

Pecyn Dogfennau Cyhoeddus

Penallta House,
Tredomen Park,
Ystrad Mynach,
Hengoed CF82 7PG

Ty Penallta,
Parc Tredomen,
Ystrad Mynach,
Hengoed CF82 7PG



www.caerphilly.gov.uk
www.caerffili.gov.uk

Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Emma Sullivan
(Rhif Ffôn: 01443 864420 Epost: sullie@caerphilly.gov.uk)

Dyddiad: Dydd Mercher, 29 Mawrth 2017

Annwyl Syr/Fadam,

Bydd cyfarfod **Pwyllgor Cynllunio** yn cael ei gynnal yn **Siambr y Cyngor - Tŷ Penallta, Tredomen, Ystrad Mynach** ar **Dydd Mercher, 5ed Ebrill, 2017** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol.

Yr eiddoch yn gywir,

Chris Burns
PRIF WEITHREDWR DROS DRO

AGENDA

Tudalennau

- 1 I dderbyn ymddiheuriadau am absenoldeb
- 2 Datganiadau o Ddiddordeb.

Atgoffi'r Cyngorwyr a Swyddogion o'u cyfrifoldeb personol i ddatgan unrhyw fuddiannau personol a/neu niweidiol mewn perthynas ag unrhyw eitem o fusnes ar yr agenda hwn yn unol â Deddf Llywodraeth Leol 2000, Cyfansoddiad y Cyngor a'r Cod Ymddygiad ar gyfer Cyngorwyr a Swyddogion.

I gymeradwyo a llofnodi'r cofnodion canlynol:-

A greener place Man gwyrddach

Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat



3 Cynhaliwyd y Pwyllgor Cynllunio ar 8fed Mawrth 2017. 1 - 6

I dderbyn ac ystyried yr adroddiad(au) canlynol:-

Ceisiadau Cynllunio O dan Ddeddf Cynllunio Gwlad a Thref - Ardal y Gogledd: -

4 Eitem Rhagarweiniol 16/0617/OUT -Tir i'r De o'r Llannerch, Wyllie. 7 - 24

Ceisiadau Cynllunio dan Ddeddf Cynllunio Gwlad a Thref - Ardal y De:-

5 17/0112/FULL - 5 Taf Olwg, Nelson, Treharris 25 - 30

I dderbyn a nodi yr eitem(au) gwybodaeth ganlynol:-

6 Ceisiadau a benderfynwyd gan bwerau dirprwyedig. 31 - 42

7 Ceisiadau sydd allan o amser/heb ddelio â hwy o fewn 8 wythnos i ddyddiad y cofrestriad. 43 - 46

8 Ceisiadau yn aros i Gytundeb Adran 106 i gael ei gwblhau. 47 - 50

9 Apeliadau yn weddill ac wedi eu penderfynu. 51 - 52

Cylchrediad:

Cynghorwyr M.A. Adams, J. Bevan, P.J. Bevan, D. Bolter, D.G. Carter (Cadeirydd), Mrs P. Cook, W. David (Is Gadeirydd), J.E. Fussell, Ms J. Gale, R.W. Gough, C. Hawker, A.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, J. Simmonds, Mrs E. Stenner, Mrs J. Summers a J. Taylor

A Swyddogion Priodol



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 8TH MARCH 2017 AT 5PM

PRESENT:

Councillor D.G. Carter - Chair
Councillor W. David - Vice-Chair

Councillors:

M. Adams, P.J. Bevan, Mrs P. Cook, J.E. Fussell, Ms. J. Gale, C. Hawker, A.G. Higgs,
A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, J. Simmonds

Cabinet Member for Regeneration, Planning and Sustainable Development - Councillor K. James

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), C. Powell (Principal Planner), P. Den Brinker (Team Leader East), A. Pyne (Area Senior Planner), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), H. Morgan (Senior Committee Services Officer)

1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, D. Bolter, R.W. Gough, Mrs J. Summers, Mrs E. Stenner and J. Taylor.

2. DECLARATIONS OF INTEREST

Councillors P.J. Bevan declared an interest in agenda item 6 - Code No. 16/0208/OUT, Details are minuted with the respective item. Other declarations were received during the course of the meeting and are minuted with the respective item.

3. MINUTES - 8TH FEBRUARY 2017

RESOLVED that the minutes of the Planning Committee held on 8th February 2017 be approved and signed as a correct record.

4. PREFACE ITEM - COE NO. 15/0782/FULL - ERECT RESIDENTIAL DEVELOPMENT FOR 45 DWELLINGS ON LAND AT WOODFIELD PARK LANE, PENMAEN, OAKDALE

Following consideration of the application it was moved and seconded that subject to an amendment to reason 2 to include reference to the fact that the development would have an

adverse effect on the intrinsic character and appearance of a valued landscape, for reasons 1 and 2 as contained in the Officer's preface report, the application be refused. By a show of hands this was unanimously agreed.

RESOLVED that the application be refused for the following reasons:

Reason 1

The proposed development is outside the settlement boundary and within the Blackwood, Oakdale and Penmaen green wedge as defined by the Caerphilly County Borough Council Local Development Plan, up to 2021, adopted November 2010 and is thus contrary to Policy SP5 criterion B of that plan, which seeks to promote the full and effective use of urban land and thus concentrate development within settlements. The development is also contrary to Policy CW15 criterion C of that plan because it is not one of the developments specified as being acceptable outside the settlement boundaries.

Reason 2

The development would have an adverse effect on the intrinsic character and appearance of a valued landscape. The proposal is also contrary to criterion B of Policy CW4 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 in that the development of the site would result in the unacceptable erosion of the Blackwood Riverside Woodlands, North East of Blackwood Site of Importance of Nature conservation as identified by Policy NH3.71 of the plan.

Nominations were sought with regard to defending the reasons for refusal at any appeal and Councillors Mrs P. Cook and A. Lewis agreed to represent the Planning Committee at any appeal.

5. PREFACE ITEM - CODE NO. 16/0899/FULL - FACTORY UNIT, PENGAM ROAD, ABERBARGOED

Following consideration of the application it was moved and seconded that the conditions contained the Officer's preface and original report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's original and preface report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA

6. CODE NO. 16/0208/OUT - CATNIC PONTYPANDY INDUSTRIAL ESTATE, CAERPHILLY

It was noted that the application had been subject to a site visit on Monday 6th March 2017.

Councillor P. J. Bevan declared a prejudicial interest (in that the land owner is known to him) and left the Chamber when the application was discussed.

Councillor J. Pritchard spoke on the application. The applicant's agent, who was present, indicated that he not wish to speak.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that:-

- (i) the application be deferred to allow the completion of a Section 106 Agreement for the provision of 5% Affordable Housing and Open Space Provision as set out in the report;
- (ii) on completion of the Agreement, subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Council's Ecologist, Coal Authority and Wales and West Utilities.

7. CODE NO. 17/0031/FULL - 11 MAES-Y-DRUDWEN, CAERPHILLY

It was noted that the application had been subject to a site visit on Monday 6th March 2017.

Ms K. Selway spoke in objection to the application. The applicant who had been advised had declined the offer to speak.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority
- (iii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of the permission: SP6, CW3.
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water;
- (iv) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in

crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

Mature trees are potential bat roosts. All bat species and their roosts are protected by the Conservation of Habitats and Species Regulations 2010 and its amendment 2012, which transposes the EC Habitats Directive 1992 into UK legislation, and the Wildlife and Countryside Act 1981. If bats are discovered, then all works should stop immediately and the Countryside Council for Wales should be contacted for advice on any special precautions, and whether a licence is required, before continuing.

8. CODE NO. 16/1062/FULL - GLYN GWYN FARM, HIGH STREET, BEDWAS

Councillors P. Bevan, W. David and K. Lloyd declared an interest (as the applicant's representative is known to them) and left the meeting when the application was discussed.

It was noted that the application had been subject to a site visit on Monday 6th March 2017 and that since the preparation of the report a further 2 letters of objection and 3 of support had been received.

Mrs D. Parnell spoke in objection to the application and Mr L. Nicholas, the applicant's representatives, spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of the permission: CW2.
- (iii) the applicant be advised of the comments of the Council's Ecologist Dwr Cymru/Welsh Water;
- (iv) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

9. CODE NO 17/0039/COU - 24 CHURCH STREET, BEDWAS

It was noted that the application had been subject to a site visit on Monday 6th March 2017 and that since the preparation of the report a further 66 letters and petition of objection (with 83 signatures) had been received.

Councillor D. Havard and Ms L. Davies spoke in objection to the application. The applicant who had been advised had declined the offer to speak.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands, and in noting that there were 6 for, 6 against and 2 abstentions, in accordance with Rule of Procedure 15.3, the Chair used his casting vote and as such the application was declared approved.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of the permission: CW2;
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water;
- (iv) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

10. PLANNING APPEAL DECISION REGARDING ERECTION OF RESIDENTIAL DEVELOPMENT AT LAND NORTH OF PANDY ROAD, BEDWAS

Consideration was given to the report which advised of the recent appeal decision in respect of housing development at Pandy Road, Bedwas.

Members were advised that planning permission was refused in November 2015 (Code No. 15/0038/OUT) for residential development on land north of Pandy Road, Bedwas because the site was outside the settlement boundary defined in the LDP, and it would be detrimental to a special landscape area (SLA). The site has an area of over 8 hectares, and supporting information indicated that it could be developed for up to 300 houses.

An appeal was made against the decision, and the inquiry was held in mid-April 2016. Due to the size of the development, the appeal was called in by the Welsh Minister, who issued her decision based on the Inspector's report of 31st January 2017 that, subject to conditions, planning permission, be granted.

Member noted the conclusions in the report and, notwithstanding the views expressed by the Cabinet Secretary for Environment and Rural Affairs (as appended to the report), noted that whilst the adopted LDP remains the appropriate development plan for the determination of planning applications, in considering whether development is contrary to the policies in the plan, careful consideration needs to be given to the objectives of those policies, and whether the proposal is contrary to those objectives, not least because significant weight should be given to the lack of a five year housing supply in determining planning applications.

Concerns were expressed that developers appear to be interested in developing on sites in the south of the borough and Members were reminded that it was not possible to direct them to build in specific areas, although there are sites allocated in the north of the borough for development purpose. However, colleagues in other authorities are undertaking work on how they can be incentivised to do so and this will be considered further in due course.

11. ITEMS FOR INFORMATION

The following items were received and noted: -

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Appeals outstanding and decided.

The meeting closed at 6.55pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 5th April 2017, they were signed by the Chair.

CHAIR

PREFACE ITEM

APPLICATION NO. 16/0617/OUT
APPLICANT(S) NAME: Mr M Howell
PROPOSAL: Erect 16 dwellings
LOCATION: Land South Of The Glade Wyllie Blackwood

The above outline planning application for 16 dwellings was reported to Planning Committee on 9th November 2016 with a recommendation for approval subject to a Section 106 Agreement to secure the provision of 2 affordable units on-site as part of the development. A copy of the previous report is attached as an Appendix. However, after further deliberation, it is no longer considered appropriate in this instance to require the on-site provision of the affordable units given the relative lack of facilities in the Wyllie settlement, the lack of regular public transport, and the nature of the existing Glade development, i.e. large detached executive homes.

Therefore, in lieu of providing the affordable element onsite, the updated Supplementary Planning Guidance LDP1: Affordable Housing Obligations (Updated June 2015), does make allowances for an off-site commuted sum to provide affordable housing elsewhere. Paragraph 9.3.1 of this guidance states:

“In exceptional circumstances where on-site provision is not considered appropriate and off-site units cannot be delivered as an alternative site is not available, the Council will consider whether a commuted payment in lieu of on-site affordable housing provision would be appropriate.”

As the proposed development has a 10% affordable housing requirement, this equates to 1.6 of the 16 dwellings, i.e. rounded up to 2 dwellings. The fixed value for the transfer of a one bedroom dwelling to a Registered Social Landlord (RSL) is £56,521.92 for the Wyllie area. Therefore, it is proposed to amend the Section 106 Agreement to require a contribution from the developer of $2 \times £56,521.92 = £113,043.84$, which will be used to provide affordable housing elsewhere within the borough, instead of providing affordable units onsite.

RECOMMENDATION – That planning permission be GRANTED subject to the completion of an amended Section 106 Agreement to secure a commuted sum to the value of £113,043.84, as well as the conditions outlined below.

Cont....

Application No. 16/0617/OUT Continued

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 and shall be carried out as approved.

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) Prior to the commencement of works on site a scheme of land drainage 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.

06) 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.

Cont....

Application No. 16/0617/OUT Continued

07) 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.

08) The details submitted in respect to Condition 01) shall provide for open spaces and play areas to include the provision of a Locally Area of Play (LAP). These details shall be submitted and agreed in writing with the Local Planning Authority and thereafter implemented prior to the occupation of any dwellings that adjoin or overlook those areas of formal play.
REASON: To ensure that the site is provided for in respect to formal play provision.

09) The development shall be carried out in accordance with the following approved plans and documents:
Drawing Number: 160211/AR/FE/102, Revision P03, General.
Arrangement: Site Layout Plan as Proposed, received 05.10.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

10) 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.

11) Notwithstanding the submitted plans, no works shall commence on site until details of a turning head have been submitted to and agreed in writing with the Local Planning Authority. The details shall include a timetable for providing the turning head which, along with the access thereto, shall be constructed to base course level prior to the construction of any dwelling hereby approved.
REASON: In the interest of highway safety.

Cont....

Application No. 16/0617/OUT Continued

12) 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 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, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.

13) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow or Swift) in the dwellings hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the dwellings hereby approved are first occupied.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0617/OUT 05.08.2016	Mr M Howell Gelliwen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect 16 dwellings Land South Of The Glade Wyllie Blackwood

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is located on land to the south of the existing residential development known as The Glade in Wyllie.

Site description: Vacant land adjacent to existing residential development.

Development: Outline planning permission is sought to erect 16 dwellings with associated access and refuse vehicle turning facilities. All matters are reserved at present but the submitted plan shows a road extending southwards with dwellings on either side.

Dimensions: Scale parameters for each dwelling are indicated as:
Height: Maximum - 12m, minimum - 9m;
Width: Maximum - 10.5m, minimum - 8m;
Length: Maximum - 10.5m, minimum - 8m.

The site has an area of 0.8 hectares.

Materials: Not specified.

Ancillary development, e.g. parking: Access road with two refuse vehicle turning heads.

PLANNING HISTORY 2005 TO PRESENT

09/0908/FULL - Alter site road and turning area - Granted 30.04.10.

14/0607/FULL - Erect two detached houses, access road and turning head - Granted 06.11.14.

Cont....

Application No. 16/0617/OUT Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the settlement boundary.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection), CW7 (Protection of Open Space), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligations), CW15 (General Locational Constraints) and advice contained within the council's adopted supplementary planning guidance LDP 5 (Car Parking Standards), LDP6 (Building Better Places to Live) and LDP 7 (Householder Developments).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this planning application.

CONSULTATION

CCBC - 21st Century Schools - No comments.

Head Of Public Protection - No objection subject to conditions in respect of contamination.

CCBC Housing Enabling Officer - Development triggers affordable housing requirement at 10%, i.e. 2 dwellings.

Senior Engineer (Land Drainage) - No objection subject to condition and advice to developer.

Minerals Officer – No comments.

Cont....

Application No. 16/0617/OUT Continued

Countryside And Landscape Services - No objection to the proposal subject to amended layout removing plots formerly identified as Plots 1-11. These plots have been re-located as part of the amended layout.

Outdoor Leisure Development Officer - Requests area of open space be provided in line with the requirements of Policy CW10 of the adopted LDP. This matter can be controlled by way of condition.

Head Of Public Services - Provides advice to the developer regarding refuse collection.

Transportation Engineering Manager - No objection subject to conditions concerning access and parking.

Dwr Cymru - Provides advice to the developer and request condition relating to drainage.

Police Architectural Liaison Officer - No response.

Wales & West Utilities - No comments.

Western Power Distribution - No comments.

Strategic & Development Plans - Provides planning history for the application site, and outlines the Council's current position in relation to the Joint Housing Land Availability Study (2016), which indicates the Council has a 1.5 year land supply. Based on this significant shortfall no objection is raised to the proposal subject to the proposal complying with all other material planning considerations and relevant planning policies.

ADVERTISEMENT

Extent of advertisement: Nine neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: Five objections were received.

Summary of observations:

- Existing road serving site incapable of taking additional traffic generated by proposed development;
- Disruption to existing residents caused by heavy plant machinery during construction;
- Noise and pollution during works;
- Detrimental impact on character of village;

Cont....

Application No. 16/0617/OUT Continued

- Lack of turning head to serve existing development
- Outside settlement boundary as defined in Local Development Plan;
- Unacceptable linear development;
- Appropriate land has been allocated elsewhere in the village of Wyllie, i.e. the site known as 'Land at Pen-y-Cwarel Road (allocated in LDP for housing).

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.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. New residential floor space in the Mid Viability Zone chargeable at a rate of £25 per square metre of internal floor space (to be calculated at reserved matters stage).

ANALYSIS

Policies: This is an outline application with all matters reserved for the erection of 16 houses on the southern edge of Wyllie. The application has been considered in accordance with local plan policies and national planning guidance as referred to above. The main issues considered to be relevant to the determination of this planning application are the relationship of the application site to the existing settlement boundary, its compatibility with surrounding land uses, and highway safety.

The application site is located outside of the defined settlement boundary, that bounds the site along its northern. Therefore the site is currently classed as open countryside, and therefore the development is contrary to Policy SP5 of the Local Development Plan (LDP).

Policy SP5 (Settlement Boundaries) states:-

"The Plan defines settlement boundaries in order to:

A Define the area within which development would normally be allowed, taking into account material planning considerations;

Cont....

Application No. 16/0617/OUT Continued

- B Promote the full and effective use of urban land and thus concentrate development within settlements;
- C Prevent the coalescence of settlements, ribbon development and fragmented development;
- D Prevent inappropriate development in the countryside."

Technical Advice Note (TAN) 1 relates to Joint Land Availability Studies which are required in order to monitor the provision of market and affordable housing. Under TAN 1 Local Planning Authorities have a duty to ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing.

Paragraph 5.1 of TAN1 states:

"The results of the Joint Housing Land Availabilities Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5 year requirement, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land."

The Council's housing land supply, as agreed in the latest Joint Housing Land Availability Schedule is only 1.5 years, compared with the requirement in Planning Policy Wales and TAN 1 to maintain a 5 year supply. The housing land supply is a material consideration in planning applications and the deficit in Caerphilly County Borough Council's housing land supply and remedying this shortfall should be considered a high priority in the determining suitable planning application, such as this one. For these reasons, although the 16 proposed dwellings are located outside of the defined settlement boundary, the lack of a 5 year housing land supply is a material planning consideration, and adds considerable weight in support of the proposed development.

In reference to the criteria contained in Policy SP5, the development as originally proposed, i.e. 24 detached dwellings arranged in a linear layout was considered to represent ribbon development contrary to Policy SP5. The applicant has amended the scheme to 16 dwellings located either side of the access road, thereby overcoming the ribbon development objection. It is considered that the 16 dwellings now represents a far more effective use of land in accordance with this policy. Whilst it would inevitably encroach into the countryside, the extent of the development has been determined to a degree by the existing terrace on the opposite side of the valley, i.e. Nos. 1-30 Pontgam Terrace.

Cont....

Application No. 16/0617/OUT Continued

Policy SP7 (Planning Obligations) states:-

"The Council will seek to secure Planning Obligations (S106 Agreements) where they are necessary to remove obstacles to planned development, meet local needs and make development more sustainable. Such obligations will include:

- A Infrastructure for walking, cycling, public transport, parking;
- B Schools and ancillary facilities;
- C Community facilities;
- D Strategic highway improvements in the Northern and Southern Connections Corridors;
- E Flood defence measures required to mitigate the risk of flooding;
- F Formal and informal open and leisure space;
- G Affordable housing; and
- H Other facilities and services considered necessary."

A Section 106 Agreement will form part of any planning permission to secure the required element of affordable housing, 10% in this instance (2 dwellings based on the proposed 16 units). The development site is also CIL liable at a rate of £25 per sq. metre of internal floor area. Such monies will contribute to the above local needs and will be calculated at reserved matters stage.

SP15 (Affordable Housing Target). The Council will seek to deliver through the planning system at least 964 affordable dwellings between 2006 and 2021 in order to contribute to balanced and sustainable communities. The proposed development will contribute 2 dwellings (depending on the reserved matters) towards this target.

Policy CW2 (Amenity) states that:-

"Development proposals must have regard for 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 over-development 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. 16/0617/OUT Continued

The proposed development is bounded to the north by existing residential development, and the development of the site will not have an unacceptable impact on the amenity of these surrounding residential developments. Furthermore, the site benefits from established hedgerows/tree lines along its eastern edge that will soften the impact of the proposed development in the landscape, particularly from the other side of the valley. A landscaping condition may be attached to a reserved matters application to ensure this is the case. The proposed development is of a reasonable density given its edge of settlement location, and therefore it is not considered that the development represents an over-development of the site.

CW3 (Design Considerations - Highways) states:-

- "A. The proposal has regard for the safe, effective, and efficient use of the transportation network;
- B. The proposal ensures that new access roads within development proposals are designed to a standard that:
 - i. Promotes the interests of pedestrians, cyclists and public transport before that of the private car, and
 - ii. Safely and effectively accommodates the scale and nature of traffic, which those roads are intended to serve
- C. Parking, appropriate servicing and operational space have been provided in accordance with the CSS Wales Parking Standards 2008;
- D. Where access onto a highway is required the proposal takes account of the restrictions relevant to the class of road as designated in the road hierarchy ensuring movements and speeds are controlled through appropriate design, in order to ensure highway safety and amenity."

The Transportation Engineering Manager is satisfied with the proposed access to the development site, and road network within the development, and raises no objection subject to conditions.

CW10 (Leisure and Open Space Provision) states:-

"All new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for:

- A. Well-designed useable open space as an integral part of the development; and
- B. Appropriate formal children's play facilities either on or off site and
- C. Adequate outdoor sport provision either on or off site,
- D. To meet the needs of the residents of the proposed development."

Cont....

Application No. 16/0617/OUT Continued

Although no open space is shown on the submitted plans, the layout of the development is a reserved matter and therefore a condition will be attached to the planning permission requiring details of a local area of play be provided as part of any reserved matters application, in accordance with Policy CW10.

CW11 (Affordable Housing Planning Obligation) states:-

"Legal agreements will be required to ensure that there is provision of an element of affordable housing, in accordance with an assessment of local need, for all allocated and windfall housing sites that:

- A Accommodate 5 or more dwellings or
- B Exceed 0.15ha in gross area."

The application site is located within the area defined as the Rest of Caerphilly (including Newbridge) Area which has an affordable housing target of 10%.

A Section 106 Agreement will be required to secure the requirement of the Housing Enabling Officer, i.e. the provision of 10% affordable housing onsite, which equates to 2 dwellings on the basis of the submitted plans, and must meet the following tests:

(a) It is necessary to make the development acceptable in planning terms.

Policy CW11 requires the provision of affordable housing and that can only be secured through a S106 Agreement.

(b) It is directly related to the development.

The affordable housing can only be secured as part of a housing development.

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

The amount of affordable housing is based on the requirements set out in the LDP which has been through an examination and been adopted.

Comments from Consultees: No objection subject to conditions and advice.

Comments from public:

1. Existing road serving site incapable of taking additional traffic generated by proposed development - The Transportation Engineering Manager does not raise objection to the proposal based on the existing road network serving the site.

Cont....

Application No. 16/0617/OUT Continued

2. Disruption to existing residents caused by heavy plant machinery during construction - Although it is inevitable that such vehicles will pass existing dwellings during construction this reason would not warrant a refusal of planning permission.
3. Noise and pollution during works - If the development were to result in noise or pollution during construction works, the Council's Environmental Health department have appropriate powers to remedy such issues.
4. Detrimental impact on character of village - It is not considered that the proposed development would detract from the character of the existing village given its modest scale and relationship to existing The Glade development.
5. Lack of turning head to serve existing development - This is an ongoing enforcement matter and the determination of the current application will determine the best course of action to remedy this issue.
6. Outside settlement boundary as defined in Local Development Plan - This issue has been addressed above. Given the lack of a 5-year housing land supply, it is not considered that the settlement boundary issue outweighs the requirement for new housing in this instance.
7. Unacceptable linear development - It is considered that the amended layout (received 05.10.2016) overcomes this issue.
8. Appropriate land has been allocated elsewhere in the village of Wyllie, i.e. the site known as 'Land at Pen-y-Cwarel Road (allocated in LDP for housing) - Land adjacent to Pen-y-Cwarel Road (H1.50) is identified in the Adopted LDP for the provision of 56 houses within the residential settlement of Wyllie. The 2016 Joint Housing Land Availability Study categorises H1.50 as 'category 3', indicating that the site is unlikely to come forward in the 5 year period and should not be used in determining the 5 year housing land supply calculation. On this basis it is not considered that a 'Settlement Strategy' argument outweighs the need for new housing.

Other material considerations: In the recently allowed (May 2016) appeal decision of Land at Cwmgelli, Blackwood (Appeal Ref: APP/K6920/A/15/3137884), a site considered to be very similar to the application site, i.e. located at the edge of settlement, within a green wedge, and identified as a Candidate site for housing in the Deposit LDP, the Inspector made the following comments:

"The proposed development conflicts with national and local policies relating to the protection of the countryside and Green Wedges. Planning Policy Wales states that substantial weight should be given to any harmful impact that a development would have on a Green Wedge and inappropriate development should not be allowed except in very exceptional circumstances. It is necessary, therefore, to consider whether there are any very exceptional circumstances to overcome the harm to the Green Wedge."

Cont....

Application No. 16/0617/OUT Continued

"The Council cannot demonstrate a 5 year housing land supply and has not been able to do so since the LDP was adopted. The latest Joint Housing Land Availability Study concluded that the Council could only demonstrate a 1.9 year housing land supply. Technical Advice Note 1; Housing (TAN 1) advises that where land supply falls below 5 years, considerable weight should be given to increasing supply subject to development plan and national policies being met. As stated above that is not the case here but, in my view, the extent of the shortfall weighs heavily in favour of development that can proceed without causing harm to its surroundings."

"The Council can only demonstrate a 1.9 year housing land supply. This is well short of what should be provided and the proposed development would provide much needed housing and affordable housing. The emerging LDP is seeking to address the current housing shortfall but, if found sound, won't be adopted for at least 18 months. It is acknowledged that the site lies in a sustainable location and I consider that the development can proceed without causing unacceptable harm to its surroundings. In my view, there is an overriding need for this development and these factors combine to constitute the very exceptional circumstances to outweigh the conflict with national and local policies described above."

The above appeal decision is significant to the application site given the similarity in terms of its location, i.e. edge of settlement, as well as the Inspector referring to the Council's 1.9 year housing land supply as representing very exceptional circumstances (now at 1.5 years). It is accepted that the development will encroach on the countryside, however, given the lack of an adequate housing land supply it is not considered that this encroachment into the countryside outweighs the need to provide additional housing in accordance with Technical Advice Note (TAN) 1.

RECOMMENDATION that (A) The application is Deferred to allow the completion of a Section 106 Agreement as set out in the report. On completion of the Agreement (B) that Permission be GRANTED

This permission is subject to the following condition(s)

- 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 and shall be carried out as approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont....

Application No. 16/0617/OUT Continued

- 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) Prior to the commencement of works on site a scheme of land drainage 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.
- 06) 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.
- 07) 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.

Cont....

Application No. 16/0617/OUT Continued

- 08) The details submitted in respect to Condition 01) shall provide for open spaces and play areas to include the provision of a Locally Area of Play (LAP). These details shall be submitted and agreed in writing with the Local Planning Authority and thereafter implemented prior to the occupation of any dwellings that adjoin or overlook those areas of formal play.
REASON: To ensure that the site is provided for in respect to formal play provision.
- 09) The development shall be carried out in accordance with the following approved plans and documents:
Drawing Number: 160211/AR/FE/102, Revision P03, General Arrangement: Site Layout Plan as Proposed, received 05.10.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage) and Dwr Cymru/ Welsh Water 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, CW3, CW6, CW10, CW11.

DEFERRED FOR SECTION 106 AGREEMENT

Add four extra conditions:

- 10) 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.

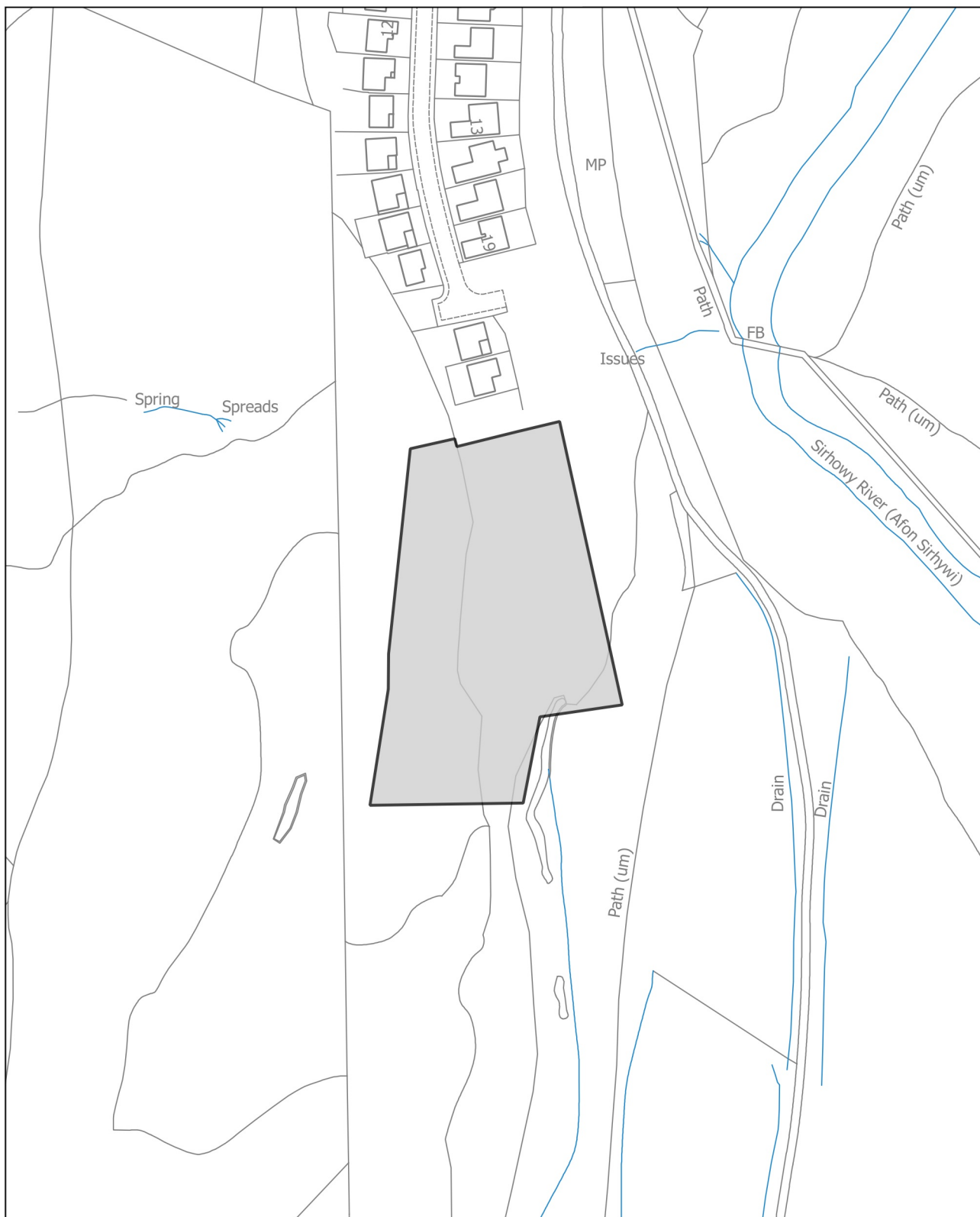
11) Notwithstanding the submitted plans, no works shall commence on site until details of a turning head have been submitted to and agreed in writing with the Local Planning Authority. The details shall include a timetable for providing the turning head which, along with the access thereto, shall be constructed to base course level prior to the construction of any dwelling hereby approved.
REASON: In the interest of highway safety.

12) 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; 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, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.

13) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow or Swift) in the dwellings hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the dwellings hereby approved are first occupied.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).



Eitem Ar Yr Agenda 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0112/FULL 21.02.2017	Mr L Thomas 5 Taf Olwg Nelson Treharris CF46 6JL	Erect a two-storey extension to the side of property and alterations to single storey structure to the rear 5 Taf Olwg Nelson Treharris CF46 6JL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 5 Taf Olwg, Nelson, Treharris, CF46 6JL.

House type: Semi-detached dwelling within an existing housing estate fronting eastwards onto Taf Olwg road with residential properties beyond. To the north is number 3 Taf Olwg one of an adjacent pair of semi-detached properties, south is the attached neighbour (7 Taf Olwg). To the west is a rear parking court and the rear curtilage area of a semi-detached property (4 St John's Lane). Other properties in St John's Lane and Taff Olwg lies beyond the parking court further to the west.

Development: Two-storey extension to the side of existing property and alterations to the single storey structure to rear.

Dimensions:

Two Storey Side Extension

- 2.6m wide by 8.7m long with an overall height of 7.4m.

Single Storey Rear Extension

4.9m wide by 3.3m long with an overall height of 3.4m.

Materials:

Existing

- Walls Brickwork, roof Concrete tile.

Proposed:

- Wall Brickwork and Render.

Cont

Application No. 17/0112/FULL Continued

Ancillary development, e.g. parking: Additional parking space on driveway proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough - Local Development Plan up to 2021.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 7 (Householder Development).

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? Low risk area, attach informative note.

CONSULTATION

Not applicable.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 10 nearby properties.

Cont....

Application No. 17/0112/FULL Continued

Response: At the time of writing this report no responses had been received relative to the consultation exercise however the consultation period had yet to expire. Any representations received following the completion of this report will be verbally reported to Members at Planning Committee.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The development is not chargeable as the additional internal floorspace created is below 100 sq m.

ANALYSIS

Policies: This application is reported to Planning Committee as the applicant's spouse is an employee of the Council.

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the impact of the visual appearance of the development on the character of the area.

The application property (5 Taf Olwg) is located within Taf Olwg road which has a staggered building line on the western side. The neighbouring property to the north (3 Taf Olwg) has its footprint located further forward than the application property with the rear building line of the application property projecting behind the rear building line of number 3 (circa 2.5-3m).

Cont....

Application No. 17/0112/FULL Continued

Number 3 Taf Olwg has an existing two storey side extension approved and constructed under permission (P/97/0143) but the applicant's driveway and part of the rear curtilage area currently provides a buffer between the two properties.

The design of the proposed two storey extension has been considered. It is noted that several properties in the locality have side extensions which extend at ridge height and do not include any set back from the principal elevation. In this existing context it is considered that the proposed extension has an acceptable design and due to the staggered building line the side extension would not create a terracing effect. The proposed single storey rear extension also has an acceptable design.

The proposed two-storey side extension would be constructed along the full length of the side of the application property extending behind the rear building line of number 3 Taf Olwg, at two storey height, for a distance in excess of 2 metres. The extension would extend to the boundary with number 3 Taf Olwg, abutting number 3's existing extension and to the rear, projecting behind it. It is considered that the extension would have an enclosing effect, with the rearmost part of the two storey extension creating a high boundary adjacent to the rear elevation of number 3 Taf Olwg extending beyond it enclosing the immediate rear curtilage area beyond. This would have an overbearing impact on the outlook presently enjoyed by the occupiers of 3 Taf Olwg and would have an unacceptable overshadowing impact on the rear curtilage area and the ground floor window serving a kitchen.

The proposed development also includes a rear single storey extension close to the boundary with the attached neighbour to the south (number 7 Taf Olwg). Both the application property and number 7 Taf Olwg at present have rear conservatories, each with solid walls facing the common boundary. The proposed single storey extension would replace the conservatory and this element of the scheme, in isolation, is considered to have an acceptable impact on neighbour amenity. It is also considered that the proposed development would not have an unacceptable impact on properties to the west on St John's Lane or those other properties within Taf Olwg as there is adequate separation distance meaning there would be no unacceptable overlooking introduced by the development.

The proposed development is however considered to have an unacceptable impact on the level of amenity presently enjoyed by the occupiers of number 3 Taf Olwg by reason of the overbearing impact of the two storey extension which would abut and extend behind the rear building line of number 3 Taf Olwg at two storey height, on the common boundary, for a distance in excess of two metres. It is not possible to issue a split decision on the rear single storey extension and therefore it is recommended that the planning application be refused due to the unacceptable adverse impact on neighbour amenity for the occupiers of 3 Taf Olwg.

Cont....

Application No. 17/0112/FULL Continued

Comments from consultees: None.

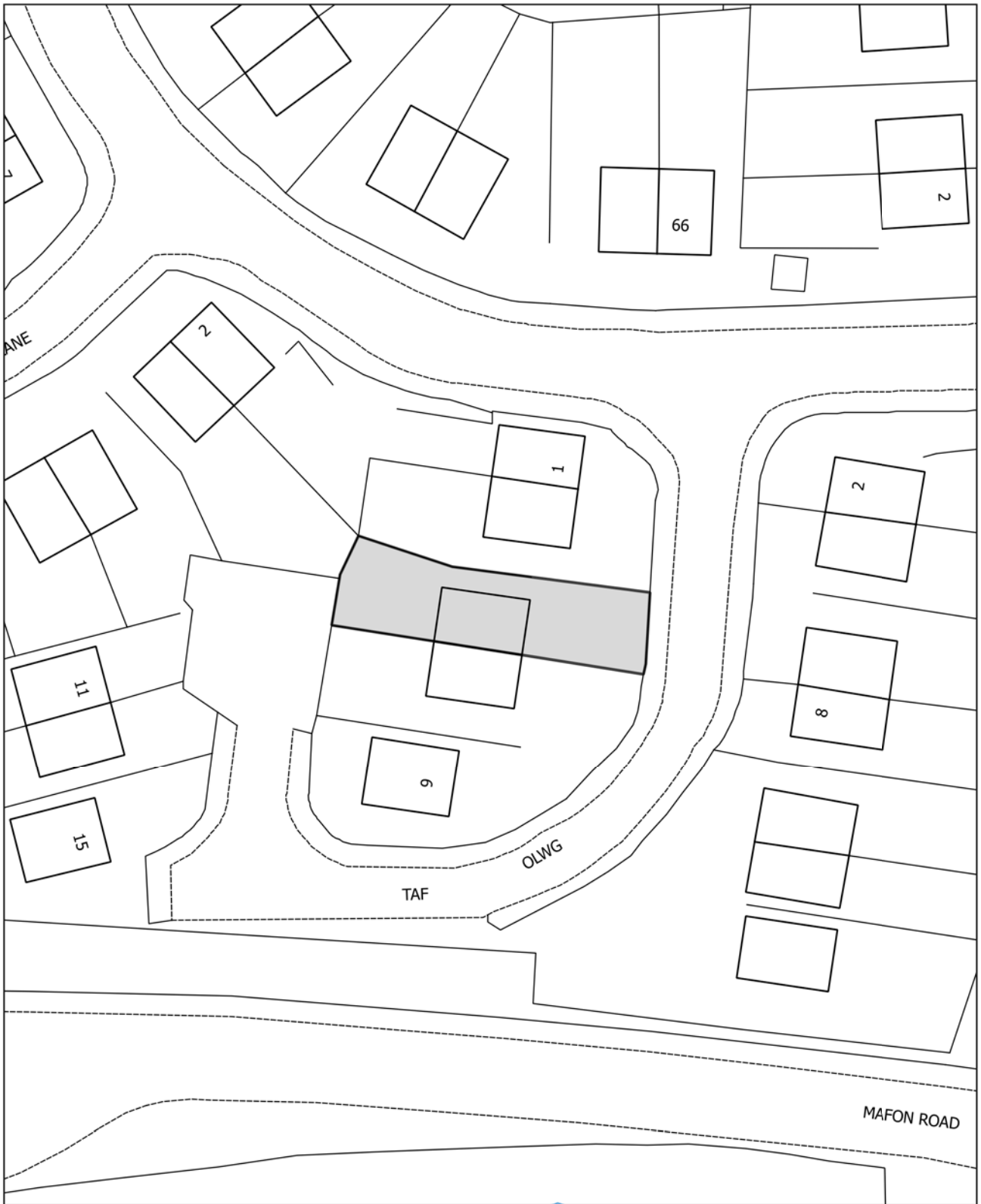
Comments from public: None.

Other material considerations: The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under Section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at Section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by Section 8 of that Act.

RECOMMENDATION that Permission be REFUSED

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

- 01) The development, by reason of its siting and scale, would have an overbearing and enclosing impact on the adjacent property and rear curtilage area of number 3 Taf Olwg, having an unacceptable impact on the light, outlook and level of amenity presently enjoyed by the occupiers of 3 Taf Olwg. Such an impact is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, as well as Guidance Note 2 of the Local Planning Authority's Adopted Supplementary Planning Guidance LDP7: Householder Developments (Revision 3, Adopted January 2017).
-



OS Products: © 100025372, 2017. MasterMap™, 1:10000, 1:25000, 1:50000, 1:250000,
Image Layers: © 2006 produced by COWI A/S for the Welsh Assembly Government's Department for Environment, Planning and
Countryside.

© Geoinformation Group 1948, 2001, 2004-5, © The Standing Conference on Regional Policy in South Wales (1991),
© BlomPictometry 2008.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
15/0348/COU 20.05.2015	Mr M Ahmad 31 Bedford Road Newport NP19 0BW	Change the use of part of ground floor and first floor to add three flats to existing A1 use 101 - 103 Commercial Street Pontymister Risca NP11 6AZ	Granted 28.02.2017
15/0440/CON 30.06.2015	CRAI District Scout Council Mr T Payne 59 Gilfach Street Bargoed CF81 8LS	Demolish former health centre building 1st Oakdale Scout Group Oakdale Scout Hall Kincoed Road Oakdale	Granted 28.02.2017
16/0693/COND 08.08.2016	Rev C Moss Argoed Baptist Chapel High Street Argoed Blackwood NP12 0HG	Discharge condition 1 (commencement), condition 2 (approved plans), condition 3 (photographic schedule), condition 4 (window designs), condition 5 (ceiling) and condition 6 (surface water and land drainage) of previous consent 16/0151/LBC (Carry out various renovation works) Argoed Baptist Chapel High Street Argoed Blackwood	Decided - Discharge of Conditions 13.03.2017
16/0829/FULL 24.09.2016	Mrs M Aspey 24 Van Terrace Caerphilly CF83 3EE	Erect extension and remodel the rear of the property to provide additional bedroom and larger kitchen area 24 Van Terrace Caerphilly CF83 3EE	Granted 20.03.2017

16/0843/NCC 27.09.2016	Co-operative Group Food Limited Mr C Edge C/o Pegasus Planning Group Ltd Mr J Rainey First Floor South Wing Equinox North Great Park Road Almondsbury Bristol BS32 4QL	Vary condition 9 of planning consent 16/0032/FULL (Erect a two-storey mixed development of three apartments and four commercial units with on site car parking, refuse and cycle storage facilities) to extend the opening hours of the commercial unit and for the condition to read 'The use hereby permitted shall not be open to customers outside the following times 07.00 hrs to 23.00 hrs Monday to Sunday.' Land Adjacent To Fwrrwm Ishta House 68 Commercial Road Machen	Granted 03.03.2017
16/0905/LBC 18.10.2016	Mr & Mrs Jones 14 Garden Suburbs Pontywaun Newport NP11 7GB	Provide internal modifications and a step access up to proposed rear hard standing for vehicular parking and remove and rebuild the existing rear boundary wall and gate 14 Garden Suburbs Pontywaun Newport NP11 7GB	Granted 06.03.2017
16/0940/FULL 02.11.2016	Ms S Williams 2 Birchwood Gardens Bedwas Caerphilly CF83 8UD	Erect single-storey garage extension 2 Birchwood Gardens Bedwas Caerphilly CF83 8UD	Granted 20.03.2017
16/1021/FULL 25.11.2016	Mr Thomas & Miss Williams c/o Marlay Sneyd Street Cardiff CF11 9DL	Refurbish and convert Grade 2 listed barn into 2 No. residential units, rebuild hay barn to provide garage, creation of new access and driveway Barn At Llancaiach Fawr Farm Gelligaer Road Nelson Treharris	Granted 13.03.2017
16/1023/FULL 28.11.2016	Libanus Lifestyle (Wales) CIC Mrs K James Libanus Chapel Libanus Road Blackwood NP12 1EQ	Form a new main entrance off the side extension and fire exit off the main hall Libanus Chapel Libanus Road Blackwood NP12 1EQ	Granted 21.03.2017

16/1030/COND 30.11.2016	St Dingats PCC St Dingats Church James Street New Tredegar NP24 6HF	Discharge Conditions 2 (bat development licence) and 3 (written scheme of archaeological investigation) of planning consent 16/0393/FULL (Renovate, re-order and extend) St Dingats Church James Street New Tredegar NP24 6HF	Decided - Discharge of Conditions 02.03.2017
16/1032/FULL 01.12.2016	Mr S James 10 Stanley Street Cwmfelinfach Newport NP11 7HF	Erect first floor rear extension 10 Stanley Street Cwmfelinfach Newport NP11 7HF	Refused 28.02.2017
16/1055/COND 02.12.2016	Welcome Care Homes Mr A Syed 71 Drake Road Essex RM16 6RG	Discharge of conditions 2 (noise - scheme of control), 3 (bat roosts), 4 (bird nesting), 5 (materials), 6 (contamination - scheme to treat), 9 (odour - scheme of control), 11 (boundary treatment), 13 (illumination - site lighting), 14 (parking), 15 (materials - parking area) and 16 (drainage) of planning consent 16/0011/FULL (Erect a two-storey rear extension) Millview Lodge New Bryngwyn Road Newbridge NP11 4NF	Decided - Discharge of Conditions 15.03.2017
16/1047/FULL 06.12.2016	Mr D Anderson 51 Small Meadow Court Caerphilly CF83 3RT	Erect garage to side of property and provide altered access 51 Small Meadow Court Caerphilly CF83 3RT	Refused 06.03.2017
16/1059/FULL 08.12.2016	Mr J E Jones Maerdy House Wellington Way Rhymney Tredegar NP22 5PZ	Carry out infrastructure works to create new access drives and footways to serve future proposed individual residential developments Former Maerdy Car Sales Maerdy House Wellington Way Rhymney	Granted 03.03.2017
16/1075/FULL 15.12.2016	Mr G Betts Rose Cottage 5 Old Brewery Lane Rhymney Tredegar NP22 5HT	Erect a two bedroom dormer style bungalow Land Adjacent To Rose Cottage 5 Old Brewery Lane Rhymney	Granted 06.03.2017

16/1079/FULL 16.12.2016	Mr D Singh 10 Llanfabon Drive Trethomas Caerphilly CF83 8GJ	Erect rear single-storey extension 10 Llanfabon Drive Trethomas Caerphilly CF83 8GJ	Granted 03.03.2017
16/1085/FULL 19.12.2016	Mr B Poyner 17 Butterworth Close Newport NP19 9LY	Erect 4 no. five bedroom dwellings The Coal Yard Pandy Road Bedwas Caerphilly	Refused 01.03.2017
16/1089/RET 19.12.2016	Mrs L Johnson Rose Cottage 8 Upper Ochrwyth Ochrwyth Newport NP11 6EQ	Erect single storey extension Rose Cottage 8 Upper Ochrwyth Ochrwyth Newport	Granted 09.03.2017
16/1083/FULL 20.12.2016	Mr W Stonelake Wyrloed Bungalow Manmoel Village Manmoel Blackwood NP12 0RL	Erect roof, front, rear and side extensions to existing bungalow Wyrloed Bungalow Manmoel Village Manmoel Blackwood	Granted 02.03.2017
16/1091/CLEU 20.12.2016	Mr C Davies C/o Barton Willmore LLP Greyfriars House Greyfriars Road Cardiff CF10 3AL	Obtain Certificate Of Lawfulness to continue the horse livery use at Ysgubor Fach Farm Stables in breach of condition (C) of planning permission 5/5/94/0326 Ysgubor Fach Farm Ty Canol Lane Machen CF83 8QE	Granted 03.03.2017
16/1093/COND 22.12.2016	Mr C Stinton 1 Cwm Cuddy Drive Rhiwderin Newport NP10 8JN	Discharge condition 6 (drainage) of planning consent APP/K6920/A/15/3010070 (14/0441/FULL - Erect detached dwelling) Nantogleisiad Cottage 14 White Hart Machen Caerphilly	Decided - Discharge of Conditions 07.03.2017
16/1094/FULL 22.12.2016	Mr & Mrs Hutton 37 Priorsgate Oakdale Blackwood NP12 0EL	Erection of part single storey, part two storey side extension 37 Priorsgate Oakdale Blackwood NP12 0EL	Granted 15.03.2017
17/0001/FULL 03.01.2017	Mr M Carlick 45 Golwg Y Bont Blackwood NP12 3FT	Erect single storey side extension 45 Golwg Y Bont Blackwood NP12 3FT	Granted 28.02.2017

17/0006/COND 04.01.2017	Mr S Cullinane Ty Onnen School Street Deri Bargoed CF81 9GY	Discharge condition 2 (materials), condition 5 (bat roost provision), condition 6 (bird nest provision) of planning consent 16/0038/FULL (Erect a ground floor store with games room above and attached dog kennels) Ty Onnen School Street Deri Bargoed	Decided - Discharge of Conditions 28.02.2017
17/0018/NOTR 04.01.2017	Network Rail Ms H Hodgson 5th Floor 5 Callaghan Square Cardiff CF10 5BT	Construct an access for all footbridge incorporating lifts Pengam Railway Station Station Road Pengam Blackwood	Notification Railway Granted 01.03.2017
17/0008/COND 05.01.2017	Pride In Care Ltd Mr N Hobbs Newport House Abertysswg Road Rhymney Tredegar NP22 5AE	Discharge Condition 6 (parking layout) of planning consent 16/0084/COU (Change the use from family home to small residential care home for five service users) Pride In Care Ltd Newport House Abertysswg Road Rhymney	Decided - Discharge of Conditions 15.03.2017
17/0011/COND 05.01.2017	CCBC Mr B Hopkins Assistant Director Education Ty Penallta Ystrad Mynach Hengoed CF82 7PG	Discharge condition 4 (land drainage scheme) and condition 5 (bat survey) of planning consent 16/0745/LA (Erect single-storey extension to junior block) Plasyfelin Primary School Lewis Drive Caerphilly CF83 3FT	Decided - Discharge of Conditions 06.03.2017

17/0012/COND 06.01.2017	Mrs J Heywood 6 Herons View Pengam Blackwood NP12 3XA	Discharge conditions 1 (commencement), 2 (site clearance), 3 (otter protection), 4 (SINC protection), 5 (SINC protection), 6 (bird and bat protection), 7 (drainage), 8 (access materials), 9 (parking and turning layout), 10 (rainwater run off), 11 (structural calcs), 12 (boundary treatment) and 13 (approved plans) of planning consent 15/0500/FULL (Erect one residential dwelling with a detached double garage) Riverdale Bedwellty Road Aberbargoed Bargoed	Decided - Discharge of Conditions 06.03.2017
17/0013/FULL 06.01.2017	Mr M Witherall 68 Heol Tasker Nelson Treharris CF46 6JB	Erect two storey side extension to form additional living accommodation 68 Heol Tasker Nelson Treharris CF46 6JB	Refused 07.03.2017
17/0020/FULL 10.01.2017	H C Capel & Sons Mr C Capel Fairview Garage Pengam Road Pengam Blackwood NP12 3QX	Create road and pedestrian access to proposed future industrial site extension off Bedwas Road Caerphilly Land Off Bedwas Road (Unit 1 Greenway) Bedwas Caerphilly CF83 8XP	Refused 17.03.2017
17/0021/FULL 10.01.2017	Mr R Kelk Penmaen House Oakdale Blackwood NP12 0DT	Construct a two storey detached house Land At Penmaen House Oakdale Blackwood NP12 0DT	Refused 07.03.2017
17/0022/ADV 10.01.2017	One Stop Stores Ltd Mr D Rigby Apex Road Brownhills Walsall WS8 7HU	Erect various signage Spar Stores 110 Newport Road Cwmcarn Newport	Granted 15.03.2017

17/0023/FULL 10.01.2017	Plutus Energy Limited Mr P Lazarevic 23 Hanover Square London W1S 1JB	Install diesel powered generators and associated infrastructure for the provision of a Flexible Generation Facility to provide energy balancing services via the capacity market for the National Grid One Pentref-y-groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen Newport	Granted 07.03.2017
17/0024/FULL 11.01.2017	Mr R Isaacs 79 Cefn Road Blackwood NP12 1JA	Erect double storey extension to rear of property 4 Gordon Close Blackwood NP12 1EP	Granted 15.03.2017
17/0026/NCC 12.01.2017	Mr G Davies Plas Newydd Bungalow Field Street Rhymney Tredegar NP22 5PQ	Vary condition 4 of planning approval 12/0028/OUT to extend period of time to commence development by a further 5 years Land Adjacent To Plas Newydd Bungalow Field Street Rhymney	Granted 09.03.2017
17/0027/COND 12.01.2017	Premier Inn Hotels Ltd Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable LU5 5XE	Discharge condition 4 (working method statement) of planning consent 16/0515/FULL (Construct 28 bedroom hotel annexe with changes to parking arrangements, install air conditioning compound and associated works) Premier Travel Inn Unit 2 Crossways Park Parc Pontypandy	Decided - Discharge of Conditions 06.03.2017
17/0028/FULL 12.01.2017	Mr J Oliver 5 St Margarets Road Caerphilly CF83 1DB	Raise ridge height to create first floor accommodation including side dormer, single storey rear extension and detached garage to side 5 St Margarets Road Caerphilly CF83 1DB	Granted 16.03.2017
17/0029/FULL 12.01.2017	Mr C Sargent 6 Celyn Grove Caerphilly CF83 3FN	Construct single storey rear extension for bedroom and bathroom 6 Celyn Grove Caerphilly CF83 3FN	Granted 06.03.2017
17/0031/FULL 12.01.2017	Mr J Law 11 Maes-Y-Drudwen Caerphilly CF83 2QG	Erect two storey extension to the side of the property 11 Maes-Y-Drudwen Caerphilly CF83 2QG	Granted 09.03.2017

17/0032/FULL 12.01.2017	Mr D Winstone 88 Thomas Street New Tredegar NP24 6AF	Erect first floor extension above existing ground floor extension 88 Thomas Street New Tredegar NP24 6AF	Granted 09.03.2017
17/0036/FULL 16.01.2017	Mr R Bennett 25 King Charles Road Pentwynmawr Newbridge NP11 4HF	Erect first floor rear bathroom extension and new pitched roof over existing ground floor kitchen 38 Station Street Pentwynmawr Newport NP11 4HQ	Granted 15.03.2017
17/0037/FULL 17.01.2017	Mr & Mrs A Cale 17 Cwrt Nant-Y-Felin Caerphilly CF83 1TP	Erect two storey side extension, rear dormer and new steps and gate in boundary wall 17 Cwrt Nant-Y-Felin Caerphilly CF83 1TP	Granted 21.03.2017
17/0039/COU 17.01.2017	Mr D Dogan 6 Newport Road Trethomas Caerphilly CF83 8BY	Change the use from Florist Shop (A1) to Hot Food Takeaway (A3) plus new extract flue chimney to rear elevation 24 Church Street Bedwas Caerphilly CF83 8EB	Granted 09.03.2017
17/0041/COND 17.01.2017	Mr D Jones Mandalay 10 Gellihaf Road Fleur-de-lis Blackwood NP12 3UY	Discharge of conditions 1 (commencement), 2 (structural calcs), 4 (replacement wall), 5 (bat roost provision) and 6 (bird nesting provision) of planning permission 15/0181/FULL (Erect two-storey side extension, first floor extension over the existing, single-storey front and rear extensions and a balcony to front elevation) Mandalay 10 Gellihaf Road Fleur-de-lis Blackwood	Decided - Discharge of Conditions 13.03.2017
17/0048/FULL 18.01.2017	Mr D Lewis 18 Y Ffordd Wen Aberbargoed Bargoed CF81 9EE	Renew planning permission 15/0757/FULL (Locate catering trailer in car park to sell hot & cold foods) Blackwood Working Mens Club 10 Woodbine Road Blackwood NP12 1QJ	Granted 15.03.2017

17/0045/COND 19.01.2017	Mr R Meredith Dinglewood Pleasant View Ynysybwl Pontypridd CF37 3PF	Discharge of conditions 1 (commencement), 2 (approved plans), 3 (land drainage), 4 (dry stone wall), 5 (bat roost provision), 6 (bird nesting provision), 7 (contamination - scheme to treat), 8 (contamination - soil import testing), 9 (contamination - validation), 10 (footway), 11 (parking area), 12 (height on front walls), 13 (parking area materials), 14 (restrict pd - house extensions), 15 (restrict pd - means of enclosure in front) and 16 (retain garages) on planning consent 14/0823/FULL (Construct detached residential dwelling with off-street parking) Plot 1 74 Heol Fawr Nelson Treharris	Decided - Discharge of Conditions 22.03.2017
17/0049/RET 20.01.2017	Mrs A Hurley 66 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Retain conservatory constructed to rear of dwelling 66 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Granted 17.03.2017
17/0058/TPO 25.01.2017	Mr C Hackett Aberfawr House Aberfawr Road Abertridwr Caerphilly CF83 4EJ	Fell T1 - Monkey puzzle and replace with one sweet chestnut and one wild service tree (Tree Preservation Order 51/83/RVDC) Aberfawr House Aberfawr Road Abertridwr Caerphilly	Granted 24.03.2017
17/0060/COND 25.01.2017	Loren James Dance Company Miss L James Unit R Trecenydd Business Park Caerphilly CF83 2RZ	Discharge condition 3 (noise - scheme of control) of planning consent 16/0904/COU (Change the use from B2 - B8 to D2 to be used as a dance studio) Unit R Trecenydd Business Park Trecenydd Caerphilly	Decided - Discharge of Conditions 21.03.2017
17/0070/ADV 27.01.2017	Gwent Police Police Headquarters Turnpyke Road Cwmbran Torfaen NP44 2XH	Install main fascia sign, display screen and door/window graphics to front elevation 62 Cardiff Road Caerphilly CF83 1JQ	Granted 22.03.2017

17/0071/RET 27.01.2017	Mr P Price 30 Crown Lane Pontllanfraith Blackwood NP12 2GD	Retain outbuilding 30 Crown Lane Pontllanfraith Blackwood NP12 2GD	Granted 22.03.2017
17/0066/COU 28.01.2017	Mr B Goffen 50 Pentre-Poeth Road Newport NP10 8LL	Change the use from fancy dress shop to chiropractic clinic Shop Unit 3 Bartlett Street Caerphilly CF83 1JS	Granted 22.03.2017
17/0067/FULL 30.01.2017	Mr A Kidner Mynydd Bychan 5 Cae Uwchllyn Caerphilly CF83 1TY	Raise ridge height of detached garage to create home gym with balcony, new timber decking and balustrade Mynydd Bychan 5 Cae Uwchllyn Caerphilly CF83 1TY	Granted 22.03.2017
17/0076/FULL 30.01.2017	Mr J Johnston 183 Vancouver Drive Penmaen Oakdale Blackwood NP12 0US	Erect single-storey rear extension and alterations to replace the door within the side elevation to a window 183 Vancouver Drive Penmaen Oakdale Blackwood	Granted 22.03.2017
17/0079/ADV 01.02.2017	HSBC Corporate Real Estate Mr B French 1 Canada Square London E14 5AB	Install internally illuminated fascia sign to rear elevation H S B C 91-93 High Street Blackwood NP12 1PN	Granted 22.03.2017
17/0093/NMA 01.02.2017	KFC (GB) Ltd Orion Gate Guildford Road Woking GU22 7NJ	Seek approval of a non- material amendment to planning consent 16/0780/COND (Discharge condition 3 (timber store and cycle rack details) of previous consent 16/0306/FULL (Provide new entrance door, relocate fire exit door, provide general decoration, form new external store and bin store within yard and provide new cycle)) to change the material and style of the bin store fence from close boarded to hit and miss KFC 1 North Court High Street Blackwood	Granted 21.03.2017

17/0086/FULL 02.02.2017	Mr & Mrs L Aalten The Mead 271 Bedwas Road Caerphilly CF83 3BL	Erect en-suite extension to side of bungalow for use by disabled person The Mead 271 Bedwas Road Caerphilly CF83 3BL	Granted 22.03.2017
17/0096/FULL 03.02.2017	Mr & Mrs R Bullock 4 Virginia View Caerphilly CF83 3JA	Erect single-storey extension 4 Virginia View Caerphilly CF83 3JA	Granted 22.03.2017

Gadewir y dudalen hon yn wag yn fwriadol

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/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.
13/0667/NCC 13.09.13	Vary Condition 1 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) to extend the period within which the development can commence at Suflex Estate Newport Road Pontymister Risca	Awaiting information about flooding.
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery Fochriw Road Fochriw Bargoed	Awaiting additional information.
13/0809/CLEU 19.11.13	Obtain Lawful Development Certificate for the commencement of works to implement planning consent for 87 houses with associated garaging and car parking (reference 07/1524/FULL) at Former Suflex Estate Newport Road Pontymister Risca	Subject to further discussion and consideration.
15/0502/COU 13.07.15	Change of use of the first and second floors from offices to 6 residential flats at Caerphilly Indoor Market 5 Pentrebane Street, Caerphilly	Re-consulting on amended plans.
15/1175/FULL 25.11.15	Erect B1/B2/B8 units together with associated parking/servicing At Phase 5 Dyffryn Business Park, Ystrad Mynach Hengoed.	Awaiting wildlife information.

16/0671/NCC 29.07.16	Vary condition 21 of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to re-locate the landscape bund because of land stability issues at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Awaiting submission of full application for new development.
16/0724/FULL 18.08.16	Erect extension to detached apartment at The Coach House The Row To Gwern-Y-Goytre Draethen Newport	Subject to further discussion and consideration.
16/0886/NCC 11.10.16	Vary condition 1 of planning consent 06/0848/NCC (Reclaim former quarry - operate recycling and transfer station with associated storage) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0887/NCC 11.10.16	Vary Condition 1 of planning consent 06/0849/NCC (Reclaim former quarry with inert waste and extend access/haul road to landfill site) to extend the life of the permission for a further five years so that the development hereby permitted shall cease not later than 31st December 2021 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0901/FULL 14.10.16	Erect first floor shower room extension at 25 Medart Street Crosskeys Newport	Subject to further discussion concerning design.
16/1022/LBC 25.11.16	Refurbish and convert Grade 2 listed barn into two residential units, rebuild hay barn to provide garage, creation of new access and driveway at Barn At Llancaiach Fawr Farm Gelligaer Road Nelson Treharris	Awaiting wildlife information.
16/1044/NOTA 05.12.16	Create an area on the farm land to store silage bales at Ty Canol Farm Mountain Road Abertridwr To Hendredenny Park Hendredenny Caerphilly	Awaiting additional information.

16/1063/COND 09.12.16	Discharge conditions 5 (contamination - soil import testing), 6 (contamination - validation) and 23 (Code for Sustainable Homes Final Certificate) of planning consent 12/0898/FULL (Erect residential development comprising 22 residential units (12 houses, 10 flats)) on Land At Tyn Y Wern Terrace Trethomas Caerphilly	Awaiting consultee replies.
16/1071/FULL 14.12.16	Erect part two storey and part first floor side extension and single storey rear extension at 22 Ffos Y Cerridden Nelson Treharris	Awaiting end of consultations following submission of amended plans.
17/0009/COND 05.01.17	Partial discharge of condition 3 (contamination) of planning consent 15/0418/FULL (Provide an access track for the construction of a solar park with attendant infrastructure being determined by Merthyr Tydfil County Borough Council) on Access Track On Land At Cwm Bargoed West Of Fochriw Merthyr Tydfil	Awaiting consultee replies.
17/0019/FULL 10.01.17	Enclose existing swimming pool, proposed new first floor, ground floor front extension, front storm porch with steps and partial re-roofing at Greenacres Rudry Road Porset Caerphilly	Awaiting amended plans.
17/0033/RET 13.01.17	Retain existing garage building to provide additional living accommodation associated with the main house (C3 use class) at 18 Ludlow Street Caerphilly	Awaiting amended plans.
17/0038/COND 17.01.17	Partial discharge of condition 18 (validation reports) for plots 1-6 of planning consent 15/0675/FULL (Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate) on Land At 1-32 Starling Walk Penallta Hengoed	Awaiting consultee replies.

17/0056/OUT 23.01.17	Construct 5 no. detached dwellings with new junction and internal roads on Land At Grid Ref 311245 205964 Fochriw Road Pontlloftyn Bargoed	Awaiting access details.
-------------------------	---	--------------------------

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Received draft agreements. Waiting for internal comments. Can't agree over some clauses regarding Affordable Housing. Waiting for instructions from Planning
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. File closed due to no progress.
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.	In discussions as to how best to proceed in light of CIL. Still in discussions with Solicitors. Other side asked for meeting. Asked for instructions from Planning. Think they may be implementing previous consent as nothing happening on this.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	Waiting advice from Ecologist. Told works have been undertaken. Planning said to hold file in abeyance while they investigate. Told may be a while due to issues. Planning waiting for ecological report. Planning will contact applicant again. Waiting to hear from Planning.
15/0442/OUT 30.06.16	Erect residential development comprising approximately 18-20 houses and 8 flats on Land At Abertridwr Road, Penyrheol, Caerphilly	Sent draft to Solicitors. Sols say their client needs to meet with Planning to discuss.
16/0016/NCC 08/01/16	Vary condition 1 of planning consent 2/06678 (Quarrying of Grit stone. 8.5 hectares) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Sent draft. Sols Requested Woodland Plan. Waiting for planning to provide. Plan now received.

16/0017/NCC 08/01/16	Vary condition 1 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Sent draft. Sols Requested Woodland Plan. Waiting for planning to provide. Plan now received.
16/0076/OUT 28/01/16	Erect residential development on Land To The North Of Meadowland Close Caerphilly	Waiting for Solicitors details Draft prepared. Not responding.
16/0085/NCC 05/02/16	Vary conditions 03 and 04 of planning permission 13/0058/NCC to extend the period of time for the submission of reserved matters and the commencement of the development at Land Off Pencoed Avenue Cefn Fforest Blackwood	Waiting for instructions from housing. No change.
16/0208/OUT 05.03.16	Erect 176 dwellings and access with all other matters reserved at Catnic Pontypandy Industrial Estate Caerphilly	New matter. Opening file.
16/0373/OUT 12.05.16	Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations on Land South Of A472 (Mafon Road) Ty Du, Nelson, Treharris	Issues with title that we are trying to resolve. No change. Asked for instructions from Planning and Housing.
16/0506/OUT	Erect a residential self-build dwelling at Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0507/OUT	Erect a residential self-build dwelling at Plot 1 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0508/OUT	Erect a residential self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0509/OUT	Erect a residential self-build dwelling at Plot 3 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.

16/0510/OUT	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
16/0614/FULL 15.07.16	Erect 5 No. 4 bedroom detached dwellings on Land At St Lukes Church Chapel Gardens Abercarn	Waiting for Solicitors details. Can't get a response from agent. Not progressing.
16/0617/OUT 15.07.16	Erect 16 dwellings at Land South Of The Glade Wyllie Blackwood	Sent initial letter requesting solicitors details.
16/0668/OUT 29.07.2016	Erect residential development at Land To North Of Car Park Aiwa Technology Park North Celynen Newbridge	Initial stages.

Gadewir y dudalen hon yn wag yn fwriadol

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
16/0015/REF 15/0412/OUT	Redrow Homes Limited Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Erect residential development of up to 260 dwellings with open space at Land North Of Hendredenny Drive Hendredenny Caerphilly	09.11.16
16/0016/REF 15/0567/OUT	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant Rhondda Cynon Taf	Erect residential development of up to 175 units including open space provision, access and parking arrangements at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	07.12.16
17/0001/REF 16/0867/FULL	Ms L Cochrane Gelliwen Farm Bedwellty Road Markham Blackwood	Erect two 3-bedroomed cottages at Land At Heol-Y-Bedw-Hirion Bedwellty NP12 0BD	09.01.17
17/0002/CERT 15/1092/CLEU	Mr A Majid 57 Ty Draw Road Cardiff CF23 5HD	Obtain a Lawful Development Certificate for the existing use as a general repair garage (B2) at General Lee Motors Ltd Unit B - Dalton Court Lawrence Street South Lane Caerphilly CF83 3SQ	02.02.17

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
16/0011/REF 16/0640/FULL	Erect a two-storey four bedroom house Land Adjacent To Swyn-y-Nant 76A Heol-Y-Ddol Caerphilly	06.03.2017	DEL