

Public Document Pack

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

For all enquiries relating to this agenda please contact Emma Sullivan
(Tel: 01443 864420 Email: sullie@caerphilly.gov.uk)

Date: 2nd August 2017

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 9th August, 2017** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

Yours faithfully,

A handwritten signature in blue ink that reads 'Chris Burns'.

Chris Burns
INTERIM CHIEF EXECUTIVE

AGENDA

	Pages	
1	To receive apologies for absence.	
2	Declarations of Interest.	

Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.

A greener place Man gwyrddach



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

To approve and sign the following minutes: -

3 Planning Committee held on the 12th July 2017. 1 - 6

To receive and consider the following report(s): -

4 17/0443/OUT - Land Within Curtilage Of The Hawthorns New Row, Machen. 7 - 18

5 17/0326/FULL Land Within Curtilage Of 50 The Crescent, Trecenydd, Caerphilly. 19 - 32

6 17/0487/FULL - 4 Skomer Island Way, Caerphilly. 33 - 40

To receive and note the following information item(s): -

7 Applications determined by delegated powers. 41 - 52

8 Applications which are out of time/not dealt with within 8 weeks of date of registration. 53 - 56

9 Applications awaiting completion of a Section 106 Agreement. 57 - 60

10 Appeals outstanding and decided. 61 - 62

Circulation:

Councillors M.A. Adams (Chair), Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, W. David (Vice Chair), M. Davies, J.E. Fussell, R.W. Gough, A.G. Higgs, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting and T.J. Williams

And Appropriate Officers



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 12TH JULY 2017 AT 5PM

PRESENT:

Councillor M. Adams - Chair
Councillor W. David - Vice-Chair

Councillors:

Mrs E.M. Aldworth, C. Andrews, J. Bevan, M. Davies, R.W Gough, A. Hussey, B. Miles, Mrs G. D. Oliver, J. Ridgewell, J. Taylor, A. Whitcombe, R. Whiting, T.J. Williams

Cabinet Member for Environment and Public Protection - Councillor Mrs E. Stenner

Together with:

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

1. **APOLOGIES**

Apologies for absence had been received from Councillors A. Angel, J.E. Fussell, A. Higgs and J. Simmonds.

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest received at the commencement or during the course of the meeting.

3. **MINUTES - 14TH JUNE 2017**

RESOLVED that the minutes of the Planning Committee held on 14th June 2017 (minute nos. 1 - 21) be approved and signed as a correct record.

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

4. PREFACE ITEM CODE NO. 17/0270/OUT - LAND AT OAKDALE GOLF COURSE, OAKDALE, BLACKWOOD

It was noted that the outcome of the appeal against refusal of Code No. 15/0567/OUT - land at Oakdale Golf Course has not yet been received.

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

RESOLVED that the determination of this application be deferred until the appeal decision is received. On the basis of the latest letter from Welsh Government, it is expected that the application will be reported back to Committee on 13th September 2017.

5. CODE NO. 17/0101/COU - UNIT C MAERDY INDUSTRIAL ESTATE (SOUTH) RHYMNEY

It was noted that the application had been subject to a site visit on Monday 10th July 2017. A briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Mr Paul Mellor, the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to amendments to conditions (02) and (03) and the deletion of condition (06), the recommendations contained in the Officer's report be approved.

By a show of hands and in noting there was 1 against this was agreed by the majority present.

RESOLVED that: -

- (i) subject to amendments to conditions 02 and 03, the deletion of condition 06 and the conditions contained in the Officer's report, this application be granted;

Amended Condition (02)

The development shall be carried out, except where modified by the conditions below, in accordance with the following documents:-

- a) The planning application and supporting statement received on 7 February 2017.
- b) Submitted plans and documents: Drawing No. ADC/JE/02B date Dec 2016 and Drawing No. ADC/JE/01A date Dec 2016.

Reason: To define the extent of this permission.

Amended Condition 03

No deliveries shall be received at the site or dispatched from the site except between the hours of 06.00 and 19.30 Monday to Friday and between 08.00 and 13.00 on Saturdays. No deliveries shall take place on Sundays or Bank Holidays. Outside the specified hours for deliveries all roller shutter doors in the main building shall remain closed.

Reason: To protect residential amenity.

Deleted Condition (06)

The agent has confirmed that existing drainage systems will be used. This condition can be deleted.

- (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: SP5, SP9, SP21, CW2, CW3, CW15, CW13, CW5, EM2.4;
- (iii) the applicant be advised of the comments of Network Rail and Natural Resources Wales.

6. CODE NO. 17/0412/FULL - 13 RAGLAN CLOSE, BLACKWOOD

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 policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;
- (iii) the applicant be 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

- (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). 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.

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

7. CODE NO. 17/0418/FULL - 5 TAF OLWG NELSON TREHARRIS

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 are relevant to the conditions of the permission: CW2 and CW3;
- (iii) 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

- (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). 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;
- (v) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

8. CODE NO. 17/0426/FULL - SUNNY COTTAGE, MOUNTAIN ROAD, BEDWAS

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 policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2 and CW3;

- (iii) 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. 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 5.35pm

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 9th August 2017, they were signed by the Chair.

CHAIR

Members' site visit update

PLANNING APPLICATION REFERENCE: 17/0101/COU

PROPOSED DEVELOPMENT: Change of use from B2 to waste management facility

LOCATION: Unit C, Maerdy Industrial Estate, Rhymney, NP22 5PH

DATE OF SITE VISIT: 10th July 2017

MEMBERS PRESENT: J Bevan, D Harse, W David, M Adams.

The following points were raised by members, and the answers provided:

- Concern was raised about noise especially at night and early in the morning. Noise tended to carry in this area.
 - Officers advised that noise monitoring had been carried out at the site on several occasions and conditions were recommended to prevent night time deliveries and operations on the external areas of the site. Monitoring had shown that the process inside the building could be carried out 24/7 without undue disturbance to residents. The manager of the facility had also committed to work with the council if any complaints were received about noise.
- The need for a 06.00 start time was queried.
 - The applicant said that the 06.00 start time was vital to prevent lorries backing up later in the day. It also allowed delivery vehicles to avoid peak traffic times. Officers advised that the council depot adjacent to the site would also start operations at about the same time.
- Concern was raised about the hazardous waste element of the proposal.
 - The applicant said that the hazardous waste would comprise batteries and components of the electrical goods that would be dismantled at the site. The company dealt with hazardous waste mainly at its site in Carmarthenshire and there was no need to duplicate the facilities at this site. Batteries would be stored in a building at the entrance for transfer off-site. No hazardous waste would be processed at the application site and the intention was to pre-sort waste as far as possible.
- How much traffic would be generated by the proposal?
 - The applicant has estimated that the proposal would generate approximately 30 vehicle movements a day comprising hooklift vehicles (20) and articulated vehicles (10). Smaller supplier vehicles and staff vehicles would also arrive throughout the day. This is no more than would be expected from the permitted B2 use.
- The applicant showed councillors and officers round the unit and described the processes and machinery. The various types of processed material were also examined.

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0443/OUT 05.06.2017	Mr A Wilcox The Hawthorns New Row Machen Caerphilly CF83 8NS	Erect three bedroom detached two storey house and seek approval of the proposed access Land Within Curtilage Of The Hawthorns New Row Machen Caerphilly CF83 8NS

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is situated to the south of Tudor Gardens.

Site description: The application site forms part of the curtilage of The Hawthorns and is a lawned area of garden with mature trees on the southern and western boundaries. Both The Hawthorns and the application site are elevated above the access to the site, which is obtained through a gap in a group of trees at the eastern end of New Row. The site itself is relatively flat. Parking for The Hawthorns is provided on a drive and double garage that are sited at road level. The application site is on the edge of the settlement limits of Machen and in a fairly rural location.

Development: The application seeks outline planning consent for the erection of a two storey three bedroom house with all matters other than access reserved for future consideration. The dwelling would be sited to the west of The Hawthorns.

Access would be along the existing drive to The Hawthorns between a gap in a tree canopy to the north east of No. 1 New Row. The submitted plans show the provision of a widened access through the gap in the tree canopy together with the provision of a new footpath. Access into the plot would then be provided via a new drive adjacent to the existing parking area for The Hawthorns and to the rear of New Row.

Dimensions: The dwelling is proposed to be 12m x 9m by 7.5m high.

Materials: Brickwork with a tiled roof.

Ancillary development, e.g. parking: None.

Cont'd.....

Application No. 17/0443/OUT Continued.

PLANNING HISTORY 2005 TO PRESENT

P/05/1104 - Erect detached garage for three cars - Granted 28.11.05.

16/0782/OUT - Erect a three bedroom detached two-storey house and seek approval of the proposed access - Refused - 10.11.16.

POLICY

Local Development Plan: The application site is partly within settlement limits and partly outside. The most southern part of the site falls within the South Caerphilly Special Landscape Area as defined by Policy NH1.5 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodland and Hedgerow Protection) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP4 - Trees and Development; LDP 5 Car Parking Standards sets out parking requirements for all developments and LDP6 - Building Better Places to Live.

National Policy: Paragraph 4.11.9 of Planning Policy Wales 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.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd.....

Application No. 17/0443/OUT Continued.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is in a medium risk area and therefore an informative is proposed about mining conditions in the locality.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to the submission of a drainage scheme.

Dwr Cymru - Provides advice to be conveyed to the developer.

Countryside And Landscape Services - No objection subject to conditions.

CADW - No objection.

ADVERTISEMENT

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

Response: 3 letters of objection were received.

Summary of observations:

1. The access is not suitable.
2. Approval of the access would provide access for future development in the paddock to the rear of New Row.
3. The development would cause a loss of property value.
4. The development would cause a loss of privacy.
5. There are ground instability issues in the area.
6. Adequate drainage needs to be provided.
7. Why are the access improvements required?
8. The site is in a greenfield area.

SECTION 17 CRIME AND DISORDER ACT

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

Cont'd.....

Application No. 17/0443/OUT Continued.

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.

Is this development Community Infrastructure Levy liable? No. CIL would be calculated at the reserved matters stage.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. Whilst the majority of the application site is within the settlement boundary, a small area to the southern end of the plot falls within the South Caerphilly Special Landscape Area as identified by Policy NH1.5 of the LDP. However, the site is predominantly within a residential area on the edge of the settlement of Machen and would be considered to be a logical extension to the existing settlement. The site is bounded to the west by a mature hedge and a number of trees and it is considered that this presents a defensible boundary to any future development outside of the settlement limits. In that regard it is considered that there would be no significant adverse impact upon the special landscape area and therefore the principle of the development is acceptable in planning terms.

The application is expressed in outline with all matters other than access reserved for future consideration. Details of access are submitted at this stage as a previous application with all matters reserved was refused as it was considered that there could be issues creating an adequate access to the site with regard to ecological issues. This application seeks to resolve those issues and a tree survey has been submitted to indicate how access improvements can be carried out without having a detrimental impact on the ecology and character of the area. The scheme indicates that the existing access through the gap in the tree line to the north of the site can be improved to meet highway standards without having a significant ecological impact and as such is considered to be acceptable in these terms.

The indicative site layout plan also shows that a dwelling together with adequate access and parking and amenity space can be accommodated on the site without impacting on the mature trees on site. It is also considered that adequate privacy distances and amenity can be maintained between the proposed dwelling and the existing dwellings in New Row and at The Hawthorns.

Comments from Consultees: No objections raised.

Cont'd.....

Application No. 17/0443/OUT Continued.

Comments from public: These are considered in turn below: -

1. As discussed above and subject to the highways improvements detailed in the application it is considered that the access to the site is acceptable in planning terms.
2. Approval of the access to serve this development would not prejudice the determination of any future application on adjacent land. As stated above the land to the west of the application site is outside of the defined settlement limits and there is a defensible boundary between the application site and the adjacent land. Moreover, the highways improvements would only allow a limited access to the adjacent land and further improvements to the access would need to be carried out as part of any application.
3. Loss of property value is not a material planning consideration.
4. Notwithstanding that this is an outline application with matters in respect of appearance, layout and scale reserved for subsequent approval, it is not considered that there would be any loss of privacy as a result of this development.
5. No ground instability issues have been raised by statutory consultees. It is the responsibility of the developer to ensure that the development is carried out in a safe manner.
6. A drainage scheme would be required by a condition attached to any consent granted.
7. The access improvements have been requested by the Council's Highways Department as the existing access is not suitable to serve a further dwelling.
8. It is acknowledged that part of the site is outside the defined settlement limits but as discussed above it is considered that the application site is a logical extension to the existing settlement limits, especially as the proposal would make a contribution to meeting the Council's 5 year housing supply.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of conditions.

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.

Cont'd.....

Application No. 17/0443/OUT Continued.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the appearance, landscaping, layout and scale of (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 appearance, landscaping, layout and scale, of the site, 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) The development shall be carried out in accordance with the following approved plans and documents: HAW03, HAW04, HAW09, HAW10, HAW11, HAW12 and The Hawthorns Tree Survey.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 06) Prior to the commencement of works on site a scheme of land and surface water drainage within the site 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 it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.

Cont'd.....

Application No. 17/0443/OUT Continued.

- 07) 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.
- 08) 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.
- 09) 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 in the new property at The Hawthorns, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 10) 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 new property at The Hawthorns, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is 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).

Cont'd.....

Application No. 17/0443/OUT Continued.

- 11) The plans and particulars submitted in accordance with Condition 1) shall include:
- a) a plan to a scale and level of 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. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 5.2.2 of BS5837, 2005, Trees in relation to construction - Recommendations) or general landscape factors) must be shown.
 - 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.
 - 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, including those on neighbouring ground.
 - 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.
 - g) No tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998. In this condition a "retained tree" means an existing tree that is to be retained in accordance with the plan referred to at paragraph (a) above.

REASON: To safeguard the vegetation that is considered to be worthy of retention in the interests of visual amenity of the area.

- 12) 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 provide 3 off-street parking spaces for the proposed dwelling and the existing dwelling at The Hawthorns within the curtilage of those dwellings. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.

REASON: In the interests of highway safety.

Cont'd.....

Application No. 17/0443/OUT Continued.

- 13) Prior to its first use the first 10m of the proposed private driveway serving both properties shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. are not carried on to the public highway.
REASON: In the interests of highway safety.
- 14) The existing carriageway leading from Tudor Gardens into the site shall be widened to a minimum of 4.1m and shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority, and shall be completed prior to beneficial occupation of the development hereby approved.
REASON: In the interests of highway safety.

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, CW3 and CW4.

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design is developed and agreed with regulatory bodies which takes into account of all the relevant safety and environmental risk factors, including gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>

Cont'd.....

Application No. 17/0443/OUT Continued.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

Please find attached comments from Dwr Cymru/Welsh Water, The Councils Land Drainage Engineer and the Council's Ecologist.



This page is intentionally left blank

Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0326/FULL 02.05.2017	Mr M Coxe 50 The Crescent Trecenydd Caerphilly CF83 2SW	Erect two new build semi-detached houses in garden plot on Land Within Curtilage Of 50 The Crescent Trecenydd Caerphilly CF83 2SW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Land Within Curtilage Of 50 The Crescent, Trecenydd, Caerphilly.

Site description: The application site is formed of part of the existing garden area for number 50 The Crescent and is located to the western side of the dwelling. To the east is the existing dwelling, to the west is Heol Fach a residential cul-de-sac, to the south is the side curtilage of number 1 Heol Fach and to the north is the site frontage onto The Crescent. The topography of the local area falls from west to east and the site also rises to the southern (rear) boundary.

Development: The development would comprise two Semi-detached dwelling houses. The floorplans show each property having on the ground floor a lounge, entrance area, kitchen/dining with utility. The first floor area accommodates three bedrooms and a bathroom.

Dimensions: The application site length is approximately 34m long and the width varies due to the irregular shaped western boundary but is between approximately 10.5m-14m along the footprint of the dwellings.

Each dwelling would be approximately 4.7m wide at their widest point by 11.9m long with an overall height of 7m.

A block of two garages measuring 6.6m by 8.2m and measuring 4.7m above road level would be constructed at the southern end of the site.

Materials: Walls: Brick and render. Roof: Concrete tile.

Ancillary development, e.g. parking: Two garages to the rear of the properties.

Cont'd.....

Application No. 17/0326/FULL Continued.

PLANNING HISTORY 2005 TO PRESENT

15/0777/CLPU - Obtain a Lawful Development Certificate for the proposed single-storey rear extension. Granted 16.02.2016.

16/0267/FULL - Erect two new semi-detached houses in a garden plot. Refused 22.06.2016.

16/0641/FULL - Erect detached house in a garden plot. Granted 19.09.2016.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

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

Planning Policy Wales paragraph 9.3.2

Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area.

Planning Policy Wales paragraph 9.3.4

In determining applications for new housing, local planning authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Better Places to Live).

Supplementary Planning Guidance note LDP 7 (Householder Development).

Cont'd.....

Application No. 17/0326/FULL Continued.

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 a low risk area, and it is therefore intended to attach an informative note about mining conditions in the area.

CONSULTATION

Transportation Engineering Manager - No objection subject to planning conditions addressing detailed highway considerations.

Cadw - The proposal, to erect two new build semi-detached houses in a garden plot, is located approximately 200m west south west of the scheduled monument Caerphilly Iron Furnace (GM053). The proposed buildings will not be visible from the scheduled monument due to the presence of residential housing in the intervening area. There will be no direct effect or effect upon the setting of the monument.

Head Of Public Protection - No objection subject to planning conditions requiring details of noise mitigation during the construction phase and restriction on soil importation.

ADVERTISEMENT

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

Response: Five objections received from three objectors with one letter of support also received.

Summary of observations:

Summary of Objections received:

- There is only parking for one car per house at the front and the road width at Heol Fach is far too narrow for cars to be able to use the garages when the current residents park on that road where there are no double yellow lines.

Cont'd.....

Application No. 17/0326/FULL Continued.

- The plans do not provide enough off road parking for two 3-bed houses and will worsen the parking problems in the area.
- This plot is unsuitable for the development
- This development is totally out of the character for the area and will ruin the spacious feeling of the area as the development would be squashed in and give a terraced effect which was the reason for rejection of previous plans.
- Why has a dropped kerb been put into the property on the side (Heol Fach) when this has not appeared either on the plans or in any planning application. The road is far too narrow to allow the safe use of any drive here as there is only room for 1 car to move up or down at one time as the one side is the only area available to serve the legal parking for the surrounding 6 houses due to extensive use of double yellow lines.
- It appears that the developer is determined to stuff as much building into the space without thought or care about the detriment of the enjoyment of the area by existing neighbours as shown by the multiple applications to develop the land as other applications have been refused mainly for the reasons listed above.
- Development would result in a loss of view.

Summary of supportive comments

- Supportive of development and notes the wide pavement on both side of Heol Fach

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? Yes, at a rate of £40 per square metre resulting in a contribution of £7,600.

Cont'd.....

Application No. 17/0326/FULL Continued.

ANALYSIS

Policies: The application has been considered in accordance with local plan policies and national planning guidance. It is formed of a corner plot which is at present part of the garden of number 50 The Crescent. The site is located within the defined settlement boundary and therefore the principle of residential development is considered acceptable provided that material planning considerations do not indicate otherwise.

The application site is located on the southern side of The Crescent, Trecenydd, a residential street with a large number of semi-detached properties. There is generally a strong pattern to the general development in the area with properties fronting this part of The Crescent being primarily semi-detached dwellings with each pair having a notable separation to the side boundary with the adjacent pair of semidetached properties. Whilst the separation distance between blocks of dwellings varies along The Crescent and also on East Avenue (which is to the east of the site and comprises some terrace properties) there is typically at least a 2 metres gap between each block of dwellings.

The planning site history for the site includes a planning refusal (16/0267/FULL) for two semi-detached dwellings and a subsequent planning approval (16/0641/FULL) for a single detached dwelling.

The previous planning refusal for two semidetached dwellings on the site was refused for the following two reasons:

- 01) The development by reason of its design and density on a site of restricted width would result in overdevelopment of the site and a terracing effect being introduced within this part of The Crescent, Trecenydd detrimental to the street scene and the character of the area, contrary to criterion B of Policy SP6 and criterion B of Policy CW2 of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.
- 02) The development has insufficient car parking provision contrary to criterion C of Policy CW3 of the Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010 and Adopted Supplementary Planning Guidance LDP5 Car Parking standards.

The current application differs from that previous refusal in the following aspects:

- The width of each dwelling has been reduced by 0.5m
- The separation distance between the footprint of the proposed new dwellings and the existing neighbouring dwelling to the east has been increased from 1m to 2.5m.

Cont'd.....

Application No. 17/0326/FULL Continued.

- The parking arrangements for the dwellings has been altered to provide one space per dwelling at the front curtilage area adjacent to The Crescent and in addition each property will have a garage provided at the southern end of the site accessed from Heol Fach.

It is considered that the increase in separation distance facilitated in part by the reduction in width of the dwellings has resulted in an acceptable impact on the street scene overcoming the previous first reason for refusal in the earlier application. The Highway Authority have considered the submitted parking provision and following amendments made in relation to the parking/garaging arrangement and consideration of a sustainability assessment provided with the planning application have removed any objection to the development.

The new properties would each have rear amenity areas (excluding parking areas) in excess of 40sqm.

In terms of the impact on neighbour amenity the development is considered to be acceptable, according with Policy CW2 (Amenity). The adjacent dwelling to the east (no.50 The Crescent) is in the control of the applicant and has a recently constructed rear single storey extension with an un-fenestrated side elevation facing the proposed new dwellings. In terms of fenestration directly facing the application site there is only an entrance door and one landing window on the side elevation of number 50 The Crescent. Whilst the proposed dwellings will project behind the two storey element of number 50 it is not considered that there will be an unacceptable impact on light or outlook, noting that a first floor window bathroom window is the closest fenestration on the rear elevation of number 50 to the development.

It is considered that there will be no unacceptable overlooking created by the development, the adjacent road to the north (The Crescent) and the west (Heol Fach) provide a buffer to surrounding residential dwellings located to the north and west. The proposed first floor fenestration is mainly on the front and rear elevations of the dwellings with side elevation windows serving bathrooms.

It is considered appropriate to restrict permitted development rights for the insertion of windows/dormers and extensions to enable the Local Planning Authority to consider the impact of future changes on the amenity of neighbouring properties and the character of the area noting its corner plot location.

Cont'd...

Application No. 17/0326/FULL Continued.

The impact of the proposed dwellings on the neighbouring dwelling to the south (1 Heol Fach) is considered acceptable. Number 1 Heol Fach is orientated at 90 degrees to the application site and has its side curtilage boundary around 20 metres from the proposed rear elevation of the new dwelling and the proposed garages will provide screening between the rear curtilage areas and number 1 Heol Fach.

The development is considered to be acceptable in terms of its visual appearance and impact on the character of the area according with adopted Local Development Plan Policy SP6 (Placemaking), and having an appropriate impact on the level of amenity currently enjoyed by neighbouring residential properties according with Policy CW2 (Amenity). The proposed parking accords with Policy CW3 (Highways). The application is recommended for approval accordingly.

Comments from consultees: These can be addressed by appropriate conditions.

Comments from public:

- There is only parking for one car per house at the front and the road width at Heol Fach is far too narrow for cars to be able to use the garages when the current residents park on that road where there are no double yellow lines.
- The plans do not provide enough off road parking for two 3-bed houses and will worsen the parking problems in the area.
- Why has a dropped kerb been put into the property on the side (Heol Fach) when this has not appeared either on the plans or in any planning application. The road is far too narrow to allow the safe use of any drive here as there is only room for 1 car to move up or down at one time as the one side is the only area available to serve the legal parking for the surrounding 6 houses due to extensive use of double yellow lines.

The application has been supported by a sustainability assessment which the Highway Authority has reviewed and determined that the provision of two parking spaces per property is acceptable. The provision of garages accessing onto Heol Fach has been subject to discussion with the applicant and the Highway Authority has considered that there is sufficient road width to provide satisfactory access to the garages even when a car is parked on the opposite side of the road.

- This plot is unsuitable for the development
- This development is totally out of the character for the area and will ruin the spacious feeling of the area as the development would be squashed in and give a terraced effect which was the reason for rejection of previous plans.

Cont'd.....

Application No. 17/0326/FULL Continued.

- The developer is determined to stuff as much building into the space without thought or care about the detriment of the enjoyment of the area by existing neighbours as shown by the multiple applications to develop the land as other applications have been refused mainly for the reasons listed above.

The current application has included amendments listed in the officer report which have narrowed the width of the properties and increased the separation distance from the neighbouring dwelling. The development has been assessed in terms of its impact on the street scene, on the levels of amenity currently enjoyed by surrounding residents and whether it would constitute overdevelopment. The development is considered to have an acceptable impact on the character of the area and would not result in overdevelopment. The level of parking provided is acceptable.

- Development would result in a loss of view.

This is not a material planning consideration.

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 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 shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, received 11.04.17
 - Proposed Plans and Elevations, drawing reference L(00) 201, revision P11, received 13.06.17
 - Proposed Site Plan and Garage Elevations, L(00)202 revision P11, received 13.06.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont'd.....

Application No. 17/0326/FULL Continued.

- 03) Prior to the beneficial occupation of the dwellings hereby approved the areas for parking (including the garage spaces) as detailed on drawing reference L(00)202 revision P11 shall have been laid out in accordance with the submitted plans and made available for parking purposes. These parking areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 04) The use of the garages hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwellings for the parking of vehicles only and for no other purpose.
REASON: In the interests of highway safety.
- 05) Prior to their first use the garages, sited as shown on the submitted plan, shall be fitted with inward-opening doors or roller shutter, which will not open out over the highway.
REASON: In the interests of highway safety.
- 06) The entrance apron shall be constructed prior to the first use of the garage hereby approved and in materials as approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 07) 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 first floor bathroom windows of the dwellings shall be glazed with obscure glass. Any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 08) 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.
- 09) 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 occupation of the dwelling hereby approved.
REASON: In the interests of the visual amenities of the area.

Cont'd.....

Application No. 17/0326/FULL Continued.

- 10) 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 any boundary treatment fronting The Crescent shall be limited in height to 0.9m to ensure adequate visibility for emerging vehicles. Thereafter any replacement boundary treatment shall adhere to the height limit specified in this condition.
REASON: In the interests of highway safety.
- 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 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.
- 12) 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.
- 13) 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 on the new property at 50 The Crescent, Trecenydd, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont'd.....

Application No. 17/0326/FULL Continued.

- 14) 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 and Swift) on the new property at 50 The Crescent, Trecenydd, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is 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).
- 15) 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.
- 16) 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.

Advisory Note(s)

Before any vehicle crosses the public footway, a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Highway Authority. The applicant should ring (01495) 235323 in this regard. Should the applicant wish to undertake the work themselves, or employ a private contractor, a Licence to Excavate the Highway will be required. This licence will not be required if the work is undertaken by the Council's Network Contracting Services. It should be noted that any unlicensed work in, or disturbance of, the highway is an offence under the Highways Act 1980 and in such circumstances legal action may be undertaken in order to rectify matters.

Cont'd.....

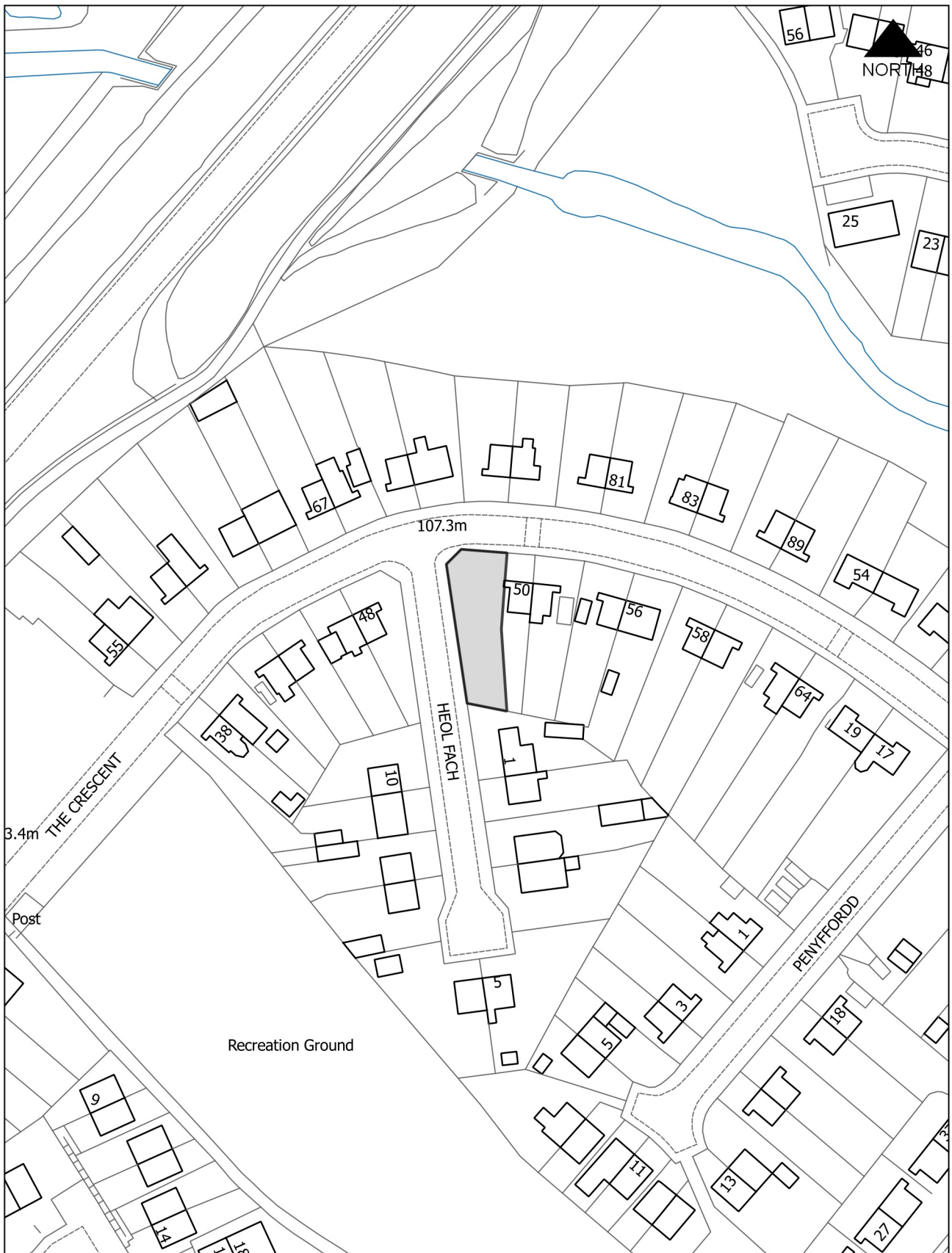
Application No. 17/0326/FULL Continued.

Please find attached the comments of Dwr Cymru, Senior Engineer Land Drainage, The 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: Policies CW2 and CW3.

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



This page is intentionally left blank

Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0487/FULL 20.06.2017	Mr Carter 4 Skomer Island Way Caerphilly CF83 2AR	Erect two storey side and rear extensions 4 Skomer Island Way Caerphilly CF83 2AR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: 4 Skomer Island Way, Caerphilly CF83 2AR.

Site Description: Semi-detached property located at the north eastern end of Skomer Island Way. To the west is the attached neighbouring semi-detached property (6 Skomer Island Way), north is an area of woodland, east is a Pavilion and car park serving a playing field, south is Skomer Island Way.

Development: Two storey side and two storey rear extension. The development would provide a garden store, enlarged kitchen/dining area and sitting room at ground floor level and third bedroom and enlarged accommodation at first floor level.

Dimensions: The two storey side extension tapers along the boundary and ranges in width from approximately 2m wide to 3m wide and is 6 metres in length. The overall height is 6.8m.

The two storey rear extension is 4.5m in length by 3.9m in width with an overall height of 5.9m.

Materials: The side extension is proposed to be constructed of a buff brick with tiled roof to match the existing dwelling house. The rear extension is proposed to be finished in a standing seam metal cladding.

Ancillary development, e.g. parking: Three parking spaces.

PLANNING HISTORY 2005 TO PRESENT

P/04/1926 - Erect residential development and associated works. Granted 18.08.2005.

07/1266/FULL - Re-plan of plots 49-52, 65-67 and 78-87 omitting plots 53, 70 and 88-91. Granted 06.02.2008.

Cont'd.....

Application No. 17/0487/FULL Continued.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

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? This is a low risk area, and it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Head Of Public Protection - No objection subject to a condition related to requiring suitable gas protection measures.

Transportation Engineering Manager - No objections subject to planning conditions addressing detailed highway considerations.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 3 nearby properties.

Response: No responses were received relative to the consultation exercise.

Cont'd.....

Application No. 17/0487/FULL Continued.

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 100sqm.

ANALYSIS

Policies: 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 visual appearance of the development on the character of the area. This application is reported to planning committee because the Agent's spouse is employed by the Authority.

Prior to submitting the planning application the applicant had entered pre-application discussions with the Local Planning Authority with a design that comprised a side extension with a flat roofed design and contrasting timber finish to the dwelling. Following concerns expressed by the Local Planning Authority the applicant has redesigned the side extension to provide a more traditional front elevation to the side extension. The submitted planning application however differs from the pre-application submission in that the rear two extension was not present on the pre-application which had a single storey extension. It is understood that site constraints in the form of drainage led to a redesign.

Cont'd.....

Application No. 17/0487/FULL Continued.

The visual impact of the proposed development has been considered in relation to the plot's position which is viewed over a distance when entering the residential housing estate accessed via Skomer Island Way. The side extension has a traditional gable roof pitch to the front elevation and the rear portion will have a parapet roof with a brick finish to the side elevation. This is considered to provide an acceptable visual appearance to the front and side elevation of the dwelling which are the most prominent elevations in the street scene. The rear gable extension is proposed to be finished in a contemporary metal seam cladding which subject to agreement with the Local Planning Authority over the type of cladding to be used is considered to be visually acceptable for a structure on the rear elevation of the dwelling.

The impact on the amenity of the neighbouring property (6 Skomer Island Way) has been considered. The side extension is mainly screened from the neighbouring property by the applicant's existing dwelling house. The proposed rear extension is stepped off the boundary by approximately 2 metres. The height of the two storey rear projection is 5.9m which is 1.6m lower than the existing main ridge height. It is noted that closest windows on the neighbour property (6 Skomer Island Way) serve a kitchen at ground floor and bathroom at first floor which are not defined as principal rooms within the adopted Supplementary Planning Guidance Note LDP7 (Householder Development). The length of the rear extension is 4.5m and the agent has sought to demonstrate that the impact on light and outlook will not be unacceptable to the neighbouring dwelling by indicating the extension in relation to the neighbour's ground floor kitchen window because the extension will not breach a theoretical 45 degree line when drawn from the centre of this window on elevation. It is noted that a 45 degree line drawn on plan would be breached by the new extension indicating that there will be some negative impact on light received to the neighbour's kitchen window. There has been no objection received in relation to the application and whilst the rear extension will be significantly visible from the rear fenestration and amenity space of the neighbouring property, on balance it is considered that it would not result in an unacceptable overbearing impact nor have unacceptable impact on light, outlook or overshadowing. It is considered that other properties in the site vicinity would be impacted to a lesser degree by the development.

A proposed additional parking space will be provided to the front of the property and sufficient amenity space would be retained by the property following the development.

The proposed development has an acceptable appearance in the street scene, impact on neighbour amenity and adequate parking provision according with adopted Local Development Plan Policies SP6 (Placemaking), Policy CW2 (Amenity) and CW3 (Highways). It is recommended for approval accordingly.

Cont'd.....

Application No. 17/0487/FULL Continued.

Comments from consultees: These have been addressed by the imposition of planning conditions.

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 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 shall be carried out in accordance with the following approved plans and documents:
- Combined Plan, drawing reference AL 00 001 revision E, received 18.07.17.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of work on site a scheme shall be submitted to and agreed with the Local Planning Authority to confirm that the construction works shall be undertaken in a manner that would not undermine the integrity of the horizontal vapour barrier or other protective measures incorporated as part of the remediation works relating to planning permission P/03/0926, and that any appropriate gas protection measures will be incorporated into the design. The development shall thereafter be carried out in accordance with the agreed scheme.
REASON: In the interest of public safety.
- 04) Prior to the construction of the external surfaces of the development hereby approved details/samples 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.

Cont'd.....

Application No. 17/0487/FULL Continued.

- 05) 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.
- 06) The extensions shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the satisfaction of 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.
- 07) The proposed parking area shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc are not carried on to the public highway.
REASON: In the interests of Highway Safety.

Advisory Note(s)

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.

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

Cont'd.....

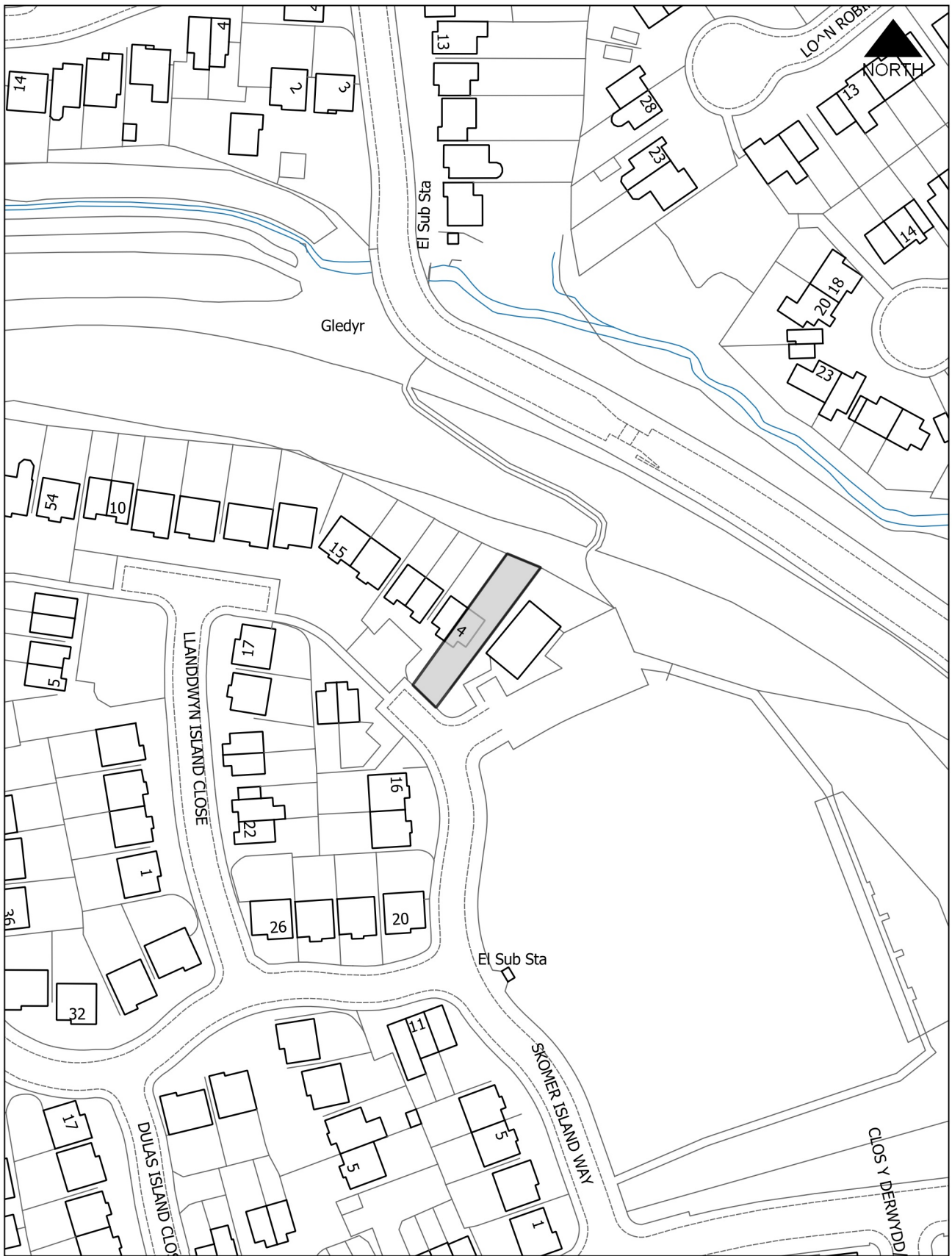
Application No. 17/0487/FULL Continued.

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

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: CW3, SP6.

For the avoidance of doubt the application boundary this application has been determined on is the redline which appears on the proposed site layout plan on drawing reference AL 00 001 revision E.



Agenda Item 7

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0380/FULL 03.05.2017	Mr & Mrs M Elliott 9 The Drive Gilfach Bargoed CF81 8JX	Erect part two storey, part single storey rear extension 9 The Drive Gilfach Bargoed CF81 8JX	Granted 30.06.2017
17/0390/RET 05.05.2017	A L Landscapes Mr A Layman 64 Cae Collen Blackwood NP12 1FF	Retain and complete the change of use of land to a storage compound, new access and to provide a storage building Land At Grid Ref 314525 203151 Fothergills Road East UI Phillipstown	Refused 30.06.2017
17/0395/FULL 05.05.2017	Mrs G Clark 16 Tredegar Road New Tredegar NP24 6AL	Carry out alterations to forecourt to provide disabled access lift 16 Tredegar Road New Tredegar NP24 6AL	Granted 30.06.2017
17/0453/RET 26.05.2017	Mr S Millard 31 Hillside Road Crumlin Newport NP11 4QB	Retain the change of use of former Post Office to residential reception/sitting room 31 Hillside Road Crumlin Newport NP11 4QB	Granted 30.06.2017
17/0033/RET 13.01.2017	Ocean Community Services Ltd Mr T Griffiths 5th Floor Harlech Court Bute Terrace Cardiff CF10 2FE	Retain existing garage building to provide additional living accommodation associated with the main house (C3 use class) 18 Ludlow Street Caerphilly CF83 1GG	Granted 03.07.2017
17/0346/COU 18.04.2017	Mr S Phillips 33 St Winefrieds Romely Crescent Pontcanna Cardiff CF11 9FA	Change the use from B2 to D2 Unit 19 Trecenydd Business Park Trecenydd Caerphilly	Granted 03.07.2017

17/0409/FULL 10.05.2017	Mr L Walker 10 Albertina Road Treowen Newport NP11 3DX	Erect rear bathroom extension over existing ground floor kitchen 10 Albertina Road Treowen Newport NP11 3DX	Granted 03.07.2017
17/0434/NOTF 19.05.2017	Natural Resources Wales Mr J Atkinson Coed Y Cymoedd Rheola Neath SA11 4DR	Create 2 new forwarder tracks and construct 1 new T- turnaround Land At Grid Ref 323117 193862 Rhyswg Fach Farm Lane Cwmcarn	Prior Approval Not Required 03.07.2017
17/0464/NOTA 01.06.2017	Mr I Davies Bedlwyn Farm Phillipstown New Tredegar NP24 6BT	Erect hay barn and machinery store Bedlwyn Farm Cefn-Rhychdir Road Phillipstown New Tredegar	Prior Approval Not Required 03.07.2017
17/0430/TPO 18.05.2017	Mr V Du-Feu 45 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Pollard edge of woodland trees protected by Tree Preservation Orders 13/01/CCBC and 4/57/GLCC Trees Adjacent To 45 Cefn Mably Park Michaelston-Y- Fedw Cardiff	Granted 04.07.2017
17/0457/NMA 30.05.2017	Mr S Akram Mark4 Develpomens DJM Law 16 Axis Court Mallard Way Swansea SA7 0AJ	Seek approval of a non- material amendment to planning consent 13/0545/COU (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) to carry out internal alterations to upper floor self-contained flats and remove proposed dormers Panteg Hotel The Square Abertridwr Caerphilly	Granted 04.07.2017
17/0350/COND 18.04.2017	Mr P Jones 38 Southend Terrace Pontlottyn Bargoed CF81 9RN	Discharge conditions 2, 4, 7, 10, 11, 12, and 13 of planning consent 10/0641/FULL (Erect three bedroom detached house) Ty Mari 5 Cwrt Llechryd Llechryd Tredegar	Decided - Discharge of Conditions 05.07.2017

17/0359/FULL 21.04.2017	Mr J Maxwell 65 Bartlett Street Caerphilly CF83 1JT	Demolish existing two storey building and re build with ground floor garage and first floor flat 65 Bartlett Street Caerphilly CF83 1JT	Refused 05.07.2017
17/0407/NCC 10.05.2017	Plutus Energy Limited Mr P Lazarevic Hudson House 8 Tavistock Street London WC2E 7PP	Vary condition 14 of planning consent 16/0943/FULL (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) to make reference to an updated site plan and technical specification details (reducing the number of generators from 16 to 7) One Pentref-y-groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen Newport	Granted 05.07.2017
17/0420/FULL 16.05.2017	Mr & Mrs M Carrington 8 Celyn Grove Caerphilly CF83 3FN	Construct a single storey garage/workshop to side of property 8 Celyn Grove Caerphilly CF83 3FN	Granted 05.07.2017
17/0413/FULL 11.05.2017	Mr L Chaplin 1 Westgil Pen Ffordd Blackwood NP12 3QS	Erect single storey side extension 1 Westgil Pen Ffordd Blackwood NP12 3QS	Granted 06.07.2017
16/0614/FULL 15.07.2016	Mr M Howell St Lukes Church Chapel Gardens Abercarn NP11 5GU	Erect 5 No. 4 bedroom detached dwellings Land At St Lukes Church Chapel Gardens Abercarn	Granted 07.07.2017
17/0129/ADV 16.02.2017	Howden Joinery Properties Ltd Mr M Churchill Ground Floor Building 8 Croxley Green Business Park Watford WD18 8PX	Erect four elevation signs Howdens Joinery Co Unit A3 (7-12) Pinewood Court (Block A) St Davids Industrial Estate	Granted 07.07.2017

17/0295/TPO 30.03.2017	J Kusak 39 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Fell multi stemmed Alnus Glutinosa (Tree Preservation Order 7/98/CCBC) 39 Dol-Y-Pandy Bedwas Caerphilly CF83 8HL	Granted 07.07.2017
17/0360/FULL 24.04.2017	Mr F Radford 31 Trosnant Crescent Penybryn Hengoed CF82 7FU	Erect a replacement garage 31 Trosnant Crescent Penybryn Hengoed CF82 7FU	Granted 10.07.2017
17/0381/FULL 03.05.2017	ASDA Stores Ltd ASDA House South Bank Great Wilson Street Leeds West Yorkshire LS11 5AD	Install new and replacement roof plant, new access platforms and steps Asda Cliff Road Blackwood NP12 0NT	Granted 10.07.2017
17/0405/FULL 09.05.2017	Miss L J Mills 24 Clos Coed Duon Blackwood NP12 1FP	Convert garage into living accommodation 24 Clos Coed Duon Blackwood NP12 1FP	Granted 10.07.2017
17/0437/FULL 22.05.2017	Mr D Thomas 23 St David's Drive Graig-y-rhacca Caerphilly CF83 8RG	Erect single-storey extension to front of property 23 St David's Drive Graig-y- rhacca Caerphilly CF83 8RG	Granted 10.07.2017
17/0385/FULL 04.05.2017	Mr A Syed 71 Drake Road Essex RM16 6RG	Demolish existing timber fence and install a metallic grill along front and side of boundary wall Trecelyn Court & Millview House Lodge New Bryngwyn Road Newbridge Newport	Refused 11.07.2017

<p>17/0155/COND 23.02.2017</p>	<p>Mr S Grey Llanmoor Homes C/O Savills 12 Windsor Place Cardiff CF10 3BY</p>	<p>Discharge of conditions 5 (land drainage), 7 (details of vision splay), 21 (construction phase dust mitigation scheme), 22 (construction phase noise scheme), 27 (engineering details of proposed road access) and 28 (engineering details of road layout) of planning consent 14/0802/OUT (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from the A4049 and footpaths and the installation of new services and infrastructure, ecological mitigation and enhancement works and other ancillary works and activities) Land At Hawtin Park Gelli-haf Pontllanfraith</p>	<p>Decided - Discharge of Conditions 12.07.2017</p>
<p>17/0156/COND 23.02.2017</p>	<p>Llanmoor Homes Mr S Grey C/o Savills Mrs L Williams 12 Windsor Place Cardiff CF10 3BY</p>	<p>Discharge of conditions 7 (engineering details of proposed road access), 9 (details of vision splay), 10 (details of Crown Lane link), 11 (engineering details of road layout), 14 (construction phase noise scheme), 15 (construction phase dust mitigation scheme), 19 (drainage) and 20 (pollution prevention statement) of planning consent 08/0752/OUT (Erect residential development and commercial development) Land At Hawtin Park Gelli-haf Pontllanfraith</p>	<p>Decided - Discharge of Conditions 12.07.2017</p>

17/0404/FULL 09.05.2017	Mr & Mrs D C Robinson 74 Christchurch Road Penmaen Oakdale Blackwood NP12 0UX	Enlarge front and rear dormers and add two-storey extension to gable to replace single- storey covered entrance 74 Christchurch Road Penmaen Oakdale Blackwood	Granted 12.07.2017
17/0417/FULL 15.05.2017	Mr J Jones Hillcrest 17 Navigation Road Risca Newport NP11 6FF	Demolish existing extension and construct new single storey extension to side elevation Hillcrest 17 Navigation Road Risca Newport	Granted 12.07.2017
17/0101/COU 07.02.2017	Mekatek Ltd Mr P Mellor C/o JCR Planning Ltd Unit 2 Cross Hands Business Workshop Heol Parc Mawr Cross Hands Carmarthenshire SA14 6RE	Change of Use from B2 to Waste Management Facility Unit C Maerdy Industrial Estate (South) Rhymney Tredegar	Granted 13.07.2017

<p>17/0261/COND 24.03.2017</p>	<p>Llanmoor Homes Mr S Grey C/o Savills Mrs L Williams 12 Windsor Place Cardiff CF10 3BY</p>	<p>Discharge conditions 9 (Grassland Translocation Method Statement), 10 (Three-year Habitat Enhancement Scheme), 11 (Hedgerow Translocation), 13 (Landscaping Scheme), 15 (Bat Roost Survey and Mitigation), 17 (Reptile Survey and Mitigation), 19 (Ecology Management Plan) and 20 (Bat Roost and Nesting Birds Provision) of planning consent 14/0802/OUT (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from the A4049 and footpaths and the installation of new services and infrastructure, ecological mitigation and enhancement works and other ancillary works and activities) Land At Grid Ref 316391 195367 Hawtin Park Gelli-haf Pontllanfraith</p>	<p>Decided - Discharge of Conditions 13.07.2017</p>
<p>17/0262/COND 24.03.2017</p>	<p>Llanmoor Homes Mr S Grey C/O Savills Mrs L Williams 12 Windsor Place Cardiff CF10 3BY</p>	<p>Discharge conditions 22 (Grassland Translocation Method Statement), 23 (Three-year Habitat Enhancement Scheme), 24 (Hedgerow Translocation), 25 (Landscaping Trees), 26 (Landscaping Planting), 27 (Tree Protection), 28 (Grassland fungi-survey and protection), 29 (Bat Roost Survey and Mitigation), 31 (Reptile Survey and Mitigation) and 33 (Ecology Management Plan) of planning consent 08/0752/OUT (Erect residential and commercial development) Land At Grid Ref 316391 195367 Hawtin Park Gelli-haf Pontllanfraith</p>	<p>Decided - Discharge of Conditions 13.07.2017</p>

17/0392/FULL 05.05.2017	Mrs Davies 87 Brynhyfryd Pontlottyn Bargoed CF81 9QN	Erect single storey rear extension for use by a disabled person 87 Brynhyfryd Pontlottyn Bargoed CF81 9QN	Granted 13.07.2017
17/0396/FULL 08.05.2017	Mr D Hawkins 49 Thomas Street Abertridwr Caerphilly CF83 4AW	Erect a two storey rear extension 49 Thomas Street Abertridwr Caerphilly CF83 4AW	Granted 13.07.2017
17/0341/FULL 18.04.2017	Miss C Methuen 104 Treowen Road Treowen Newport NP11 3DQ	Erect two storey bedroom/kitchen extension with off-street parking 104 Treowen Road Treowen Newport NP11 3DQ	Granted 14.07.2017
17/0432/COND 12.05.2017	Mr D Hillier 5 Marian Close Tredegar Blaenau Gwent NP22 3QX	Discharge conditions 2 (site investigation works) and 4 (land drainage) of planning consent 14/0576/FULL (Erect a four bedroom two-storey detached dwelling) Land North Of 22 Victoria Road Fleur-de-lis Blackwood	Decided - Discharge of Conditions 14.07.2017
17/0406/FULL 10.05.2017	Mr C Croft 12 Duffryn Terrace Wattsville Newport NP11 7QU	Construct a single domestic garage Garage Site At Grid Ref 320710 191371 Duffryn Terrace Wattsville Newport	Granted 17.07.2017
17/0441/COND 23.05.2017	Mr T Willis 10 The Meadows Machen Caerphilly CF83 8PN	Discharge conditions 5 (scheme to deal with contamination), 6 (verification that works undertaken in accordance with approved scheme) and 7 (testing of imported materials) of planning consent 07/1012/OUT (Erect nine detached houses) for plot 5 only 10 The Meadows Machen Caerphilly CF83 8PN	Decided - Discharge of Conditions 17.07.2017
17/0260/COU 21.03.2017	Mr M Harris Nags Head Inn Tafarnaubach Tredegar NP22 3AP	Convert nursery into a private residential use and for the construction of two storey extension The Magic Cottage Day Nursery 20 Merthyr Road Princetown Tredegar	Granted 18.07.2017

17/0348/COND 12.04.2017	Ffrind Developments C/o Mr P Seabourne 12 Burnet Drive Blackwood NP12 2FN	Discharge Conditions 3, 5 ,6, 7 and 8 of planning consent 15/0705/FULL Land Adjoining Birchwood Caerphilly Road Llanbradach	Decided - Discharge of Conditions 18.07.2017
17/0436/ADV 22.05.2017	Morgans Consult Mr J Marshall C/O Asbri Planning Ltd Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Erect 1 No. internally illuminated fascia sign Principality Building Society 129 High Street Blackwood NP12 1AB	Granted 18.07.2017
17/0442/CLPU 23.05.2017	Mr & Mrs R Swidenbank 62 Sycamore Court Woodfieldside Pontllanfraith Blackwood NP12 0DA	Obtain a Lawful Development Certificate for the proposed erection of a single storey side extension 62 Sycamore Court Woodfieldside Pontllanfraith Blackwood	Refused 18.07.2017
17/0444/FULL 23.05.2017	Mr S Cullinane Ty Onen School Street Deri Bargoed CF81 9GY	Erect two-storey rear extension 11 School Street Deri Bargoed CF81 9GY	Granted 18.07.2017
17/0399/FULL 09.05.2017	Mr L Robins 21 Griffiths Street Ystrad Mynach Hengoed CF82 7AW	Erect single-storey extensions to front and rear and first floor rear extension 21 Griffiths Street Ystrad Mynach Hengoed CF82 7AW	Granted 19.07.2017
17/0419/FULL 16.05.2017	Mrs K Macdonald 3 Kidwelly Court Hendredenny Caerphilly CF83 2TY	Erect single storey side extension 3 Kidwelly Court Hendredenny Caerphilly CF83 2TY	Granted 19.07.2017
17/0425/ADV 18.05.2017	Morgans Consult Mr J Marshall 285 Cowbridge Road West Cardiff CF5 5TD	Erect 2 No. fascia signs Principality Shop Unit B1 63-65 Hanbury Road Bargoed	Granted 19.07.2017

17/0429/FULL 18.05.2017	Mr N Cheshire 49 Greenfield Newbridge Newport NP11 4QY	Erect detached single garage 59 Greenfield Newbridge Newport NP11 4QY	Refused 19.07.2017
17/0231/NCC 15.03.2017	LWH Construction Ltd Mr L Hallet 6 Lanelay Farm Talbot Green Llantrisant CF71 9LA	Vary condition 13 of planning consent 16/0877/FULL (Construct 3 no. three-bedroom terraced dwellings) to move properties by 3m Land Adjacent To 26 Gelynos Avenue Argoed Blackwood	Granted 20.07.2017
17/0414/FULL 11.05.2017	Miss Billington 46 Graig View Machen Caerphilly CF83 8SE	Erect a lean-to entrance porch to front of property 46 Graig View Machen Caerphilly CF83 8SE	Refused 20.07.2017
17/0448/RET 26.05.2017	Mr J Price 2 Plynlimon Close Croespenmaen Newport NP11 3GJ	Retain and complete works to rear garden area including new steps, landscaping, fish pond, patio area and new fence on top of existing block wall 2 Plynlimon Close Croespenmaen Newport NP11 3GJ	Granted 21.07.2017
17/0452/FULL 29.05.2017	Mr M Lloyd 2 Railway View Penmaen Road Pontllanfraith Blackwood NP12 2DW	Erect single storey extension to side and rear of dwelling 2 Railway View Penmaen Road Pontllanfraith Blackwood	Granted 24.07.2017
17/0410/FULL 10.05.2017	Mr M John 43 Dan-Y-Graig Abertridwr Caerphilly CF83 4BJ	Convert garage and add front extension to provide bedroom and en-suite 43 Dan-Y-Graig Abertridwr Caerphilly CF83 4BJ	Granted 25.07.2017
17/0454/FULL 26.05.2017	Mr P Mackenzie 163 Beaumaris Way Cefn Fforest Blackwood NP12 1DF	Erect first floor side/rear extension 163 Beaumaris Way Cefn Fforest Blackwood NP12 1DF	Granted 25.07.2017

17/0455/TPO 30.05.2017	Shappelles Mr P Perry New Cottage Dance Centre The Bridge Ystrad Mynach Hengoed CF82 7ED	Fell sycamore tree (Tree Preservation Order 76/73/MCC) Shappelles New Cottage Dance Centre The Bridge Ystrad Mynach	Granted 25.07.2017
17/0456/FULL 30.05.2017	CTIL & Vodafone Ltd C/O Clarke Telecom D Perry Unit E Madison Place Manchester M40 5AG	Install 22.5M lattice mast, supporting three antenna, two dishes together with associated ground based equipment cabinets and ancillary development thereto Ffrwd Farm Pandy Lane Llanbradach Hengoed	Granted 25.07.2017
17/0470/CLEU 05.06.2017	Mr A Watkins 199 Elm Drive Ty Sign Risca Newport NP11 6PP	Obtain a Lawful Development Certificate for an existing hard standing and building to the front of the property 199 Elm Drive Ty Sign Risca Newport	Refused 25.07.2017
17/0230/FULL 14.03.2017	Ixion Developments Limited C/O GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Demolish Red Lion Inn and re- develop to provide 17 no. residential apartments together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re- profiling and the installation of new services and infrastructure Red Lion Inn High Street Blackwood NP12 1BB	Granted 26.07.2017
17/0424/COU 15.05.2017	Regi's Mrs J Randwaha 9-10 Hanbury Road Bargoed CF81 8QS	Change the use to mixed use retail/residential and provide 4 no. flats and 1 no. maisonette with external alterations including new staircase, windows and doors Regi's 9-10 Hanbury Road Bargoed CF81 8QS	Granted 26.07.2017
17/0421/FULL 16.05.2017	Mr R Cunningham 84 Fflorens Road Treowen Newport NP11 3DU	Erect single storey rear extension and retaining wall to garden 84 Fflorens Road Treowen Newport NP11 3DU	Granted 26.07.2017

17/0479/FULL 06.06.2017	Mr & Mrs S Davies 30 Meadow Way Caerphilly CF83 1TQ	Demolish existing conservatory and construct single storey rear extension 30 Meadow Way Caerphilly CF83 1TQ	Granted 26.07.2017
17/0483/FULL 06.06.2017	Miss S Owens 31 Is-Fryn Rhymney Tredgar NP22 5DP	Erect single storey side extension 31 Is-Fryn Rhymney Tredgar NP22 5DP	Granted 26.07.2017
17/0439/COND 22.05.2017	Redrow Homes Mr S Halpin Redrow House Copse Walk Cardiff Gate Business Park Pontprennau Cardiff CF23 8RH	Partially discharge condition 18 (contamination-validation) of planning consent 15/0675/FULL for plots 31 and 32 (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) 1 - 32 Starling Walk Penallta Hengoed CF82 6BH	Decided - Discharge of Conditions 27.07.2017
17/0555/CLPU 30.06.2017	Mrs Perry 27 Lon Yr Ysgol Bedwas Caerphilly CF83 8PE	Obtain a Lawful Development Certificate for the proposed erection of a single storey rear extension 27 Lon Yr Ysgol Bedwas Caerphilly CF83 8PE	Granted 27.07.2017

Agenda Item 8

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.
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.
16/1022/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.
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 Pontlottyn Bargoed	Awaiting access details.
17/0113/FULL 10.02.17	Erect 5 No. detached 4-bedroom houses Land To The South Of The Glade Wyllie Blackwood	Subject to further discussion and consideration.

17/0236/LBCC 14.03.17	Install a solar PV system on the roof of the main school building (on the inside part of the pitched roof, facing into the central quad area) Tir-y-berth Primary School New Road Tir-y-berth Hengoed	Awaiting the decision form Welsh Government
17/0278/OUT 28.03.17	Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Subject to further discussion and consideration.
17/0293/OUT 31.03.17	Erect detached dwelling at Land Adjacent To Ty Mynydd Monmouth View Llanbradach Caerphilly	Subject to further discussion and consideration.
17/0324/FULL 11.04.17	Install 109 solar panels in landscape formation in 4 rows of 22 and 1 row of 21 at The Mount Rudry Road Lisvane Cardiff	Subject to further discussion and consideration.
17/0339/COU 14.04.17	Change the use from present use to dance studio at Beulah Baptist Church North Road Newbridge	Subject to further discussion and consideration.
17/0343/NCC 18.04.17	Vary condition 1 of planning consent 16/0001/COU (change the use of the garage to a dog grooming salon) at 1 Oak Lane Royal Oak Machen Caerphilly CF83 8SQ	Subject to further discussion and consideration.
17/0345/FULL 13.04.17	Erect 4 no. five-bedroom dwellings at The Coal Yard Pandy Road Bedwas Caerphilly	Subject to further discussion and consideration.

This page is intentionally left blank

Agenda Item 9

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.
13/0479/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	In discussions over terms of draft. Further discussions as they are not happy with terms of agreement.
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 CF83 1FR	Sent draft internally and queried title evidence.
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	Amended draft sent. Waiting for final approval.
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	Amended draft sent. Waiting for final approval.

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 CF83 3GL	Sols reviewing draft.
16/0506/OUT 16.06.16	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 16.06.16	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 16.06.16	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 16.06.16	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 16.06.16	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed.
17/0142/RM 21.02.17	Approve the matters of access, appearance, landscaping, layout and scale reserved under outline planning permission 14/0802/OUT for the development of 190 residential dwellings with associated access, roads and footpaths, drainage works, landscaping, new public open space and other associated works and activities at Land At Hawtin Park Gelli-haf Pontllanfraith	Waiting for signed documents and fees.

<p>17/0143/RM 21.02.17</p>	<p>Approve the matters of access, appearance, landscaping, layout and scale reserved under outline planning permission 08/0752/OUT for the development of 73 residential dwellings with associated areas, roads and footpaths, drainage works (including pumping station), landscaping, new public open space and other associated works and activities at Land At Hawtin Park Gelli-haf Pontllanfraith</p>	<p>Waiting for signed documents and fees.</p>
<p>17/0270/OUT 27.03.17</p>	<p>Erect residential development of up to 175 units including open space provision, access and parking arrangements and to approve the matters of access and scale at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood</p>	<p>New matter.</p>

This page is intentionally left blank

Agenda Item 10

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
17/0005/REF 15/0782/FULL	Rectory Homes (Wales) Ltd C/o C2J Architects & Town Planners Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Erect residential development for 45 No. dwellings, associated highway infrastructure and open space on Land At Woodfield Park Lane Penmaen Oakdale	15.05.17

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
17/0007/REF 16/1047/FULL	Erect garage to side of property and provide altered access at 51 Small Meadow Court Caerphilly	Dismissed 13/07/17	DEL