the southern end of Glendale Gardens.

House type: The application property is a detached dwelling with an integral garage, a large side and rear garden, and a drive to the front. The property is situated within a residential estate of similar large dwellings with the River Rhymney to the west, dwellings to the north, a vacant building plot to the east and open countryside to the south. There is space for a minimum of three vehicles to park on the drive to the front of the dwelling. Planning consent was previously granted on a temporary basis for the conversion of the integral garage of the dwelling to a dog grooming business. The consent expired on 30th September 2012.

Development: The proposal seeks full planning consent for the retention of the conversion of the integral garage into a dog grooming parlour. The Design and Access Statement submitted with the application states that the operation of the business seeks an extension in the operating hours from 0900 hours - 1700 hours to a new time of 0800 hours to 1800 hours Monday to Friday, and a reduction from 0900 hours to 1700 hours to 1000 hours to 1300 hours on a Saturday, and an increase in the number of dogs to be groomed from 4 per day to 5. The increase in the operating hours is to enable dogs and other items to be delivered to and collected from the premises whilst allowing dog grooming to take place during the existing operating hours. There would be no external alterations to the premises and no off-street car parking is proposed.

Ancillary development, e.g. parking: None.

Cont....

Application No. 13/0682/RET Continued

PLANNING HISTORY

2/09574 - 20 No. self-build plots (site development works), road, drainage and earthworks - Granted 29.09.90.

P/04/0781 - Construct two-storey house with integral garage - Granted 14.09.04.

11/0509/COU - Change the use from domestic garage to accommodate a dog grooming facility - Granted 14.09.11.

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).

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

National Policy: Paragraph 7.2.6 of Planning Policy Wales (2011) states: - Mixed-use development should be promoted in, and adjoining, existing settlements, where appropriate. Policies and supplementary planning guidance should support mixed-use developments, including flexible workplace/dwellings and commercial premises, where these are appropriate.

7.6.2 Where applications are considered for business development in primarily residential areas particular care should be taken to safeguard residential amenity, especially where there is potential for noise and/or traffic disturbance. Planning conditions may be used to control, for example, times of operation in order to protect amenity.

7.6.4 Unless intensification amounts to a material change in the character of use, it cannot be controlled if unconditional planning permission has been granted. Planning authorities should therefore consider the use of planning conditions or planning obligations on the initial permission to safeguard local amenity.

Cont....

Application No. 13 0682/RET Continued

CONSULTATION

Transportation Engineering Manager - No objections subject to conditions.

Head Of Public Protection - No objection subject to conditions.

ADVERTISEMENT

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

Response: No response has been received in respect of the consultation process associated with this application.

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? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. National Planning Policy supports mixed-use developments that help to promote and enhance the economy of the area subject to compliance with normal development control criteria. In that regard the main points to consider in the determination of this application are whether the proposal would be likely to have a detrimental impact on the amenity of the neighbouring dwellings and whether there is ample parking available to serve the development.

With regard to the first matter it should be noted that the Head of Public Protection has raised no objection to the proposal subject to conditions relating to disposal of waste and limiting the hours of operation. Notwithstanding these comments, it is considered that the proposed use has the potential to create noise nuisance from barking dogs.

Cont....

Application No. 13/0682/RET Continued

There is much case law in respect of noise issues associated with such uses and one Inspector observed "dogs do not all have the same temperament, some fret and howl when separated from their owners no matter how well they are cared for and others are of a nervous disposition and restless in the proximity of other animals to which they are unaccustomed. They will tend to bark when excited by any unusual occurrence no matter how trivial" (Swansea City Council 20/5/87).

In that respect a temporary consent was previously granted for this use in order to enable the Local Planning Authority to monitor the impact of the development on the neighbouring dwellings and the adequacy of any of the conditions attached to the consent at that time. As a result of this temporary consent it has become evident that the potential does exist for the development to affect the amenity of the neighbouring dwellings but that this can be adequately addressed by conditions that control the number of dogs cared for at the premises, and to control the hours of operation of the use in order to protect the amenity of the neighbouring dwellings. The operating hours condition should also cover the delivery and collection of dogs from the premises together with other ancillary activities as mentioned in the applicant's supporting statement. It is also felt that a condition should be attached to any consent granted requiring that the garage doors be kept shut in order to reduce any potential noise impacts.

With regard to the second matter the Transportation Engineering Manager has raised no objection to the proposal subject to conditions restricting the number of dogs, and that the developer provide an additional off-street parking space. It is noted that a minimum of three vehicles can be accommodated on the drive of the application property and as such ample off street parking is provided to serve the host dwelling. However, there would be no additional on site parking for customers and staff and as such the proposal could give rise to parking problems in the area. In that regard it is considered that it would be justified to restrict the proposal in order to retain control over the development in the interests of highway safety. The conditions referred to above relating to the number of dogs to be groomed at the premises and the hours of operation are considered to assist in dealing with possible parking problems. However, an additional condition requiring the provision of an additional car parking space should also be imposed in order to ensure that there is sufficient space for visitors and customers to call at the property.

Whilst the applicant has stated that a collection and delivery service will be offered to customers, not all customers are likely to take up such an offer and as such it is felt that it would be unreasonable to impose a condition requiring this.

Cont....

Application No. 13/0682/RET Continued

Comments from consultees: No objections raised. Their comments are 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) No dog grooming shall take place outside the hours of 0900 hours - 1700 hours Monday to Friday and 0900 hours - 1300 hours on Saturdays and not at all on Sundays or Bank Holidays.
REASON: In the interests of residential amenity.
- 02) No delivery of dogs shall be taken at or dispatched from the site outside the hours of 0800 hours - 1800 hours Monday to Friday and 0800 hours - 1300 hours on Saturdays and not at all on Sundays or Bank Holidays.
REASON: In the interests of residential amenity.
- 03) The consent hereby granted shall enure only for the benefit of the applicant and his immediate family.
REASON: In order for the Local Planning Authority to retain control over the future use of the site in the interests of the amenity of the area.
- 04) The doors of the garage the subject of this application shall be kept closed at all times other than for the delivery and collection of dogs or other items and no dog grooming shall take place whilst the doors are open.
REASON: In the interests of the residential amenity of the area.
- 05) Notwithstanding the submitted plans, details shall be submitted to and approved in writing by the Local Planning Authority which provide one off-street customer parking space and three residential spaces within the curtilage of the site. Plans shall be submitted to the Local Planning Authority within one calendar month from the date of consent, and any works necessary should be completed within two calendar months following approval of the drawings, and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 06) Any additional parking area shall be completed in materials as agreed with the Local Planning Authority to ensure that loose stones or mud etc. are not carried on to the public highway.
REASON: In the interest of highway safety.

Cont....

Application No. 13/0682/RET Continued

- 07) No more than five dogs shall be groomed at the premises per day.
REASON: In the interest of residential amenity and highway safety.
- 08) Prior to the use hereby approved coming into beneficial use the applicant shall submit details of arrangements for the storage, collection and disposal of commercial waste. These arrangements must be implemented before first use of the premises commences.
Reason: To safeguard residential amenity.

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 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0684/RET 20.09.2013	Mr A Heath Drenewydd House Collins' Row Bute Town Rhymney Tredegar NP22 5QL	Retain and complete detached garage Drenewydd House Collins' Row Bute Town Rhymney Tredegar NP22 5QL

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is situated on the northern side of Collins Row.

House type: The application property is the former School and Community Centre on the north east edge of Butetown. The host building is a traditional Victorian style school building constructed in stone and finished in render with a slate roof. The building has a large footprint and the roof has a number of steeply sloping gables with a roof pitch of approximately 45 degrees. The building is sited towards the front (southern) boundary of the site with large hard surfaced areas (that were formerly the school yards) to the west and north. Planning consent was granted in 2007 for the conversion of the building from a community centre into a dwelling together with the construction of a detached domestic garage in the north west corner of the site.

Development: The application seeks full planning consent for the retention and completion of the detached garage which has not been built in accordance with the approved details. The approved scheme showed a garage with a footprint of 8.26 m by 6 m and a ridge height of 4.5 m (with a 30 degree roof pitch). The as-built garage has a footprint of 11.15 m by 6.125 m with a ridge height of 6.1 m with a roof pitch of 45 degrees. At present the garage has been constructed to roof truss level with bare faced block walls.

Dimensions: As stated above.

Materials: The garage is proposed to be finished in render with a synthetic slate roof.

Ancillary development, e.g. parking: None.

Cont....

Application No. 13/0684/RET Continued

PLANNING HISTORY

07/0817/COU - Convert community centre into dwelling with detached garage -
Granted 15.11.07.

POLICY

Site Allocation

Local Development Plan: Outside settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints), NH1.1 (Upper Rhymney Valley Special Landscape Area) and HE4.1 (Bute Town Conservation Area).

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 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.

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.

Cont....

CONSULTATION

Conservation & Design Officer - Raises objection to the application on the basis that the scale of the building is out of keeping with the character and appearance of the conservation area, is dominant in the street scene, and visually obtrusive.

ADVERTISEMENT

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

Response: No letters of objection had been received at the time of writing this report. However, the application had been submitted following an enforcement investigation as a result of complaints received from a local resident.

Summary of observations: The local resident was concerned about the scale of the development and the effect of this on the amenity of his property.

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.

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 scale of the proposal and the effect of this on the character and appearance of the conservation area and the desirability of preserving adjacent listed buildings, or their setting or any special architectural or historic features they possess. The effect on the amenity of neighbouring dwellings must also be considered.

Cont....

Application No. 13/0684/RET Continued

With regard to the first point it is noted that the application site is within the Butetown Conservation Area and within 5 m of the listed building at the end of Collins' Row. The Council has a duty to pay special attention to the desirability of preserving and where applicable enhance the character of the conservation area and the listed buildings in determining any application for planning consent. Central to that consideration is the determination as to whether any proposal would have a detrimental impact on that character.

With regard to this application it should be noted that that the original school building is a substantial property with a large footprint and a ridge height of 8 m. There are a number of gables on the roof of the building that have steeply sloping roof pitches of approximately 45 degrees. The building is also set within substantial grounds that encompass all of the yard areas of the former school. In that regard it is considered, notwithstanding the size of the proposed building, it is still subservient to the host building and would not represent over-development of the application site. The proposal complies with all of the guidance contained within Guidance Note 3 of Supplementary Planning Guidance LDP7 and as such it is considered that it is acceptable in design terms in relation to the host building.

It is accepted that the building is not in keeping with the character of the listed buildings within Bute Town as these are generally narrow buildings finished in stone with stone tiled roofs. However, it should also be noted that the former school buildings is not in keeping with the character of the listed building but is a stand alone building. As the application building is in keeping with the character of the host building (as described above) it is not considered that the proposed building would have a detrimental impact on the character of the conservation area or the adjacent listed buildings.

With regard to the effect of the proposal on the amenity of the adjacent dwelling at 1 Collins' Row it is accepted that the as-built building is some 125 mm wider than the approved building and 1.5 m higher. This will inevitably have more of an effect on the amenity of the neighbouring dwelling than the previously approved scheme but it is for the Local Planning Authority to assess whether the effect would be sufficient to warrant refusal of the application. In that regard it should also be noted that the garage is at a much lower ground level than the adjacent dwelling with the existing stone boundary wall and the highway between the two properties. Therefore it is not felt that the proposal would have a detrimental impact on the amenity of the adjacent dwelling that would warrant refusal of the application and as such the proposal is acceptable in planning terms.

Cont....

Application No. 13/0684/RET Continued

Comments from consultees: Objection is raised by the Council's Conservation and Design Officer but for the reasons stated above, it is not considered that they could sustain a reason for refusal.

Comments from public: None received at the time of writing the report. Any comments received before the matter is considered by Members will be reported orally at Committee.

Other material considerations: The plans submitted by the applicant do not provide sufficient detail in terms of the materials to be used in the completion of the development. In that regard it is felt that a condition should be attached to any consent granted requiring the submission of details and or samples. Conditions removing permitted development rights for roof lights, windows and roof extensions or dormers should also be attached to the consent in order to protect the amenity of the neighbouring dwelling.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) 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.
- 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 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.
- 03) 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 to the garage consisting of an addition to or alteration to its roof shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 04) The use of the garage hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwelling for the parking of vehicles only and for no other purpose.
REASON: In the interests of highway safety.

Cont....

Application No. 13/0684/RET 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 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0164/RET 11.03.2013	Mr & Mrs Moody Nant-Y-Cwm Farm Cefn-Onn Farm Lane Rudry Caerphilly CF83 3EJ	Regularise mixed-use of the land for agriculture and residential purposes to include retention of dwellinghouse with proposed extension, retain farm workshop and barn with alterations, retain chicken house, 'roundhouse' for use as picnic shelter/classroom and the proposed erection of an ancillary dwelling, garden shed, implement shed and a maximum No. of 6 seasonal camping yurts Nant-Y-Cwm Farm Cefn-Onn Farm Lane Rudry Caerphilly CF83 3EJ

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: Nant-Y-Cwm Farm, Cefn-Onn Farm Lane, Rudry.

Site description: The application site relates to a parcel of agricultural land of 6.5 hectares with varied land features and wooded areas. The land is defined by a stream along the north western boundary, which provides the main water source and hedgerows along the other boundaries. There are no mains services on the site and access is achieved via Cefn-Onn Farm Lane, which connects Rudry Common to the boundary shared with Cardiff City Council.

Development: Permission is sought to regularise a mixed-use of the land for agriculture and residential purposes to include retention of dwellinghouse with proposed extension, retain farm workshop and barn with alterations, retain chicken house, 'roundhouse' for use as picnic shelter/classroom and the proposed erection of an ancillary dwelling, garden shed, implement shed, polytunnel, shepherds hut and a maximum of 6 seasonal camping yurts.

Cont....

Application No. 13/0164/RET Continued

Dimensions: The structures that form part of this development and their dimensions are as follows:-

Main dwellinghouse - 19.8m x 6.7m x 3.6m.
Farm workshop - 6.1m x 7.2m x 3.9m.
Barn - 17.4m x 18.5m x 6m.
Chicken house - 2.4m x 2.2m x 2.2m .
Roundhouse (classroom accommodation) - 7m diameter x 4.8m.
Proposed Ancillary dwelling - 6.7m x 9.7m x 3.5m.
Garden shed - 2.4m x 3.0m x 2.3m.
Camping yurt - 6m diameter.
Proposed polytunnel - 28m x 11.6m x 2.4m.
Existing polytunnel - 6m x 4.5m x 2.2m.
Proposed implement shed - 11.6m x 3m x 2.3m.
Shepherds hut - 3m x 3m x 2.5m.

Materials:

Main dwellinghouse - recycled timber construction, clad in cedar.
Farm workshop - reclaimed concrete block/timber with portable container incorporated into building fabric.
Barn - recycled dutch barn construction, clad in timber with portable container incorporated into building fabric.
Chicken coop - recycled timber construction.
Roundhouse (classroom accommodation) - recycled timber.
Ancillary dwelling - recycled timber construction, clad in cedar.
Garden shed - recycled timber construction.
Camping yurt - canvas.
Proposed polytunnel - recycled polytunnel frame and horticulture grade plastic.
Existing polytunnel - recycled steel/wood and horticulture grade plastic.
Proposed implement shed - recycled timber construction with tin roof.
Shepherd hut - former luton van body.

Ancillary development, e.g. parking: Parking facilities are proposed.

PLANNING HISTORY

There is no previous planning history.

Cont....

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Outside settlement boundary with a visually important local landscape.

Policies: CW2 (Amenity); CW4 (Natural Heritage Protection); CW6 (Trees, Woodland and Hedgerow Protection); CW15 (General Locational Constraints); CW19 (Rural Development and Diversification); SP5 (Settlement boundary); SP6 (Place Making); NH 2.4 (Rudry Visually Importance Local Landscape);

NATIONAL POLICY The relevant policies and guidance are set out in Planning Policy Wales (Edition 5, November 2012), Technical Advice Note (TAN) 6 - Planning for Sustainable Rural Communities (July, 2010) and the associated One Planet Development Practice Guidance (October, 2012).

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? No.

CONSULTATION

Cardiff City Council - No representations have been received.

Transportation Engineering Manager - Raises objection to the proposal as the lane network leading to the site is unsuitable to serve the development by virtue of its narrowness, lack of forward visibility, steep gradients and lack of street lighting. Any increase in traffic movements along this network would be to the detriment of highway safety.

Head Of Public Protection - Raises objection on the basis that the accommodation fails to meet the minimum housing standards as stated in the Housing Act 2004. Concern is also raised in respect of the water quality; however, this is a matter that can be made acceptable by monitoring and sampling.

Senior Engineer (Land Drainage) - Raises no objection subject to a condition being imposed showing how surface water and land drainage flows from the site will be dealt with.

Cont....

Application No. 13/0164/RET Continued

Dwr Cymru - No representations have been received.

Rights Of Way Officer - Raises no objection and notes that Bridleway 51 Rudry passes through the site and must not be obstructed.

Gwent Wildlife Trust - No representations have been received.

Team Leader Sustainable Development And Living Environment - Raises objection on the basis that the level of information included in the applicant's management plan is insufficient to meet the tests set out in Technical Advice Note 6 (TAN 6) - Planning for Sustainable Rural Communities.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and neighbouring properties consulted.

Response: One letter has been received.

Summary of observations: No objection raised.

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.

ANALYSIS

Policies: Planning Policy Wales and Technical Advice Note 6 (TAN 6) - Planning for Sustainable Rural Communities are the main sources of policy consideration for One Planet Development (OPD) in the countryside. One Planet Development is a new area of rural policy.

It is a justified exception to the strict control of residential development in the open countryside and shall only be permitted if the demanding requirements of TAN 6 and its practical guidance listed in the One Planet Development Practice Guidance (October, 2012) are met.

Cont....

TAN 6, reflecting Planning Policy Wales, sets out a list of essential characteristics that all One Planet Developments in the open countryside must have. One Planet Developments must:-

1. Have a light touch on the environment - positively enhancing the environment wherever possible through activities on the site.
2. Be land based - the development must provide for the minimum needs of residents in terms of food, income, energy and waste assimilation in no more than five years.
3. Have a low ecological footprint - the development must have an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time.
4. Have very low carbon buildings - these are stringent requirements, requiring that buildings are low in carbon in both construction and use.
5. Be defined and controlled by a binding management plan, which is reviewed and updated every five years.
6. Be bound by a clear statement that the development will be the sole residence for the proposed occupants.

TAN 6 also says that planning applications for OPD need to be supported by robust evidence. In particular, it says that a management plan produced by a competent person or persons should accompany applications and that this should be the basis of a legal agreement relating to the occupation of the site. It also states that the management plan should cover the following areas; a business and improvement plan, ecological footprint analysis, carbon analysis, biodiversity and landscape assessment, a community impact assessment, and a transport assessment and travel plan. In accordance with the requirements of TAN 6, the applicants have submitted such a plan. The management plan sets out the applicants' objectives and defines the design strategy/proposals to create the infrastructure necessary to support a one-planet lifestyle. An ecological footprint analysis is also included.

As with all such proposals in the countryside the advice of an agricultural consultant was sought and the following analysis takes account of the comments received.

The submitted management plan is broken down into individual elements. From the information submitted, the applicants purchased 6.5 hectares of agricultural land at Nant-Y-Cwm Farm in 2008 and have been farming the land since this time. They claim to have lived on the land since 2009 in a variety of structures ranging from a yurt to a caravan. The move to a more permanent place of residence took place in 2011 when the applicant constructed a log cabin, which is now the main dwellinghouse. Other unauthorised buildings that have been constructed on the site include a barn, farm workshop, roundhouse, domestic/chicken sheds, and a polytunnel. This retrospective One Planet Development application seeks to regularise the unauthorised mixed-use of the land for agricultural and residential purposes. In addition to the buildings listed above, the applicant proposes to construct further agricultural buildings over a 5 year period as well as the siting of 6 camping yurts between the months of April and October.

Cont....

Application No. 13/0164/RET Continued

With regards to the proposed activities, the applicants have provided a business plan, which provides a broad indication of the current business and how it is to be developed. Their aim is to live a sustainable lifestyle and to have a light touch on the environment. To achieve this, they currently provide themselves with meat, vegetables, eggs and fruit and if the application is successful, they aim to develop this further by supplying the locality with fresh produce using local markets and horse and cart.

The One Planet Development Practice Guidance (OPDPG) recognises that it is not feasible for all the food needs of occupants to be produced on site and suggest that realistically, at least 65% of basic needs should be met, which the applicants confirm is their objective. The figures submitted with the application indicate that the proportion of food produced on the farm for 2013 is 50% and by 2017, this figure rises to 79%. Despite this, the OPDPG states that the proposals have to be land based and provide the minimum income necessary to meet the applicant's needs, within 5 years of first habitation of the site. As the occupants are already living on site and as the management of the site took place as early as 2010, concern is raised as to whether this criterion is now capable of being complied with as 5 years from the date of first habitation ends in 2014.

With regards to the size of the holding, it is accepted that it could, in principle produce/sustain the levels of production shown, e.g. number of sheep, cattle, fruit, vegetables, grains etc. However, the starting point for assessing whether or not the figures can be achieved is the baseline assessment. The baseline assessment that forms part of this application lacks details on the list of requirements set out in the OPDPG.

For example, with regards to the physical attributes of the land (geology, topography and soils), the applicants claim to have analysed and limed the soil, however, without the provision of basic soil information and its productive capacity and management needs, the lack of evidence casts doubt as to whether the proposed agricultural activities/figures are achievable. It also fails to adequately demonstrate whether projects such as the sales of produce via horse and cart are viable.

OPDPG states that the development must have an initial ecological footprint of 2.4 global hectares per person or less with a clear potential to move to 1.88 global hectares per person over time. Many of the submitted figures included in the footprint calculation are unverifiable, however, there is one clear discrepancy and that relates to the size of the plot for the growing of the family's own food. The applicants have since confirmed that the figure of 90,000 sq. m. should actually read 34,000 sq.m. The net effect of this is that by year 5 (2017), the footprint per capita reduces dramatically in favour of the applicants from a total shown of 1.75 per capita to 0.98. As the figures are not quantified in the management plan and bearing in mind the applicants already claim to have an exemplary ecological footprint, the shift to 0.98 casts considerable doubt over the accuracy of the figures used to calculate their footprint per capita.

Cont....

Application No. 13/0164/RET Continued

With regards to the current activities at the site, it is evident that the applicants operate day to day as part of a linked group of family and friends, sharing trips and some outside resources such as freezing facilities and biomass fuel (timber). The energy at Nant-Y-Cwm Farm is off grid with solar, wind, water and biomass available as the main sources of energy. Biomass fuel is the main source of heat for the existing and proposed dwelling, which comes from existing hedgerows, branches overhanging the application site and coppiced hazel from within. There is also an agreement in place with two neighbours to selectively thin and manage woodland areas outside of the application site, which supplement their biomass needs. Although this way of sustainable living is to be applauded, the OPDPG specifically states that the energy needs of inhabitants must come from the site.

To achieve this, the applicants make reference to the carrying out of additional planting of hedgerows and mixed coppiced areas as well as an area of up to 6,500 sq. m. of woodland. Not only would there be a cost to this, there is considerable concern that because of the limited baseline assessment, the loss of land for the growing of biomass willow will result in the inhabitants being less able to provide for themselves in terms of food/income, adversely impacting on their ecological footprint results. Furthermore, the management plan also refers to the use of a methane digester to replace the use of LPG but it fails to mention where the organic matter will come from.

Although the submitted management plan refers to a one family residence, the application proposes a second dwelling for the applicants' eldest child. On this matter, it was noted during the application site visit that the Luton type van body is already being used by the eldest child as a residential caravan in breach of planning control. If this application is successful, this van body will be used as a shepherds hut and an ancillary dwelling constructed of similar materials to the main dwellinghouse. It would also be off grid and share the same compost toilet as the main dwellinghouse, which is situated outside the main building. With regards to the proposed living arrangements, both dwellings lack internal toilet facilities and therefore, fail to meet the minimum housing standards.

With regards to the proposed external composting toilet, the Council has a duty to consider the implications of the Equalities Act (2010) when carrying out its function as a Local Planning Authority. As it is only accessible by ladder and bearing in mind the planned residential and educational courses, the proposal fails to address inclusive design and is considered to have a detrimental impact on those residents and visitors whose disability would make using the composting toilet difficult or impossible. Its design, therefore, is considered contrary to policies CW2 and criterion (D) of Policy SP6 of the Council's LDP.

Cont....

Notwithstanding the acceptability or otherwise of these living and sanitary arrangements, the applicants have included their eldest child's consumption in the overall figures relating to 'proportion of food produced on farm' on the basis that they will be operating as one family, i.e. seven inhabitants. This is in effect, however, a two household application and there is also the prospect of a third household if the second eldest sibling stays. Whilst the OPDPG refers to the provision of a simple balance sheet based on projections of the anticipated income, in order to reach that point, the applicants must have worked out their enterprise budgets in terms of land area needed, labour requirement and the normal inputs and outputs. The OPDPG requires robust evidence to support the management plan and the baseline survey and the necessary detail to show how the outputs have been reached are absent from the management plan. The OPDPG requires an applicant to quantify how their minimum food and income needs will be derived from the site. That information is not given in sufficient detail and the projections, therefore, are not fully proven.

OPDPG also states that the produce grown and reared on the site (that meets the minimum food and basic income of the occupants) must be the result of the labours of the occupants of the site and not that of hired hands.

With regards to the labour required to meet the One Planet Development requirements, the management plan fails to adequately establish whether the enterprise is reliant upon the labour of volunteer workers given that 3threeand possibly shortly four adults will be working on the holding. Even though the proposed yurts are likely to be a useful income derived from the land, it is unclear from the submitted management plan about the role of volunteers within the proposal, including those on educational and rehabilitation courses and how their needs in terms of food, or their contribution to the food needs of the family would be allocated. Furthermore, if all six yurts are occupied, there could be as many as thirty persons on site including family members, all sharing the main dwelling's external compost toilet, which in practical terms is considered unacceptable.

With regards to the provision of water, the management plan states it is currently supplied from a piped spring, which has not been tested. With proposed educational courses involving the general public there will be a requirement for a potable water supply to be provided. There is no indication in the submitted management plan that the water supply has been tested for pathogens and any pollution from neighbouring land uses. In addition, given the soil type, irrigation will be very important in dry summers and an assessment of crop and livestock needs, need to be provided and how it will be supplied.

The spring may be reliable, but the polytunnels, crops and livestock will require a considerable amount of water in a dry year and use of the streams may or may not be required or possible. Currently, there is insufficient evidence in this regard and not enough information provided to evaluate the water supply, its reliability and suitability to meet stringent quality tests.

Cont....

Application No. 13/0164/RET Continued

In order to achieve the One Planet Development status, the applicants propose a total of 11 buildings/structures and six seasonal yurts for siting between the months of April and October to serve those who volunteer and attend training courses. As the application site is within an area of open countryside which is designated in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 as a Visually Important Local Landscape (VILL), policy NH2.4 of the Council's LDP is of relevance which states that development will only be permitted where it conserves and where, appropriate, enhances the distinctive visual and sensory landscape or characteristics of the Rudry VILL.

Paragraph 7.3 of the Council Adopted Supplementary Planning Guidance LDP 10 - Buildings in the Countryside (January, 2012) is also relevance and states that if new buildings are allowed as part of rural development and diversification schemes, the number and size of buildings proposed to be used for the new or expanded business should be proportionate to the number of existing buildings on a site.

Paragraph 8 of the same guidance recognises that new agricultural buildings, by virtue of their scale, may be prominent features on the landscape and they should be sited to ensure minimal visual impact and that it will not be appropriate for buildings to be domestic or industrial in character or standard. Similarly, the guidance in paragraph 6.7 of Technical Advice Note 12: Design (TAN 12) states that the appearance and function of a proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications.

A network of footpaths and bridleways surround the application site with views into the site easily obtainable, especially during winter months when there is less foliage on the trees. Although the materials proposed in the construction of the buildings at Nant-Y-Cwm Farm come from recycled sources, because of this, the development as a whole lacks cohesion as far as the general appearance of the built structures are concerned. For example, steel portable containers are incorporated into the fabric of the barn and farm workshop and the former Luton van body is to remain as a shepherds hut. The planned siting does not overcome the visual harm caused by these structures and they appear incongruous in this area of open countryside, which is characterised by open fields, trees and hedgerows.

Notwithstanding the harm caused through the unacceptable choice of materials, concern is also raised in respect of the overall number of buildings and structures required to facilitate this One Planet Development, which at anytime one could be as many as 17. Such a large number would impact adversely upon the general appearance of this area and severely compromise the VILL status of this land, contrary to the guidance listed in Policies NH2.4, CW2 and CW19 of the Council's LDP as well as that contained in the Council Adopted Supplementary Planning Guidance LDP 10 - Buildings in the Countryside and Technical Advice Note 12 - (Design).

Cont....

Application No. 13/0164/RET Continued

With regards to the accessibility of the application site, the lane network that leads to Nant-Y-Cwm Farm is unsuitable to serve this One Planet Development proposal by virtue of its narrowness, lack of forward visibility, steep gradients and lack of street lighting and any increase in traffic movements along this network would be to the detriment of highway safety, contrary to criterion (A) of Policy CW3 of the Council's LDP.

Comments from Consultees: These have been included in the analysis above.

Comments from public: None.

Other material considerations: As the mixed-use of the land for agriculture and residential purposes has already been carried out and as this application is not considered to meet the strict One Planet Development guidance criteria listed in the TAN 6, it is recommended that enforcement action be taken to require the cessation of the residential use and reinstatement of the land to its condition before the development took place to include the removal from the site of all ancillary residential and agricultural buildings. Although the applicants own a property in Trethomas, which is currently rented out, they will nevertheless lose their residential status on this land. As this is the family's main place of residence, it is recommended that an extended compliance period of 12 months be given to allow them the opportunity to make alternative accommodation arrangements.

RECOMMENDATION that (A) Permission be REFUSED

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

- 01) The level of information included in the applicants' management plan is insufficient to meet the stringent tests set out in Technical Advice Note 6 - Planning for Sustainable Rural Communities (2010), Planning Policy Wales (5th Edition, 2012) as well as Policies SP5 and CW15 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010. In particular there is a lack of clarity about: the productivity of the site and its capacity to sustain the family; power generation; the use of neighbouring land for sourcing timber; other property in the applicants' ownership; and the implications of the proposed yurts and their occupants.
- 02) The unacceptable choice of materials and overall numbers of buildings would have a detrimental impact upon the visual amenity of this area of open countryside, which is characterised by open fields, trees and hedgerows, contrary to policies NH2.4, CW2 and CW19 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 as well as the guidance contained in paragraphs 7 and 8 of the Council Adopted Supplementary Planning Guidance LDP 10 - Buildings in the Countryside.

Cont....

Application No. 13/0164/RET Continued

- 03) The lane network leading to the site is unsuitable to serve this One Planet Development proposal by virtue of its narrowness, lack of forward visibility, steep gradients and lack of street lighting and any increase in traffic movements along this network would be to the detriment of highway safety, contrary to criterion (A) of Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
 - 04) The proposed living arrangements of the two dwellings fail to meet minimum housing standards and the reliance on an external compost toilet facility fails to provide full, easy and safe access for all, contrary to Policies SP6 and CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, Technical Advice Note 12: Design (2009), and Planning Policy Wales (2012).
 - (B) That Enforcement Action be authorised on the basis of the terms set out in this report including legal action if necessary.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0465/FULL 01.07.2013	United Welsh Housing Association 13 Beddau Way Caerphilly CF83 2AX	Demolish existing buildings and erect 29 dwellings (comprising of a mix of 1 bed apartments and 2 & 3 bedroom houses) with all associated infrastructure and landscaping The Greenfly & CATS House Newport Road Bedwas Caerphilly CF83 8BJ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: This application is for the re-development of part of the former C.A.T.S. transport site which fronts onto Newport Road, in Bedwas. The site is located fairly centrally in the Bedwas area.

Site description: The application site is roughly square in shape, and is bounded to the north by a small private hospital, which is nearing completion, to the south by Newport Road, to the east is a bowling green and a community centre, and to the west by the road known as The Bryn, on the other side of which stands a small development designed as older persons' bungalows.

The site itself is divided into two parts. The western portion is a relatively flat area upon which stands a building which was formerly used as part of the transport depot, and the remainder is occupied by a social club, which is at a higher level than the transport depot. The social club site slopes from south to north and along the boundary with the hospital site it is currently 2 to 3 metres above that adjoining land level. This adjoining land is retained by a substantial wall designed for that purpose.

The transport depot is no longer operating whilst the social club was trading until recently.

Cont....

Application No. 13/0465/FULL Continued

Development: The proposal is for demolition of the existing buildings and the re-development of the site for the provision of 29 dwellings. These will be comprised of the following:-

- A three-storey apartment block containing 12 (1bed) units.
- A two-storey building containing 2 (1 bed) units.
- 10 (3 bed) houses.
- 5 (2 bed) houses.

The buildings are arranged in small links of houses and semi-detached properties, the majority of which front onto either Newport Road or The Bryn. Five houses are located within the site and front onto the internal site road. There is also the apartment block which is in the form of an inverted "L" shape. This is sited on the Newport Road frontage and has access from that road and from the access into the site.

Dimensions: The site has a gross area measuring approximately 0.44 hectares. The apartment block has a ground floor area measuring approximately 233 square metres with a height of 10.8 metres (approx.) to its apex. The houses are all between 8.0 and 8.5 metres to their apex with ground floor areas measuring around 45 square metres.

Materials: The buildings are to be constructed in facing brick with the roofs covered in concrete tiles. The main access road area is to be finished in block paving.

Ancillary development, e.g. parking: The development is to be served by 35 parking spaces, 6 of which are visitors spaces.

PLANNING HISTORY

07/1354/OUT - Re-develop site for residential purposes - Granted 11.03.11.

P/99/0177 - Change use to taxi office - Refused 12.05.99.

5/5/88/0794 - Change the use for open air market - Refused 03.01.90.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement limit identified in the plan, however it is not allocated for a defined land use.

Cont....

Application No. 13/0465/FULL Continued

Policies: The policies of relevance to this proposal are as follows:-

1. SP3 - Development Strategy in the Southern Connections Corridor.
2. CW15 - General Locational Constraints.
3. CW2 - Amenity.
4. CW3 - Design Considerations - Highways.
5. CW10 - Leisure and Open Space provision.

NATIONAL POLICY National Planning Guidance is set out in Planning Policy Wales (Edition 4, Feb. 2011).

Also of relevance are the following Technical Advice Notes: TAN 12, Design and TAN 22, Planning for Sustainable Buildings.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? The application was not required to be screened for an EIA as the area of the application was below the threshold of 0.5 hectares.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes - The Coal Authority's views are considered below.

CONSULTATION

Conservation & Design Officer - has made no comment on this application.

Education - has confirmed that no education contribution will be pursued in respect to this proposal.

Head Of Public Protection - raises no objection to the application subject to the imposition of conditions attached to any consent granted. These conditions relate to issues such as contamination schemes, and soil and dust mitigation measures.

CCBC Housing Enabling Officer - is satisfied that the scheme will deliver 100% affordable housing. On this basis he has no additional comments to make.

Cont....

Application No. 13/0465/FULL Continued

Senior Engineer (Land Drainage) - makes a range of comments on drainage issues, some of which will be required to be conditioned whilst others will be passed on by way of written advice.

Outdoor Leisure Development Officer - comments that the western boundary with the Council's bowling green, should be secured with suitable fencing and a contribution is required to leisure facilities in the area.

Head Of Public Services - states that the refuse vehicles will not enter the unadopted site road and as such refuse containers will need to be brought to the public highway for collection.

Transportation Engineering Manager - has verbally commented that he raises no objection to the application subject to the completion of the Section 106 Agreement securing the highway contribution and the traffic order.

His final comments relating to the conditions he wishes to see attached to the consent will be presented to members at the committee meeting.

Dwr Cymru - raises no objection to the application, but makes a number of comments relating to the adopted drainage system in respect to both the proposed and existing apparatus.

Wales & West Utilities - has not commented on the application.

Western Power Distribution - has made no comment on this application.

Bedwas, Trethomas & Machen Community Council - raises objection to the application based on the overdevelopment of the site and the loss of the social club

Strategic & Development Plans - commented that the proposal was acceptable in policy terms.

The Coal Authority - raises no objection to the development on the basis of the site investigation submitted.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of site and press notices along with neighbour letters to 35 properties.

Response: The response to this consultation exercise was the submission of four letters. One raised objection to the scheme. Of the other three one contained an objection which was swiftly followed by a letter from the same source wishing to withdraw that objection. The last one was a request from a local ward member for a formal site meeting on the matter on the basis of drainage problems at the social club.

Cont....

Summary of observations: The basis of the objections made are as follows:-

1. There is too much construction work being undertaken in the vicinity of Ael-Y-Bryn. This proposal, the hospital development and the extension to the doctor's surgery (which abutts the hospital) add up to a very disruptive situation in the area, particularly by virtue of the additional traffic.
2. The residential cul de sac, on the opposite side of the road, is being used as a car-park for the workers and as such residents are finding it difficult to access their homes. This will get worse if this application is approved.
3. There are existing drainage problems at the social club.

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 application will be detrimental to the issues of crime and disorder in this area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. The Council's Ecologist considers that the information submitted in respect to the potential for bats at the site is such that the need to answer the requirements of the 3 Tests, under the EC Habitats Directive, is not present.

The Ecologist is satisfied that conditions, relating to bats and birds, can be imposed to adequately control the development.

ANALYSIS

Policies: Policy SP3 relates to the development strategy in the southern connections corridor. This contains a number of criteria, some of which are pertinent to the consideration of this site. These are as follows:-

- A Uses previously developed land within settlement limits.
- C Makes the most efficient use of the existing infrastructure.
- D Has regard to the social and economic function of the area.

Cont....

Application No. 13/0465/FULL Continued

The current proposal will result in the remediation of the former Transport Depot and social club by its re-development for residential units and it is also well located in regard to the local transport and drainage infrastructure links. It also has an impact on the social function of the locality as it will provide good quality homes in the area.

As such it is considered that the proposal accords with this policy.

Turning to Policy CW 15 (General Locational Constraints), this also has criteria of relevance. These are as follows:-

- A Development proposals will not be permitted if they prejudice the implementation of wider comprehensive redevelopment or constrain the development of any adjacent site for its allocated land-use.
- B Within settlement boundaries proposals for all types of development accord with the role and function of the settlement within which they are located.

With regard to the former it is considered that the current proposal can be undertaken without prejudicing wider development or constraining the activities/operations being undertaken on adjacent land. This criterion is therefore complied with.

In respect to the latter requirement the housing development proposed is considered to complement the role and function of the settlement in terms of its scale and purpose. As such this criterion is also considered to be satisfied.

Policy CW2 requires development to pay regard to all relevant material planning considerations in order to satisfy the following requirements:-

- 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.
- D Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

Cont....

Application No. 13/0465/FULL Continued

With regard to the first of these the site is bounded to the north by a medical facility, to the west by various community and leisure uses, and to the east lies existing dwellings. The southern boundary fronts onto the public highway. The impact of the current proposal on the amenity of these uses is considered to be of an acceptable level.

The proposal shows that the current difference in levels, particularly between the social club and its surroundings, both on and off the site, have been reduced to comparable levels, and thereby allowed the elevation with The Bryn to become part of the street scene, as opposed to being at a level well above that street.

The design and appearance of the houses are well considered in respect to the issues of layout, scale and massing and they are considered of an acceptable standard in respect to the site itself own site and the impact on the surrounding land-uses.

The issue of over-development is one that has been looked at closely as the site measures 0.44 hectares and accommodates 29 units. This equates to a high density development. It should be noted however that almost half of these units are housed in a block of single bed flats. As such the impact of the development is minimised in regard to the site coverage. Discussions with the applicant were also undertaken to introduce a small play area into the layout. This would have obviously impacted on the density position. The applicant has indicated that the site is less than 100 metres from a large playground and sports field.

Due to this close proximity the on-site provision is considered unnecessary, albeit a financial contribution of £800.00 per dwelling will be required to improve the local leisure provision.

On balance the density of the development is considered to be high but remains acceptable.

The last criterion relates to the viability of the adjoining land uses as a result of their impact on the residential amenities of the proposed dwellings. In this regard it is considered that none of the adjoining uses will be threatened by any such impact. The community centre and the small hospital building are uses which are designed to be close to the people who will use them and to the existing facilities. Neither uses are considered to potentially suffer due to their nearness to residential development.

Cont....

Application No. 13/0465/FULL Continued

Policy CW3 refers to "Design Considerations - Highways. "The applicant has submitted a Transport Sustainability Appraisal, to address the issues contained in this policy. These include matters such as adequate parking provision and the safe, efficient and effective use of the transportation network. The Transportation Engineering Manager has considered the information provided and has held discussions with the applicant to seek improvements to the overall scheme. He has finally resolved to raise no objection to the application subject to the use of conditions, which he considers can control the highway safety aspects to an acceptable level.

The final policy in this adopted plan refers to CW10, this policy requires all new housing sites capable of accommodating 10 or more houses to make adequate provision for well designed open space as an integral part of the development. Due to the close proximity of the playing fields/park, it is not considered imperative that the scheme incorporates the usable open space on site as would normally be expected in such a proposal.

CW10 (b) requires appropriate formal children's play facilities to be provided either on or off the site. The layout itself did not contain any such facilities. Due to the close proximity of public leisure facilities to the site, it is considered to be more appropriate for a contribution to be given to the Council for the upgrade of those existing facilities via a Section 106 Agreement. This would also be the case for CW10 (c) that requires adequate sport provision either on or off site, to meet the needs of the residents of the proposed development.

In the circumstances there are no LDP policy objections to this proposal.

In terms of National Guidance and the Technical Advice Notes of particular relevance are TAN 12 - Design and TAN 22 - Planning for Sustainable Buildings. The former's objective is in achieving good design solutions. In this respect the submission was accompanied by a Design and Access Statement prepared in accordance with the guidance contained in this TAN. It is considered that the solution arrived at is acceptable in this regard.

With respect to TAN 22 the applicant has provided a pre-assessment under the Code for Sustainable Homes. This demonstrates that the units achieve at least Code Level 3, and pays regard to the relevant guidance.

In the circumstances there are no policy objections to this application.

Cont....

Application No. 13/0465/FULL Continued

Comments from Consultees: None of the standard consultees raise objections which could sustain a refusal of consent. A number do however make comments which require the imposition of conditions in order to control aspects of the development to an acceptable degree.

Comments from public: The responses to the points made by members of the public are as follows:-

1. The issue of the amount of construction works at or near the site is a relative matter. The hospital building, on the adjoining land, is near completion and is unlikely to overlap the works for the re-development of the application site. There is no doubt that construction works would be temporarily disruptive, however this is a situation faced at every such site. Good management and the use of on-site loading/unloading space and a site compound can reduce the impact on its surroundings. The use of conditions to control dust and noise in this regard may assist the matter.
2. The issues of highway safety have been considered by the Transportation Engineering Manager and he raises no objection in this regard.
3. The re-development of the site will seek to rationalise the drainage serving it. A condition requiring a comprehensive drainage scheme to be agreed and implemented will be used in this regard.

Bedwas Trethomas and Machen Community Council also objected to the application on the grounds of over-development and the loss of the social club. This issue of over-development has been dealt with above.

The loss of the club is not an issue for the planning system to address. Its closure is not relevant to any policy contained in the Adopted Local Development Plan.

Other material considerations: The proposal, if accepted by Committee, will be deferred for the completion of a Section 106 Agreement. This Agreement will refer to financial contributions to strategic highway and leisure infrastructure improvements.

Cont....

Application No. 13/0465/FULL Continued

A planning obligation must meet all of the following tests:-

(a) It is necessary.

In respect to the strategic highway improvements 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 housebuilders, the Council has adopted Supplementary Planning Guidance LDP3 (Nov. 2010) , which requires a financial contribution, currently £5,500.00, for each new dwelling constructed within the defined Caerphilly Basin area as a reasonable means of addressing this capacity problem. The money contributed by this development will be used with other similarly collected monies to finance the necessary improvements to a number of nominated schemes in the Basin area.

With regard to leisure improvements the Leisure officer has requested a contribution of £800.00 per dwelling on the basis of the additional demand that the development will place on the leisure facilities in the area. The site itself is not providing for any facility on site however the playground to the north (or a similar facility) can be improved with this financial contribution.

(b) It is directly related to the development.

With regard to the strategic highways this development will add additional traffic onto the network of the Caerphilly Basin, which currently operates at capacity during peak periods, thereby aggravating existing congestion problems.

In leisure terms the children from the development will utilise this nearby playground and sportfield provision which will require additional investment to cater for the extra use.

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

In respect to the highway improvements the unit sum - at present £5500.00 - 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.

The leisure contribution is also considered to be reasonable when measured against the loss of one or two units on site to which would be required to provide for a small playground.

Cont....

Application No. 13/0465/FULL Continued

The applicant, through discussion with the Transport Engineering Manager, has also agreed to fund a road traffic order which will prohibit on-street parking around areas of the site. This order will also be secured by way of the Section 106 Agreement.

There is no requirement for Affordable Housing to be included in the Section 106 Agreement at this site, as the applicant's agent has confirmed that the scheme is 100% affordable in accordance with National and Local Development Plan policies. Notwithstanding this fact should the site be subsequently sold on, the developer will need to deliver 40% affordable housing on the development. In this regard a condition will be imposed to cover this situation should it arise.

Finally, the former Workmens Hall and Institute to the west of the site is a listed building (Grade II). The Local Planning Authority must have regard to the desirability of preserving the building and its setting or any features of special architectural or historic interest which the listed building possesses. The block of apartments will project forward of the listed building by some 10m. However, the listed building is a tall imposing structure and its setting will not be harmed by the new buildings.

RECOMMENDATION that (A) the application is DEFERRED to allow the completion of a Section 106 Agreement. 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 commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 03) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

Cont....

Application No. 13/0465/FULL Continued

- 04) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 05) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site. The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 06) Notwithstanding the details already submitted prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, and a timetable for its implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.
REASON: In the interests of the visual amenity of the area.
- 07) 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 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 as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012), paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).

Cont....

Application No. 13/0465/FULL Continued

- 08) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nesting sites for birds (house sparrow, house martin and starling) 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 as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012), paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
- 09) Prior to the commencement of works on site a scheme for the drainage of the development (excluding drainage connected to the public sewerage system) of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 10) 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.
- 11) 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 dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 12) Prior to the occupation of the first dwelling a scheme for the retention of affordable housing as part of the development shall be submitted to and agreed in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the agreed scheme. The scheme shall include:-
- a. The numbers, type, tenure and location on the site of the affordable housing provision to be made, which shall consist of not less than 40% of approved housing units.
 - b. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing, except where tenants exercise the Right to Acquire under the Housing Act 1996.
 - c. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Cont....

Application No. 13/0465/FULL Continued

d. Where the development is not carried out by a Registered Social Landlord (RSL) the arrangements for the transfer of the constructed affordable housing to a Registered Social Landlord.

e. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing (unless no market housing is provided within the development hereby approved).

REASON: To ensure that affordable housing is provided in accordance with adopted Council policy.

- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.

REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

- 14) Prior to development commencing a scheme for on-site storage and car-parking shall be submitted to, and agreed in writing with, the Local Planning Authority. Thereafter this agreed scheme shall be implemented during the development of the site.

REASON: In the interests of residential amenity.

- 15) The development, as it relates to mining matters, shall be undertaken in accordance with the content and conclusions of the Site Investigation Report Ref. No. 10282/GNS/08.

REASON: To ensure that the site can be made safe and stable for the development.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Council's Ecologist, Coal Authority and Head of Public Services 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 CW15.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
13/0569/LA 30.07.2013	Caerphilly CBC - Consultancy Pontllanfraith House Blackwood Road Pontllanfraith Blackwood NP12 2YW	Create overflow car park to upgrade the existing parking area of nominal 9 spaces and supplement these with a further 38 car parking spaces Land At Oakdale Court Bryn Brithdir Oakdale Business Park Oakdale	Granted 24.09.2013
13/0570/LA 30.07.2013	Caerphilly County Borough Council Mr A Ford Floor 1 Ty Penallta Parc Tredomen Tredomen Ystrad Mynach Hengoed CF82 7PG	Erect single-storey extension Markham Resource Centre Heol-Y-Bedw-Hirion Markham Blackwood	Granted 24.09.2013
13/0576/FULL 30.07.2013	Mr M Evans 8 St James Close Porset Caerphilly CF83 3ET	Erect two-storey side extension, single-storey rear extension, porch and convert garage 8 St James Close Porset Caerphilly CF83 3ET	Granted 24.09.2013
13/0585/FULL 02.08.2013	Mr C Jones 5 Llys Gwilym Ynysybwll CF37 3EZ	Re-design frontage to include ramped access for patrons Bedwas Social Club 17 Church Street Bedwas Caerphilly	Granted 24.09.2013
13/0592/FULL 05.08.2013	Ms L A Allen 2 Bowls Close Penyrheol Caerphilly CF83 2RQ	Erect rear ground floor extension to kitchen 2 Bowls Close Penyrheol Caerphilly CF83 2RQ	Granted 24.09.2013
13/0593/FULL 05.08.2013	Mr R Thomas 23 Cae Cadno Church Village Pontypridd CF38 1UL	Erect single-storey rear extension 18 Lon Uchaf Caerphilly	Granted 24.09.2013
13/0605/FULL 09.08.2013	Mrs T Garwood 14 Garden Close Llanbradach Caerphilly CF83 3NA	Erect single storey extension to rear of property and sensory room/outhouse 14 Garden Close Llanbradach Caerphilly CF83 3NA	Granted 24.09.2013

11/0885/FULL 29.11.2011	Erhans Charcoal Grill Mr E Serekaya 2 Pengam Road Ystrad Mynach Hengoed CF82 8AA	Erect steel flue at rear elevation Erhans Charcoal Grill 2 Pengam Road Ystrad Mynach Hengoed	Granted 25.09.2013
12/0486/FULL 28.06.2012	Miss L Cockrane Gelli-Wen Farm Bedwellty Road Markham Blackwood NP12 0PP	Convert barn to four holiday let cottages with associated access works Barn At Gelli-wen Farm Bedwellty Road Markham	Granted 25.09.2013
13/0502/FULL 04.07.2013	Mr R Farmer 48 Gwaun-Hyfyrd Caerphilly CF83 3BR	Erect conservatory to rear of property 48 Gwaun-Hyfyrd Caerphilly CF83 3BR	Granted 25.09.2013
13/0530/FULL 18.07.2013	Mr M Rogers 17 Victoria Road Fleur-de-lis Blackwood NP12 3UG	Erect second-storey side extension providing bedrooms and bathroom, side conservatory and front canopy with internal alterations New House Beili Glas Road Fleur-de-lis Blackwood	Granted 25.09.2013
13/0557/FULL 22.07.2013	Mr & Mrs S Rees 2 Rose Cottages High Street Nelson Treharris CF46 6HA	Erect two-storey extension to front of dwelling and conservatory extension to rear 2 Rose Cottages High Street Nelson Treharris	Granted 25.09.2013
13/0561/FULL 25.07.2013	Tir-y-berth Management Committee Mrs S Harper 11 Duffryn Street Tir-y-berth Hengoed CF82 8AN	Extend and provide additional floorspace as an amendment to the village hall permitted by planning permission 12/0207/FULL to demolish the existing village hall and construct a new village hall on footprint of existing and extend parking facility on adjacent land Tir-y-berth Village Hall Horner Street Tir-y-berth Hengoed	Granted 25.09.2013
13/0577/COU 31.07.2013	Homes Estate Agents Mr A Whiting 45 Cardiff Road Bargoed CF81 8NZ	Change of use of first and second floor from residential to offices (A2) 45 Cardiff Road Bargoed CF81 8NZ	Granted 25.09.2013

13/0578/FULL 31.07.2013	Mr S Kendall 38 Channel View Pontymister Risca Newport NP11 6JW	Replace existing pre-cast concrete garage with a single-storey garage 38 Channel View Pontymister Risca Newport	Granted 25.09.2013
13/0579/FULL 31.07.2013	Dr M Ali Highfield House 3 Aspen Avenue Blackwood NP12 1WW	Erect sun lounge extension to existing lounge and porch extension to existing porch Highfields House 3 Aspen Avenue Blackwood NP12 1WW	Granted 25.09.2013
13/0596/FULL 06.08.2013	Dr S Rao 46 Sunningdale Caerphilly CF83 1BB	Erect double storey rear extension 46 Sunningdale Caerphilly CF83 1BB	Granted 25.09.2013
13/0604/FULL 09.08.2013	Mr S Fenwick Bryn Llwynfan Groeswen Road Groeswen Cardiff CF15 7UT	Erect orangery style conservatory to side of existing extension Bryn Llwynfan Groeswen Road Groeswen Cardiff	Granted 25.09.2013
13/0514/FULL 10.07.2013	Mr G Davies Penyfan Caravan & Leisure Park Manmoel Road Oakdale Blackwood NP12 0HY	Erect 50Mw Solar Array within the curtilage of the caravan park Penyfan Caravan & Leisure Park Manmoel Road Oakdale Blackwood	Granted 26.09.2013
13/0550/RET 24.07.2013	Mr S Parry 49 Stanley Street Senghenydd Caerphilly CF83 4HS	Retain the reconstructed rear yard/garden retaining wall 49 Stanley Street Senghenydd Caerphilly CF83 4HS	Granted 26.09.2013
13/0566/TCA 29.07.2013	Mr W Walker Knoll House New Road Gelli-haf Pontllanfraith Blackwood NP12 2QE	Provide various tree works including the removal of overgrown vegetation, the removal of silt and debris, cutting back overgrown vegetation to the entire perimeter of the field, the removal of willow trees encroaching on land on the boundary with 'Gelli Barn,' the removal of a fallen branch of a mature oak tree, cutting back overgrown willow branches and additional mixed branches to allow safe tractor movement and cutting down an ash tree	No objection raised 26.09.2013

		adjacent to 'Little Oak' Land Opposite Knoll House New Road Gelli-haf Pontllanfraith	
13/0583/ADV 01.08.2013	CCBC Mr C Jones Ty Penallta Parc Tredomen Tredomen Ystrad Mynach Hengoed CF82 7PG	Provide brass lettering to show name of the institute in English and Welsh Blackwood Miners Institute High Street Blackwood NP12 1BB	Granted 26.09.2013
13/0584/FULL 01.08.2013	Mr R Jenkins 21 Station Road Ystrad Mynach Hengoed CF82 7AT	Erect ground floor rear extension for kitchen and bathroom 21 Station Road Ystrad Mynach Hengoed CF82 7AT	Granted 26.09.2013
13/0586/FULL 01.08.2013	Mr I Paget 96A Hengoed Road Penpedairheol Hengoed CF82 8BR	Erect single-storey rear extension with balcony over 96A Hengoed Road Penpedairheol Hengoed CF82 8BR	Granted 26.09.2013
13/0588/FULL 01.08.2013	P.C.C. Holy Trinity Church C/o The Rev'd Canon Steven Kirk The Vicarage Cedar Way Ystrad Mynach Hengoed CF82 7DR	Provide disabled adaptations to include new ramped access and external platform lift Holy Trinity Church Commercial Street Ystrad Mynach Hengoed	Granted 26.09.2013
13/0600/TCA 06.08.2013	Mr L Wood Gellihaf House New Road Gellihaf Pontllanfraith Blackwood NP12 2QE	Remove laurel, prune old trees and remove three trees Gellihaf House New Road Gellihaf Pontllanfraith	No objection raised 26.09.2013
13/0609/FULL 13.08.2013	Mr F Colwill 4 Grays Gardens Graig-y-Rhacca Caerphilly CF83 8TN	Erect single-storey rear extension 4 Grays Gardens Graig-y- Rhacca Caerphilly CF83 8TN	Refused 26.09.2013
13/0560/FULL 23.07.2013	Mr Williams 25 Clos Rhos Hir Caerphilly CF83 3SD	Alter approved dwelling to include rear conservatory extension 25 Clos Rhos Hir Caerphilly	Granted 27.09.2013

13/0581/FULL 01.08.2013	Mr L Edwards 127 Thomas Street Abertridwr Caerphilly CF83 4AY	Install a pitched, double hip roof to the single storey rear extension 127 Thomas Street Abertridwr Caerphilly CF83 4AY	Granted 27.09.2013
13/0613/FULL 14.08.2013	Mr & Mrs C Ewings 17 Corbett Crescent Caerphilly CF83 1HP	Demolish existing conservatory to rear and replace with garden sun-room 17 Corbett Crescent Caerphilly CF83 1HP	Granted 27.09.2013
13/0621/FULL 19.08.2013	Mr & Mrs P Wright 7 Pandy Road Bedwas Caerphilly CF83 8EH	Erect single and two-storey rear extension 7 Pandy Road Bedwas Caerphilly CF83 8EH	Granted 30.09.2013
13/0573/FULL 31.07.2013	Mr S Taylor Bryn Dale Tir-Y-Cwm Lane Risca Newport NP11 6DN	Erect garage and carport Bryn Dale Tir-Y-Cwm Lane Risca Newport	Granted 01.10.2013
13/0594/FULL 06.08.2013	Mr M R Bevan 6 Harlech Close Cefn Fforest Blackwood NP12 1HJ	Erect lean-to glass veranda 6 Harlech Close Cefn Fforest Blackwood NP12 1HJ	Granted 01.10.2013
13/0591/FULL 05.08.2013	Mr J Rees 28 Hawthorn Road Nelson Treharris CF46 6PB	Erect second storey extension above existing garage for bedroom with en-suite and front porch 28 Hawthorn Road Nelson Treharris CF46 6PB	Granted 02.10.2013
12/0787/FULL 05.11.2012	Regalcourt Engineering Ltd Mr A Jenkins 36 Mountside Risca Newport NP11 6JG	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 Tredgar Junction Hotel Commercial Street Pontllanfraith Blackwood	Granted 03.10.2013
13/0500/COU 03.07.2013	Mr A Farmer Three Pentref-y- groes Farm Croespenmaen Newport NP11 3BT	Refurbish old derelict dairy into six dog kennels Three Pentref-y-groes Farm Croespenmaen Newport NP11 3BT	Granted 03.10.2013

13/0523/COU 15.07.2013	Penyfan Caravan And Leisure Park Ltd Mr G Davies C/o Penyfan Leisure Park Manmoel Road Manmoel Blackwood NP12 0HY	Change use of area reference 'H' from amenity to camping and pod deployment Penyfan Leisure Park Manmoel Road Manmoel Blackwood	Granted 03.10.2013
13/0559/FULL 22.07.2013	Mr & Mrs W Parsons 20 Maple Close Pontllanfraith Blackwood NP12 2PH	Erect single-storey kitchen, W.C. and carport extension to side of dwelling 20 Maple Close Pontllanfraith Blackwood NP12 2PH	Granted 03.10.2013
13/0580/COU 31.07.2013	Miss K Hyman 11 Bryn-Y-Fran Avenue Trethomas Caerphilly CF83 8BN	Change the use from A1 retail to D1 for chiropody/podiatry clinic 26 Cardiff Road Caerphilly CF83 1JP	Granted 03.10.2013
13/0486/FULL 28.06.2013	Mrs S Jones 35B Bloomfield Road Blackwood NP12 1LX	Erect ground floor rear extension 35B Bloomfield Road Blackwood NP12 1LX	Granted 04.10.2013
13/0607/FULL 12.08.2013	Mr W Roberts 36 St Mary Street Risca Newport NP11 6GS	Erect two-storey extension to side of dwelling, garage at ground floor and bedroom at first 36 St Mary Street Risca Newport NP11 6GS	Granted 07.10.2013
13/0610/FULL 12.08.2013	Mr C Parker 38 Waungoch Road Oakdale Blackwood NP12 0LL	Erect single-storey rear extension 38 Waungoch Road Oakdale Blackwood NP12 0LL	Granted 07.10.2013
13/0601/FULL 08.08.2013	Dr J Moody Rockleize Mountain Road Bedwas Caerphilly CF83 8ES	Demolish and replace new build detached domestic dwellinghouse (to be of similar appearance to previous householder extension/demolition/alteration/ refurbishment/approval but now to be full application to regularise unplanned demolition) Rockleize Mountain Road Bedwas Caerphilly	Granted 08.10.2013

13/0608/FULL 12.08.2013	Mrs M Smith White Haven Pendarren Road Christ Church Aberbeeg Abertillery NP13 2DA	Demolish existing detached garage and construct single-storey dining room/shower room/store extension with new garden fence 19 Woodland Drive Trinant Newport NP11 3LP	Granted 08.10.2013
13/0614/LA 14.08.2013	CCBC Mr M Owen Cwmcarn Forest Visitor Centre Cwmcarn Crosskeys Newport NP11 7FA	Develop a pump track and associated soft landscaping (BMX style track) in area of land above the main events arena which is located within the main car park for the site Cwmcarn Forest Visitor Centre Cwmcarn Forest Drive Cwmcarn NP11 7FA	Granted 09.10.2013
12/0437/FULL 06.06.2012	Mr & Mrs L T Hogg Llwyncelyn Draethen Caerphilly NP10 8GB	Demolish detached garage and construct single dwelling and external works Llwyncelyn Draethen Caerphilly NP10 8GB	Refused 10.10.2013
13/0390/FULL 28.05.2013	Mr S Evans 23 Gelli Crescent Risca Newport NP11 6QG	Carry out alterations to front and rear of property 23 Gelli Crescent Risca Newport NP11 6QG	Granted 10.10.2013
13/0405/FULL 03.06.2013	Mr A Jones Upper Lodge Woodfield Park Lane Penmaen Oakdale Blackwood NP12 0EU	Erect porch extension Upper Lodge Woodfield Park Lane Penmaen Oakdale	Granted 10.10.2013
13/0590/COU 05.08.2013	Mr R Cox 35 Pengam Road Aberbargoed Bargoed CF81 9FT	Change the use of ground floor from shop to residential and convert the building into a single unit of residence 3 Mcdonnell Road Bargoed	Granted 10.10.2013
12/0436/CON 06.06.2012	Mr & Mrs L T Hogg Llwyncelyn Draethen Caerphilly NP10 8GB	Demolish detached garage Llwyncelyn Draethen Caerphilly NP10 8GB	Granted 14.10.2013
13/0229/FULL 02.04.2013	The Representative Body Of The Church In Wales 39 Cathedral Road Cardiff CF11 9XF	Demolish former St Michael's Church and construct three dwellings Former St Michael's Church School Street Tirphil New Tredegar	Granted 14.10.2013

13/0302/COU 24.04.2013	Mr L Singh Dulwich Cars Ltd 6 Lordship Lane East Dulwich London SE22 8HN	Change the use to provide retail/storage to ground floor and basement level with two residential flats to first floor level including a new shop front and alterations to the front elevation 61 High Street Rhymney Tredegar NP22 5LP	Granted 14.10.2013
13/0436/FULL 14.06.2013	Mr J Dark 9 New Park Road Risca Newport NP11 7AE	Erect a two-storey four bedroom detached dwelling The Cottage Gwyddon Road Abercarn Newport	Granted 14.10.2013
13/0617/FULL 19.08.2013	Mr M Weymouth 60 Fairways Bargoed CF81 8TQ	Erect single-storey extension to side of property 60 Fairways Bargoed CF81 8TQ	Granted 14.10.2013
13/0618/FULL 19.08.2013	Mr T Maguire C/o HDP Architecture Mr D Kirk 100 Chase Road Ross-on-Wye Herefordshire	Replace 2m high timber boundary fence The Conifers Pandy Road Bedwas	Granted 14.10.2013
13/0619/FULL 19.08.2013	Mrs E O'Neil 72 Heol Fawr Nelson Treharris CF46 6NP	Erect extension to existing bedroom plus en-suite above existing kitchen and bathroom 72 Heol Fawr Nelson Treharris CF46 6NP	Granted 14.10.2013
13/0159/FULL 05.03.2013	Mr Ker C/o Athena Property Consultants Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Erect a five bedroom dwelling to replace existing dilapidated detached bungalow 2 Glyn Glas Thornhill Caerphilly CF83 1LZ	Granted 15.10.2013
13/0360/FULL 16.05.2013	Mr & Mrs Wood 9 Solent Close Pontllanfraith Blackwood NP12 2FT	Provide dormer extension to front of property 9 Solent Close Pontllanfraith Blackwood NP12 2FT	Granted 15.10.2013
13/0539/FULL 16.07.2013	Mr D Eades 16 Severn Road Pontllanfraith Blackwood NP12 2GA	Extend existing garage 11 Pen-Y-Bryn Terrace Bryn Road Pontllanfraith Blackwood	Granted 15.10.2013
13/0563/FULL 26.07.2013	Mr C Walkly 23 Syr Dafydd Avenue	Demolish the existing rear extension housing the kitchen and erect a double storey	Refused 15.10.2013

	Oakdale Blackwood NP12 0LA	extension 23 Syr Dafydd Avenue Oakdale Blackwood NP12 0LA	
13/0622/FULL 20.08.2013	Mrs J Morgan 2nd Caerphilly Scout Group 1 Little Haven Bungalow Nantgarw Road Caerphilly CF83 1AQ	Demolish existing steel fire exit and replace with a concrete and block disabled fire exit and ramps 2nd Caerphilly Scout Group Headquarters Nantgarw Road Caerphilly	Granted 15.10.2013
13/0623/FULL 20.08.2013	Mr & Mrs Morgan 14 Park Road Newbridge Newport NP11 4RE	Erect single-storey conservatory 14 Park Road Newbridge Newport NP11 4RE	Granted 15.10.2013
13/0363/CLEU 16.05.2013	Mr P Tolley 1 Tredegar Street Risca Newport NP11 6BU	Obtain a Lawful Development Certificate for an Existing use for the storage of builders materials to the rear and the parking of commercial vehicles on the front part of the site overnight and at the weekends 13/13A Tredegar Street Risca Newport NP11 6BU	Granted 16.10.2013
13/0624/FULL 21.08.2013	Mr M Landry 26 Morgan Street Caerphilly CF83 3FQ	Erect single-storey garage with pitched roof 26 Morgan Street Caerphilly CF83 3FQ	Granted 16.10.2013
13/0625/RET 22.08.2013	Mr G Evans 31 Meadow Way Caerphilly CF83 1TF	Retain small porch at front of property 31 Meadow Way Caerphilly CF83 1TF	Granted 17.10.2013
13/0627/FULL 22.08.2013	Mr R Manship Berllanlwyd House Pandy Lane Llanbradach Caerphilly CF83 3DZ	Erect single storey extension to form playroom Berllanlwyd House Pandy Lane Llanbradach Caerphilly	Granted 17.10.2013
13/0616/FULL 15.08.2013	Mr & Mrs Nutt 17 Coed Mawr Ystrad Mynach Hengoed CF82 7DH	Erect tiled roof extension to rear 17 Coed Mawr Ystrad Mynach Hengoed CF82 7DH	Granted 18.10.2013
13/0628/NCC 23.08.2013	K Perry _ Sons Mr B Perry 4 New Road Woodfieldside Blackwood NP12 0BU	Vary condition 2 of Appeal decision 07/0036/REF (APP/K6920/A/07/2048787 - 06/0368/FULL) to allow the siting of a portable container and parking at this location for	Granted 18.10.2013

		a term up to the time of the redevelopment of the site as per planning permission 09/0230/OUT granted 9th December 2010 or for an additional six years whichever is the sooner Ken Perry & Sons The Garage Woodfield Street Woodfieldside	
13/0629/FULL 23.08.2013	Mr C Thomas 5 Wesley Terrace Llanerch Lane Trinant Newport NP11 3LG	Erect single storey concrete brick garage 5 Wesley Terrace Llanerch Lane Trinant Newport	Granted 18.10.2013
13/0630/FULL 23.08.2013	Mr R Baker 12 Dulas Island Close Caerphilly CF83 2AQ	Erect single storey white UPVC Edwardian design conservatory to the rear of the property 12 Dulas Island Close Caerphilly CF83 2AQ	Granted 18.10.2013

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.	Considering revised conditions submitted by applicant.
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Seeking clarification about the status of the application.
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.
10/0667/FULL 22.11.10	Renew planning permission P/05/1313 to construct two dwellings and associated external works on Land Within Curtilage Of Ty Gwyn, Rhyd Y Gwern Lane, Machen, Caerphilly.	Subject to discussions concerning highway matters.
11/0471/FULL 15.06.11	Construct garden shed/store and works to access path at 36 Garden Suburbs Pontywaun, Newport.	Awaiting outcome of discussions between applicant and neighbours.
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.

12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Seeking agreement to Section 106 requirements.
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.
12/0394/FULL 22.05.12	Erect extension to form a children's playroom and bedroom at Rhoswen, Sunnybank Road, Blackwood.	Awaiting amended plans.
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 flood consequences assessment.
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 concerning wildlife surveys.
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.
12/0571/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.
12/0672/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.
12/0720/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.
12/0760/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.
12/0875/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.

13/0005/RM 02.01.13	Seek approval of the reserved matters regarding access, appearance, landscaping and layout in connection with the residential development approved under planning application 06/0821/OUT on Land At Thorncombe Road, Blackwood.	Awaiting consultee views following receipt of amended plans.
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.
13/0042/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.
13/0126/FULL 28.02.13	Erect stable block at Gelli Farm Tredegar Road, Blackwood	Awaiting amended plans.
13/0196/OUT 15.03.13	Erect up to four three bedroom houses in two semi-detached blocks on land being used for occasional vehicle storage on Land Adjacent To Riverside House Penmaen Road, Pontllanfraith, Blackwood.	Awaiting noise survey.
13/0204/NCC 18.03.13	Vary condition 05 of planning permission 09/0090/COU to allow access for vehicles onto Rudry Road and remove condition 07 of planning permission 09/0090/COU which requires the provision of a bridal way bridleway/horse track adjacent to Rudry Road Lisvane Riding School Ltd Forest View, Cefn-Porth Road, Lisvane Cardiff.	Awaiting views of consultees and subject of further discussion.
13/0227/FULL 02.04.13	Construct dwelling at Plot Adjacent To Twyn House, Draethen, Newport.	Awaiting views of consultees about bat survey.
13/0228/CON 02.04.13	Demolish stone store at Plot Adjacent To Twyn House, Draethen, Newport.	Awaiting views of consultees about bat survey.

13/0253/FULL 09.04.13	Construct a second rural enterprise dwelling at Ty Canol Farm, Hendredenny, Caerphilly, CF83 2RL.	Awaiting information about agricultural justification.
13/0277/FULL 16.04.13	Erect extension and carry out alterations to provide accommodation units for homeless people along with associated office/staff space and support facilities at Garth Owen, Oak Terrace, Llanbradach Caerphilly.	Considering results of bat survey.
13/0296/FULL 22.04.13	Erect a three bedroom dwelling at Ty'n Derwen, White Hart, Machen, Caerphilly.	Awaiting agreement to land swap to provide garden and to Section 106 requirements.
13/0300/COU 23.04.13	Change the use of the redundant Ebenezer Chapel to two residential dwellings at Ebenezer Chapel Carno Street, Rhymney, Tredegar.	Bat survey submitted and under consideration.
13/0333/RET 07.05.13	Retain MOT testing bay/workshop at KJM Autos at Clearway Service Station Church Road, Penpedairheol, Hengoed.	Subject to further discussions and consideration.
13/0351/FULL 09.05.13	Erect detached single-storey ancillary accommodation within rear curtilage of dwelling at 19 Springfield Road Pontymister, Risca, Newport.	Considering flood issues.
13/0353/FULL 04.07.13	Erect a four bedroom detached house and a pair of three bedroom semi-detached houses at 17 Homeleigh Newbridge, Newport.	Subject to discussion and consideration.
13/0356/FULL 14.05.13	Erect first floor extension over former nursery wing (now residential home use) at Millbrook Residential Home, Gelligroes Road, Pontllanfraith, Blackwood.	Awaiting bat survey.
13/0393/FULL 28.05.13	Erect nutrient storage lagoon to supply storage capacity for compliance with SSAFO Regulations at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed.	Awaiting additional details regarding objection from NRW and amended landscaping.
13/0420/CLEU 11.06.13	Obtain a Lawful Development Certificate for the existing use as a storage and working area for plant, machinery and materials used in the construction and plant hire industry at Glendale, Van Road, Caerphilly, CF83 3RR.	Awaiting additional information to support the application.
13/0422/FULL 11.06.13	Change the use to provide 18 accommodation units for homeless people and associated office space and support facilities at Maes Y Dderwen, Heol Las, Nelson, Treharris.	Awaiting bat survey.

13/0434/FULL 23.07.13	Create a new building in the rear yard area to join the newly erected building to house the sites skips and the site vehicles/machinery that will be stored in the building overnight at GLJ Recycling Units 5-9, Fern Close, Pen-y-fan Industrial Estate, Pen-y-fan, Newport.	Awaiting amended plans.
13/0438/OUT 03.07.13	Erect nine medium-sized dwellings on Land At Former Supac Electrical Co Ltd Gellideg Industrial Estate, Gellideg Lane Maesycwmmmer.	Awaiting view of consultees.
13/0456/FULL 20.06.13	Erect two flats at Land Adjoining 201 Bedwas Road, Caerphilly, CF83 3AR.	Awaiting amended parking details.
13/0465/FULL 01.07.13	Demolish existing buildings and erect 29 dwellings (comprising of a mix of 1 bed apartments and 2 & 3 bedroom houses) with all associated infrastructure and landscaping at The Greenfly & CATS House, Newport Road, Bedwas, Caerphilly.	Considering parking details.
13/0470/CLEU 25.06.13	Obtain a Lawful Development Certificate for an existing use as a hot food takeaway at Crumlin Balti, 22 Main Street, Crumlin, Newport, NP11 4PT.	Awaiting additional information to support application.
13/0479/FULL 26.06.13	Erect new house at Former Holly House Nursing Home, Victoria Road, Fleur-de-lis, Blackwood.	Awaiting views of consultees about amended plans.
13/0487/FULL 28.06.13	Erect new dwelling for nursery manager associated with Pughs Garden Centre Nursery Gwaun Gledyr Uchaf Nursery Gypsy Lane, Groeswen, Cardiff.	Awaiting views of agricultural consultant.
13/0488/FULL 01.07.13	Erect a single wind turbine, with a maximum blade to height of 77 metres, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound at Gelli-wen Farm, Bedwellty Road, Markham, Blackwood.	Subject to further discussion and consideration.
13/0498/FULL 04.07.13	Erect two-storey extension to rear of dwelling at 9 Crescent Road, Risca, Newport.	Discussing amendments with applicant.
13/0511/OUT 16.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly.	Subject to further discussion and consideration.

13/0531/FULL 16.07.13	Replace existing kitchen extension with two-storey kitchen and bedroom extension and associated internal alterations at 7 Moriah Hill, Risca, Newport.	Awaiting bat survey.
13/0532/FULL 18.07.13	Restore the presently derelict cottages to include the construction of new 'catslide' rear bathroom/kitchen additions and also form new car parking arrangements and boundary treatments etc. at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Subject to further discussion and consideration.
13/0533/LBC 18.07.13	Restore the presently derelict cottages to include the construction of new 'catslide' rear bathroom/kitchen additions and also form new car parking at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Subject to further discussion and consideration.
13/0538/COU 24.07.13	Change use from commercial premises at ground floor to two bedroom ground floor residential flat 1 at 25 Glan-y-nant, Fochriw, Bargoed.	Subject to further discussion and consideration.
13/0542/FULL 17.07.13	Replace existing building with 2 no. detached houses at Carlton Heights Victoria Road, Maesycwmmmer, Hengoed.	Awaiting views of consultees about amended plans.
13/0545/COU 18.07.13	Convert public house and flat to retail ground floor and nine self contained flats in upper floors with two and single-storey rear extensions and external alterations at Panteg Hotel, The Square, Abertridwr, Caerphilly.	Awaiting bat survey and consideration of amended plans.
13/0548/CLEU 23.07.13	Obtain a Lawful Development Certificate for an existing use as a property for car/vehicle sales and display at Senator House, 6 Sir Alfred Owen Way, Pontygwindy Industrial Estate, Caerphilly.	Subject to discussion concerning additional information.
13/0552/FULL 24.07.13	Erect extension for additional workshop and office with w.c. and erect chain link fence 1.8m high at Bryngwyn Service Station, Bryngwyn Street, Fleur-de-lis Blackwood.	Clarifying ownership issues.
13/0568/FULL 30.07.13	Erect two dwellings and associated external works on Land Adjacent To 79 Penallta Road, Ystrad Mynach, Hengoed.	Considering impact on trees.

13/0582/FULL 07.08.13	Erect single wind turbine, with a maximum blade tip height of 77m, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound at Bryn Ysgawen Farm, Mountain Road Maesycwmmmer To Machen, Ystrad Mynach, Hengoed.	Subject to further discussion and consideration.
13/0620/FULL 19.08.13	Erect first floor extension and install new front window bay at 10 Gellideg Heights Maesycwmmmer, Hengoed.	Subject to further discussion and consideration.

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 by Agents.
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.
08/0752/OUT 24.06.08	Erect residential and commercial development on Land At Hawtin Park, Gelli-Haf, Pontllanfraith, Blackwood.	New proposal on affordable housing going to Planning Committee 30/10/13.
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.	Queried title evidence and sent drafts. Solicitors applied for registration of the title with Land Registry. Chased.

10/0550/OUT 27.07.10	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, CF83 4AE.	Waiting for signed Agreements.
11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Sent final draft and plans.
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.	Asked for comments on amended drafts. Apparently with advisors. Chased.
11/0779/FULL 12.10.11	Erect single dwelling house on Land Within The Curtilage Of 59 The Bryn, Trethomas, Caerphilly.	Responded to Solicitors queries.
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.	Sent Engrossments
12/0030/NCC 24.01.12	Vary conditions (2) & (3) to renew outline consent 07/1564/NCC to erect residential development on land a George Street, Cwmcarn.	New instructions. File being opened and requesting details of Developer's title to the land.
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	Agent seeking to renegotiate terms. Chased.
12/0296/NCC 17.04.12	Erect a pair of semi-detached houses at Land Adjacent To Old Station House, Old Station Yard, Bedwas, Caerphilly.	Received queries from Solicitors. Responded.
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.	Sent engrossments. Chased.
13/0416/FULL 12.06.13	Construct 17 dwellings and associated works on Land At Mill Road, Caerphilly.	Sent drafts.

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.	Correspondence returned by Royal Mail. Asked Planning if they know what has happened.
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. Chased Solicitors details.
12/0518/FULL 09.07.12	Erect dormer bungalow based on previously lapsed outline permission (P/04/1637) at Barry Bungalow Brynhyfryd, Energlyn, Caerphilly	New instructions.
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.	Sent drafts. Solicitors sorting out title. Chased.
12/0578/OUT 25.07.12	Erect residential development of 57 dwellings on Land West Of Old Pant Road, Pantside, Newbridge.	Require fees to complete.
12/0734/FULL 12.10.12	Demolish existing Ambulance Station building and erect 9 no. dwellings and associated access, parking and landscaping at Welsh Ambulance Services N H S Trust, Caerphilly Ambulance Station, Waunfach Street Caerphilly.	Engrossments sent.
12/0898/FULL 20.12.12	Erect residential development comprising 22 residential units (12 houses, 10 flats) at Land At Tyn Y Wern Terrace, Trethomas, Caerphilly.	Sent drafts for approval.
13/0162/COU 06.03.13	Convert stone barn to a three bedroom dwelling at Gwaun Gledyr Isaf Farm, Old Nantgarw Road, Groeswen, Cardiff.	Requested title from Solicitors.
13/0212/NCC 25.03.13	Vary Condition 11 of planning permission P/04/1500 to amend the internal layout at Glan Y Nant Draethen, Newport.	New instructions.
13/0219/NCC 27.03.13	Vary condition 3 of planning permission 08/0491/OUT (erect residential development) to extend the period for the submission of reserved matters for a further six months at Land South Of Alma Cottages, Bedwas, Caerphilly.	Sent drafts.

13/0233/NCC 03.04.13	Vary Condition 1 of planning approval 10/0019/NCC to extend the period within which the development can commence for a further five years on Land Adjacent To The Bungalow, Libanus Road, Blackwood.	File opened 05.06.13, letter sent 05.06.13 requesting Solicitors details – awaiting response.
13/0364/COU 16.05.13	Change use from church to residential dwelling at Saron Congregational Church, Pandy Road, Bedwas, Caerphilly.	Sent drafts.
13/0506/OUT 05.07.13	Erect residential development at Former British Legion Club, Heol Uchaf, Rhymney.	Requested title.
13/0615/FULL 15.08.13	Erect detached dormer bungalow on Land Adjoining, 62 Pandy Road, Bedwas, Caerphilly.	New instructions.

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
13/0015/CERT 13/0049/CLEU	Halo Developments Ltd Mr P Angel High Street Blackwood NP12 1BA	Obtain a Certificate of Lawful Existing Operation for the setting out on site and the part construction of the access roadway, including the provision of underground drainage, undertaken as required to implement the scheme approved under planning consent ref P/06/0336 at Woodview Isycoed Cottages Cwmgelli Blackwood	15.08.13
13/0016/REF 13/0433/FULL	Mr L Pearce 23 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Erect a four bedroom dwelling at Land off Pontypandy Lane, South Pandy Road, Caerphilly	16.09.13
13/0017/REF 13/0158/FULL	Mr L Harris 13 Carlton Terrace Crosskeys Newport NP11 7BU	Convert bungalow to two-storey dwelling with extension and loft rooms at Martindale, Pennar Lane, Pentwyn-Mawr, Newport	23.09.13
13/0018/REF 12/0610/OUT	Mr G Boughton-Smith Glen Burmie St Cenydd Road Trecenydd Caerphilly CF83 2RP	Erect development comprising (Plot 1) a bespoke split level detached house with undercroft car parking at Glen Burmie, St Cenydd Road, Trecenydd, Caerphilly	23.09.13
13/0019/REF 12/0612/OUT	Mr G Boughton-Smith Glen Burmie St Cenydd Road Trecenydd Caerphilly CF83 2RP	Erect development comprising (Plot 2) a bespoke two-storey dwelling with courtyard car parking at Glen Burmie, St Cenydd Road, Trecenydd, Caerphilly	03.10.13

13/0020/REF 13/0122/FULL	Mrs A Suri 113A St Martin's Road Caerphilly CF83 1EH	Erect rear and first floor extension to provide manager's residential accommodation at St Martin's Stores, 115 St Martin's Road Caerphilly	04.10.13
-----------------------------	---	---	----------

APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
13/0012/REF 12/0701/FULL	Erect detached four bedroom dwelling on Land Adjacent To McLaren House McLaren Cottages, Abertysswg, Tredegar	Allowed 26/09/13	DEL
13/0013/REF 12/0777/RET	Retain the use of land for the display of vehicles for sale with associated hard surfacing on Land Adjacent To Point Service Station, Nine Mile Point Road, Wattsville	Allowed 26/09/13	DEL