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Date: 17th January 2018

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 24th January, 2018** 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 black ink, appearing to read 'Chrissy'.

Christina Harrhy
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



To approve and sign the following minutes: -

- 3 Planning Committee held on 6th December 2017. 1 - 8

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

Planning Applications Under The Town And Country Planning Act - North Area: -

- 4 16/1053/COU - The Rolling Mill Inn, 88 Commercial Street, Pontymister, Risca, Newport, NP11 6EE. 9 - 18
- 5 17/0980/FULL - 28 Rhodfa Glascoed, Blackwood, NP12 1GW. 19 - 28
- 6 17/1012/FULL - 18 Bridge Street, Risca, Newport, NP11 6DE. 29 - 34

Planning Applications Under The Town And Country Planning Act - South Area: -

- 7 17/0739/FULL - Ruperra Castle Estate, Rudry Road To Craig Llan, Rudry. 35 - 48
- 8 17/0651/COU - School House, Hillside, Caerphilly, CF83 1HN. 49 - 58
- 9 17/0741/RM - Land To The Rear Of, 20 Church Street, Bedwas, Caerphilly, CF83 8EB. 59 - 66
- 10 17/0930/LA - Caerphilly Contact Centre, Family Centre, Caledfryn Way, Penyrheol, Caerphilly CF83 2BW. 67 - 78
- 11 17/0981/FULL - Boot Road Allotment, Main Road, Maesycwmmmer, Hengoed. 79 - 84

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

- 12 Applications determined by delegated powers. 85 - 108
- 13 Applications which are out of time/not dealt with within 8 weeks of date of registration. 109 - 114
- 14 Applications awaiting completion of a Section 106 Agreement. 115 - 116
- 15 Appeals outstanding and decided. 117 - 118

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

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PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 6TH DECEMBER 2017 AT 5:00PM

PRESENT:

Councillor M. Adams - Chair

Councillors:

Mrs E.M. Aldworth, C. Andrews, M. Davies, J.E. Fussell, R.W Gough, A. Hussey, B. Miles, J. Ridgewell, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting, T.J. Williams

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), L. Cooper (Assistant Engineer), M. Godfrey (Team Leader – Public Health and Protection), C. Powell (Area Principal Planner), E. Rowley (Area Senior Planner), M. Davies (Team Leader South), D. Lewis (Enforcement Officer), H. Morgan (Senior Committee Services Officer) and J. Tyler (Committee Services Administrative Assistant).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A. Angel, J. Bevan, W. David, A.G. Higgs, Mrs G. Oliver and A. Whitcombe and the Cabinet Member for Environment and Public Protection - Councillor Mrs E. Stenner.

2. DECLARATIONS OF INTEREST

Declarations of interest were received as follows – Councillor Mrs E.M. Aldworth - 17/0750/COU details are minuted with the respected item.

3. MINUTES – 8TH NOVEMBER 2017

RESOLVED that the minutes of the Planning Committee held on the 8th November 2017 (minute nos. 1-10) be approved and signed as a correct record.

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

4. PREFACE ITEM CODE NO. 17/0565/FULL – ROBERT PRICE (BUILDERS MERCHANTS) LTD, 145 PONTYGWINDY ROAD, CAERPHILLY.

Following consideration of the Officer's preface report it was moved that the application be refused. This was not seconded. Following consideration of the Officer's original report it was moved and seconded that the recommendations be approved. By a show of hands, and in noting there were 2 against and 2 abstentions, this was agreed by the majority present.

RESOLVED that: -

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

5. CODE NO. 17/0256/FULL – LAND WITHIN CURTILAGE OF, XPO TRANSPORT SOLUTIONS UK LIMITED, UNIT A, DISTRIBUTION WAY, DYFFRYN BUSINESS PARK, YSTRAD MYNACH, HENGOED.

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 of the comments from Dwr Cymru/Welsh Water and National Grid.

6. CODE NO. 17/0897/FULL – TY TREHARNE, GROESWEN ROAD, GROESWEN.

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 CW3 and CW4;
- (iii) 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;

- (iv) 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);
- (v) the applicant be advised that the age of the buildings dictate that asbestos may be present; if this is the case, a registered asbestos contractor should remove all asbestos within the boundary of the development. If the demolition is carried out regardless of this fact, the land within the boundary of the development could become contaminated;
- (vi) the applicant be reminded that it is an offence to obstruct a Public Right of Way. There is a Public Right of Way in the area of this application. The planning permission does not authorise the stopping up or diversion of the Public Right of Way. The Public Right of Way may be stopped up or diverted by Order under section 257 of the Town and Country Planning Act 1990, provided that the order is made before the development is carried out. If the Public Right of Way is obstructed before the Order is made, the order cannot proceed until the obstruction is removed. "The Public Right of Way in the area of the application must remain available for use and the safety of the public using the footpath must be ensured at all times." The Public Right of Way is regularly used by the public, and the site needs to be kept free of obstructions. (See attached map in PDF file 17-0897-FULL-PROW.pdf) which is an extract from the Definitive Map. The 'Guidance for applications for Mod Orders PROW.pdf' flowchart is also attached, and is sent for information should you wish to modify the Public Right of Way;
- (vii) the applicant be advised of the comments of the Council's Land Drainage Engineer.

7. CODE NO. 17/0750/COU – UNIT 4A AND 5, (UNIT 1-5), TRECENYDD BUSINESS PARK, TRECENYDD, CAERPHILLY.

Councillor Mrs. E. M. Aldworth declared an interest (in that her husband is a semi-retired employee of the establishment) and left the meeting when the application was considered.

Following consideration of the application it was moved and seconded that subject to two additional conditions, 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 and the following additional conditions this application be granted;

Additional Condition(04)

No part of the buildings shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the building(s) and associated plant and equipment. The

measures included in the approved scheme shall be implemented prior to the first occupation of the building that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area

Additional Conditions (05)

Prior to the commencement of the use hereby approved a scheme for the ventilation of the premises including any external openings and flues shall be installed in accordance with details that shall have been submitted to and agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2;

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

8. PREFACE ITEM CODE NO. 17/0270/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE, BLACKWOOD.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's original and preface report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of the permission: CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments from the Senior Engineer (Land Drainage), Natural Resources Wales, Police Architectural Liaison Officer, Rights of Way Officer, Conservation and Design Officer, Dwr Cymru/Welsh Water;
- (iv) the applicant be advised that should incorporate Sustainable Drainage principles into their drainage design where possible, to minimise the impacts to existing/proposed drainage infrastructure/receiving watercourses. Particular reference should be given to the requirements and advice contained within the following documents:
 - i. Recommended non-statutory standards for sustainable drainage (SuDS) in Wales - Published by Welsh Government, January 2016.
 - ii. The SuDs Manual C753, Published by Ciria, 2015.
 - iii. Code of practice for surface water management for development sites, BS 8582:2013.
 - iv. Rainfall Runoff Management for Developments, Published by the Environment Agency - Report SC030219.
 - v. Sewers for Adoption 7th Edition, published by Wrc plc, August 2012.
 - vi. Technical Advice Note 15: Development and Flood Risk, Published by Welsh Government, July 2004;

- (v) the applicant be advised that a detailed drainage strategy should be provided which demonstrates the proposed surface water drainage complies with the discharge hierarchy specified within Part H of the Building Regulations/Sustainable Drainage hierarchy. As much of the runoff as possible should be discharged to each hierarchy element before a lower hierarchy element is considered. Collection and infiltration methods of drainage are required to be considered in the first instance;
- (vi) the applicant be advised that soakaways will only be permitted if the applicant can satisfy the authority that permeability tests have been carried out that comply with the requirements of BRE Digest 365 (2016). A feasibility report including test reports and calculations is required which demonstrates that the use of soakaways or other infiltration systems will not adversely affect the development, adjacent land, structures or highways. Soakaways should be designed to a minimum storm return period (RP) of once in ten years (with consideration given to an appropriate factor of safety);
- (vii) the applicant be advised that any proposal to discharge surface/ground water flows to existing watercourses is likely to be limited to minimum rates of discharge which will be determined by this authority. The applicant should indicate how these requirements will be met. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 (TAN15);
- (viii) the applicant be advised that development layout should be taken into account exceedance of the drainage system by demonstrating safe overland flows paths and flood routing. Runoff for the 1 in 100 RP event (plus climate change allowance) should be managed within the site at designated temporary storage locations and not adversely affect the development or surrounding infrastructure;
- (ix) the applicant be advised to open early dialogue with Dwr Cymru Welsh Water (DCWW) with regards to foul/surface water drainage arrangements, and secure the necessary permissions/adoption agreements, where interaction with DCWW infrastructure is proposed;
- (x) the applicant must ensure that during the development period and thereafter that surface water, groundwater, soil and other site debris is contained and dealt with within the curtilage of the site and is prevented from running on to or being otherwise deposited on adjacent land or highways. This may entail the installation of permanent or temporary cut off drainage;
- (xi) the applicant should also demonstrate that appropriate pollution control measures are in place prior to discharge and confirm the proposals for adoption and long-term maintenance of the drainage system, where appropriate;
- (xii) the applicant be advised that no discharge of surface water from the proposed development including driveways will be permitted to drain to the public highway or any highway drain. If the applicant intends to discharge surface water runoff from new highway areas submitted for adoption to the local highway drainage system he may be required to demonstrate that this system has adequate capacity to deal with anticipated additional flows generated by the proposed development. Permission to discharge to the existing highway drainage system may be conditional on the applicant carrying out upgrading works at their own expense or connecting to a point of adequacy within the system.

9. CODE NO. 17/0431/OUT – LAND ADJACENT TO WOODVIEW, CWMGELLI, 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 advised of the comments from the Council's Ecologist and the Senior Engineer (Land Drainage);
- (iv) 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).

10. CODE NO. 17/0933/NCC – MARLAN DAY CENTRE – CPI CARE LTD, THE WAREHOUSE, CROWN STREET, CRUMLIN, NEWPORT.

S. Cox, a representative of the applicant, spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there was 1 abstention, this was agreed by the majority present.

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.

11. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 5:45pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 24th January 2018, they were signed by the Chair.

CHAIR

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Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/1053/COU 30.10.2017	Churngold Construction Mr A Brown The Star Inn 138 Duckpool Road Newport NP19 8FH	Change the use from A3 with residential accommodation to shop, office and 4 No. flats including new vehicle access and parking The Rolling Mill Inn 88 Commercial Street Pontymister Risca Newport NP11 6EE

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application site is located on Commercial Street, Risca, and is bounded to the west by Maryland Road, and to the east by Llanarth Square.

Site description: Vacant public house and associated curtilage.

Development: It is proposed to convert the former public house to Shop Unit (60 sq. metres), Office Unit (33 sq. metres), and two bedroom flat at ground floor level, and three flats at first floor level (2 x one bedroomed flats, and 1 x 2 bedroomed flat).

Materials: Painted render and slate roof (as existing).

Ancillary development, e.g. parking: Provision of 3 off-street parking spaces. Small landscaped area fronting onto Maryland Road. Use of existing single storey building onsite as bin and cycle store area. Create additional openings in the west elevations (windows for proposed flats).

PLANNING HISTORY 2005 TO PRESENT

None.

cont....

Application 16/1053/COU continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), as well as advice contained in Supplementary Planning Guidance LDP5 (Car Parking Standards).

NATIONAL POLICY Planning Policy Wales and TAN12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions and advice.

Head Of Public Protection - No objection subject to conditions.

Dwr Cymru - Provide advice to the developer.

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

Natural Resources Wales - No objection subject to advice to the developer based on the submitted FCA.

ADVERTISEMENT

Extent of advertisement: 21 neighbour properties were consulted by way of letter and a site notice was displayed near the application site.

cont....

Application 16/1053/COU continued

Response: One neighbour objection was received as well as an objection from Risca Community Council.

Summary of observations: - Inadequate off-street parking to serve the development;
- loss of privacy as result of development;
- retail unit opening hours and potential impact on the amenity of neighbours;
- access to parking areas detrimental to highway safety due to proximity to Commercial Street.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. The application site is located in the higher viability zone, and therefore the A1 element is chargeable at a rate of £100 per sq. metre, and the residential element is chargeable at a rate of £40 per square metre.

ANALYSIS

Policies: The application proposes to convert the former public house, known as The Rolling Mill, into four residential flats, a retail unit and office unit, as well as create three off-street car parking spaces to serve the development. The application therefore represents an opportunity to bring a vacant building back into use, create jobs and four new residential flats.

The application site is located within the settlement boundary as defined in the Adopted Caerphilly Local Development Plan, and therefore the presumption is in favour of development providing material planning considerations do not indicate otherwise. In this instance those main considerations are the impact of the proposed development on the residential amenity of the surrounding area, the impact on highway safety, and the location of the site within a Zone C1 flood zone.

cont....

Application 16/1053/COU continued

In terms of the impact of the proposal on residential amenity, it is not considered that the introduction of an A1 retail unit and a B1 office unit will have a detrimental impact on existing or proposed residential dwellings, particularly when compared to the existing lawful use of the building, i.e. public house. Furthermore, conditions will be attached to the permission restricting hours of operation and delivery hours for these commercial elements of the proposal, furthermore ensuring residential amenity will be protected.

In terms of highway safety, concern has been raised by a local resident and the community council, regarding the position of the proposed car parking spaces fronting onto Llanarth Square, given their proximity to the junction with Commercial Street. However, as it is not anticipated this parking area will generate a high number of vehicular movements, and as car will be entering Llanarth Square at low speeds, it is not considered that this parking area will prove to be detrimental to highway safety. Furthermore, this parking area will provide much need relief to existing on-street parking pressure.

In terms of the location of the application site within a Zone C1 flood zone (as defined in TAN15: Development and Flood Risk), paragraph 6.2 of TAN15: Development and Flood Risk states:

"New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and Emergency Services in zone C2 should not be permitted. All other new development should only be permitted within zones C1 and C2 if determined by the planning authority to be justified in that location. Development, including transport infrastructure, will only be justified if it can be demonstrated that:-

- i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region; and,
- iii) It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
- iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

In response to these criteria, it is considered that the following is relevant to the proposed development:

- i) The proposed development will bring a vacant building in the town centre back into beneficial use, create jobs and provide much needed residential accommodation;

cont....

Application 16/1053/COU continued

- ii) The development will create employment in the proposed A1 retail unit and B1 office unit;
- iii) The application site meets the definition of previously developed land;
- iv) NRW conclude that the proposed development is acceptable based on the submitted FCA subject to advice to the developer.

Comments from Consultees: The Transportation Engineering Manager raises no objection subject to the provision of the three car parking spaces shown on the submitted plans prior to first use of the commercial or residential elements of the proposal. Furthermore, the following advice is provided to the developer:

"The applicant is invited to contact the Highway Authority to obtain the necessary licence in order to install the required vehicle crossovers to the proposed parking spaces.

The applicant should also be made aware that it will be a requirement to relocate the street lighting column and telegraph pole in order to provide access to the parking spaces. The relocation of the street lighting column can be arranged via our Street Lighting Department whilst the relevant statutory undertaker can assist with the relocation of the telegraph pole."

The Head of Public Protection raises no objection subject to the imposition of conditions relating to hours of operation and delivery times for the commercial elements, to ensure the residential amenity of future occupiers of the proposed flats, as well as nearby existing properties, is protected. A condition will also be attached to the permission requiring details of commercial waste storage.

Welsh Water provide advice to the developer drainage.

Natural Resources Wales: As the application site is located within Zone C1 as defined in the Flood Advice Maps contained in Technical Advice Note 15: Flood Risk and Development, the applicant was required to submit a Flood Consequences Assessment (FCA). Based on the information contained in the submitted FCA, Natural Resources Wales raise no objection to the development subject to advice to the developer.

Comments from public:

1. Inadequate off-street parking to serve the development - At present the public house benefits from no off-street car parking provision. It is proposed to create three parking spaces to serve the proposed development. Based on the existing lawful use of the site, and its associated car parking demand, it is not considered that the level of parking proposed is unacceptable.

cont....

Application 16/1053/COU continued

2. Loss of privacy as result of development - The only windows proposed in the north facing elevation of the development are first floor landing windows. A condition will be attached to the permission requiring these windows be obscurely glazed and non-opening.

3. Retail unit opening hours and potential impact on the amenity of neighbours - Conditions will be attached to the permission restricting the hours of operation and hours for deliveries for the commercial elements of the proposal.

4. Access to parking areas detrimental to highway safety due to proximity to Commercial Street - No objection has been raised by the Transportation Engineering Manager, and therefore it is not considered that the development will be detrimental to highway safety.

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) Notwithstanding the approved plans before development hereby approved is first occupied three off-street parking spaces shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.

cont....

Application 16/1053/COU continued

- 03) Prior to commencement of development details of a scheme of sound insulation shall be submitted to and approved in writing by the Local Planning Authority to ensure noise from the proposed commercial use does not affect the residential use of the property. The required scheme shall be capable of achieving a night time internal LAeq level of 30 dB(A) in the residential part of the building. Development shall be carried out in accordance with the approved details before first use of the premises hereby approved.
REASON: In the interests of residential amenity.
- 04) The commercial uses hereby permitted shall not be open to customers outside the following times: 0800hrs to 1800hrs Monday through to Saturday, and 1000hrs to 1600hrs Sunday.
REASON: In the interests of residential amenity.
- 05) No commercial deliveries shall be taken at or dispatched from the site outside the hours of 0800hrs to 1800hrs Monday to Saturday, and no deliveries on Sunday.
REASON: In the interests of residential amenity.
- 06) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.
REASON: In the interest of public health.
- 07) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) on the existing building at The Rolling Mill Inn, 88 Commercial Street, Pontymister, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new uses hereby approved are first utilised.
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).
- 08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification), excluding the first floor north facing bedroom window serving Flat 3 (as shown on the submitted plans) the ground floor and first floor window facing north shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

cont....

Application 16/1053/COU continued

- 09) The development shall be carried out in accordance with the following approved plans and documents:
Drawing Number: R228-03B A1, Proposed Plan and Elevations, received 02.08.2017;
Drawing Number: R228-04A A1, Proposed Plan and Elevations, received 02.08.2017;
Site Location Plan, received 07.12.2016;
Flood Consequences Assessment, 3rd Update (27 October 2017) prepared by ARK Ltd., received 30.10.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 10) 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.

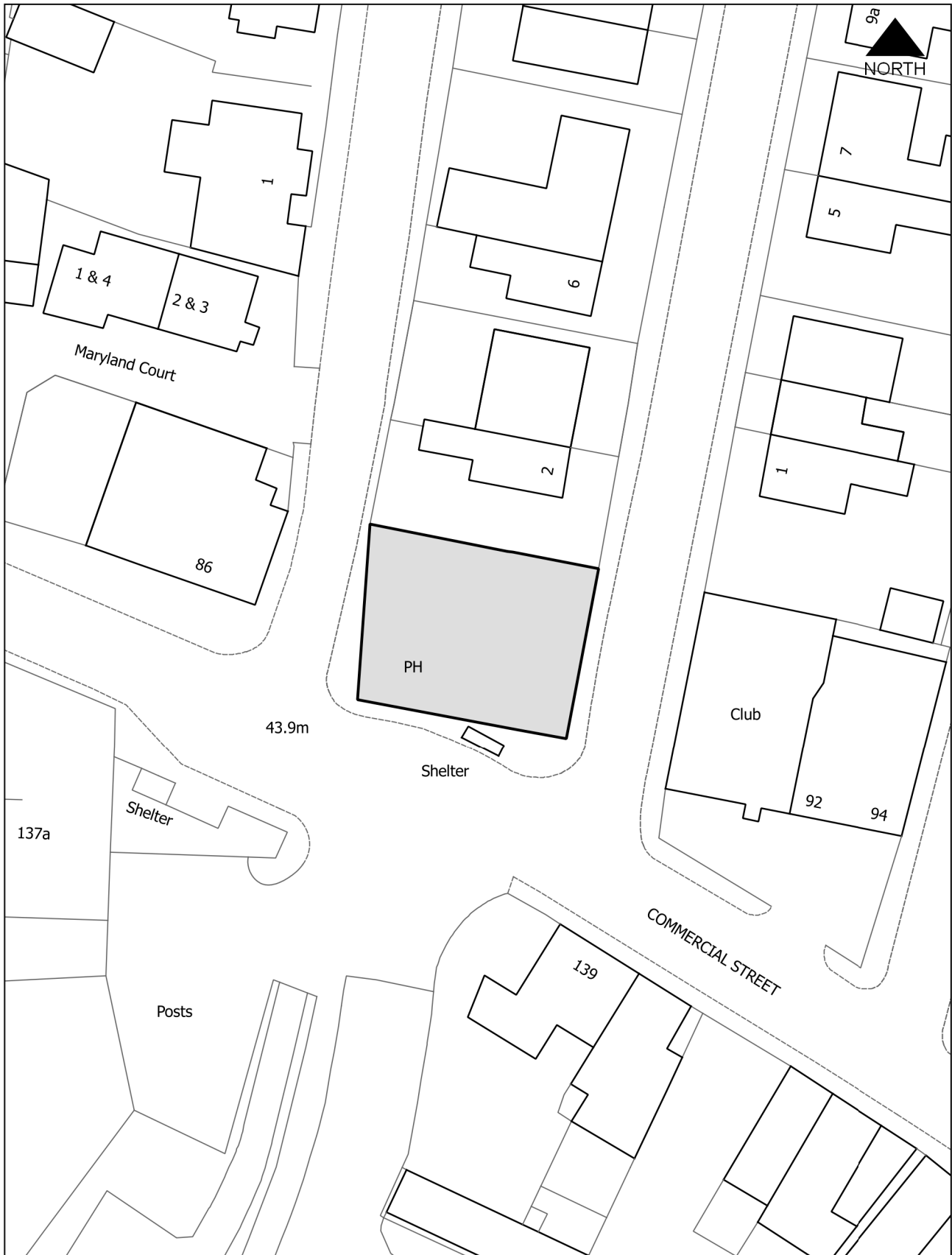
Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2, CW3, CW4, CW5.

Please find attached the comments of Welsh Water, Natural Resources Wales, The Senior Engineer (Land Drainage), The Transportation Engineering Manager that are brought to the applicant's attention.

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.



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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0980/FULL 14.11.2017	Mr McNiel 28 Rhodfa Glascoed Blackwood NP12 1GW	Erect two-storey extension to rear of property 28 Rhodfa Glascoed Blackwood NP12 1GW

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Rhodfa Glascoed, Blackwood.

Site description: The application property is a detached dwelling with front and rear gardens.

Development: Full planning permission is sought to erect a two storey extension to the rear of the property.

Dimensions: The two storey extension measures 7.8 metres in width by 3.5 metres in depth with a height of 6.0 metres to the ridge height of the parapet wall. The application is reported to Planning Committee because the agent is related to a member of staff in Planning.

Materials: Facing brick and upvc to match host dwelling.

Ancillary development, e.g. parking: The provision of a juliet balcony is proposed on the rear elevation.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The land is located within settlement limits.

cont....

Application 17/0980/FULL continued

Policies: SP5 (Settlement Boundary), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints) and advice contained in the Council's Adopted Supplementary Planning Guidance LDP7: Householder Developments (2017).

NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016) and TAN 12: Design (March 2016).

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 application site is located within an area where no coal mining report is required however standing advice will be provided.

CONSULTATION

Countryside And Landscape Services - No objection subject to the imposition of biodiversity enhancement conditions attached to any permission.

ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance, however six neighbours were notified by letter.

Response: Three letters of representation were received objecting to the proposal.

Summary of observations: The following concerns were raised:

1. The development will adversely affect existing views from the rear of 31 Rhodfa Glascoed.
2. The development is overbearing and not in keeping with other developments in the surrounding area.
3. The proposal is overdevelopment.
4. The scale of the development would give rise to overshadowing and loss of light to dwelling and garden of 30 Rhodfa Glascoed.

cont....

Application 17/0980/FULL continued

5. The proposal may lead to the lower garden level being raised to same level as the folding door threshold to the rear of the property and this would result in a loss of privacy to the occupiers of 29 and 30 Rhodfa Glascoed.
6. The juliet balcony will give rise to direct overlooking into 30 Rhodfa Glascoed.
7. Potential devaluation of the neighbouring properties.

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?

There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal intends to create less than 100 square metres of additional floor space.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policies and supplementary planning guidance. The main issues to consider in the determination of this application is whether the proposed extension is acceptable in terms of its design, fenestration, materials and scale, its impact on the amenity of the neighbouring properties of 27, 29 and 30 and Rhodfa Glascoed and its impact on visual amenity of the surrounding area.

In terms of the design, whilst the flat roof proposal is contrary to guidance contained within Guidance Notes 1 and 2 of Supplementary Planning Guidance LDP7: Householder Developments (2017), the design has been constrained by virtue of the original rear dormer windows. However, given that that the design of properties no. 23 - 28 Rhodfa Glascoed are large detached properties with references to Georgian and Victorian architectural detail, flat roof extensions with parapets were common features during the above architectural eras. In terms of the fenestration and materials, the materials match the host dwelling and the proposed fenestration emphasises symmetry and does not give rise to overlooking to windows of the neighbouring properties.

cont....

Application 17/0980/FULL continued

With regards to the scale of the proposal, advice contained in Supplementary Planning Guidance LDP7: Householder Development is of relevance. In particular, Guidance Note 2 of Supplementary Planning Guidance LDP7: Householder Developments (2017) states:

"Extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions in the same circumstances should be no longer than 2 metres. A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.' Unless the context allows otherwise, those dimensions could be increased to a maximum of 6 metres and 4 metres respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

The nearest neighbour to the proposal is no.27 and the proposal does not interfere with the theoretical 45 degree line. It is noted that properties 29 - 31 Rhodfa Glascoed are located to the south of the application property and are at a lower level also, as such, whilst not the nearest to the application property, consideration needs to be given to the scale of the proposal and the impact on these properties below regardless of the advice contained within Supplementary Planning Guidance LDP7: Householder Developments (2017).

In that regard The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 is of relevance whereby it is now possible to erect a two storey extension within two metres of a boundary up to a maximum of 4.0 metres in depth on the ground floor and 3.0 metres in depth at first floor subject to criteria without the need to apply for planning permission. Given that the proposed extension measures 3.5 metres in depth and the roof pitch does not match the dwelling house, the development fails to comply with (General Permitted Development) (Amendment) (Wales) Order 2013, however the "fallback position" should be considered. As such, one of the main considerations in this application is whether the additional 0.5 metres in depth at first floor level and the flat roof design would have a significant overbearing impact upon the amenity received by the occupiers of 30 and 31.

Policy CW2 of the Adopted Caerphilly Local Development Plan (November 2010) also states that development proposals must not result in an unacceptable impact on the amenity of adjacent properties or land. Whilst the neighbouring properties are located at a lower level, the proposed works are located to the north of these properties and the rear elevations are already restricted in terms of the amount of daylight and sunlight received. The rear elevation of no.30 is located approximately 15 metres away from the

cont....

Application 17/0980/FULL continued

proposed development and 10 metres away from the conservatory. The rear elevation of no.29 is located approximately 16 metres away from the proposed development. Therefore, whilst the proposal may result in a slight loss of daylight to these properties, it is not considered that the additional 0.5 metres in depth of the first floor element of the extension would have an overbearing impact to a degree that is significant enough to justify warranting refusal of planning permission. Furthermore, the flat roof design has an impact far less in terms of allowing light to be received to the properties to the south when compared to a pitch roof design.

Finally, with regards to the impact that the proposal will have on the character and appearance of the surrounding area, the proposal is located on the rear elevation of the application property, as such it is not considered that the proposal will have a detrimental impact to the appearance or character of the existing street scene or upon the public realm. Therefore the proposal complies with policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021.

Comments from consultees: The council's ecologist has requested the imposition of biodiversity enhancements for bat and bird provision to be included within the development. Given that the proposed works do not affect the roof space or eaves and is slightly over the thresholds for permitted development, it is not considered reasonable or necessary to impose such conditions.

Comments from public: The following concerns were raised:

1. The development will adversely affect existing views from the rear of 31 Rhodfa Glascoed - Whilst the proposal will slightly restrict the views currently enjoyed from the first floor of the property, the right to a view is not a material planning consideration.
2. The development is not in keeping with other developments in the area - This has been discussed in the report above.
3. The proposal is overdevelopment - It is not considered that the proposal results in over development of the site as sufficient amount of rear amenity space would remain.
4. The scale of the development would give rise to overshadowing and loss of light to dwelling and garden of 30 Rhodfa Glascoed - This has been discussed in the report above.
5. The proposal may lead to the lower garden level being raised to same level as the folding door threshold to the rear of the property and this would result in a loss of privacy to the occupiers of 29 and 30 Rhodfa Glascoed - Should the occupiers of no. 28

cont....

Application 17/0980/FULL continued

wish to increase the ground levels within the rear curtilage by more than 0.4 metres in height, there will be a need to apply for planning permission. Speculation of any future development at the property is not a material planning consideration, however an advisory can be attached to any permission granted.

6. The juliet balcony will give rise to direct overlooking into 30 Rhodfa Glascoed - It is not considered that the juliet balcony will give rise to any loss of privacy as the impact would be no different to a window and the orientation of angles between such properties is oblique.

7. Potential loss of value to the neighbouring properties - This is not a material planning consideration.

Other material considerations: None.

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:
Drawing No.2 As Proposed - Proposed Elevations received on 14.11.2017;
Drawing No.3 As Proposed - Proposed Floor Plans received on 14.11.2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

cont....

Application 17/0980/FULL continued

- 04) 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.

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.

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>

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

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Application 17/0980/FULL continued

entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

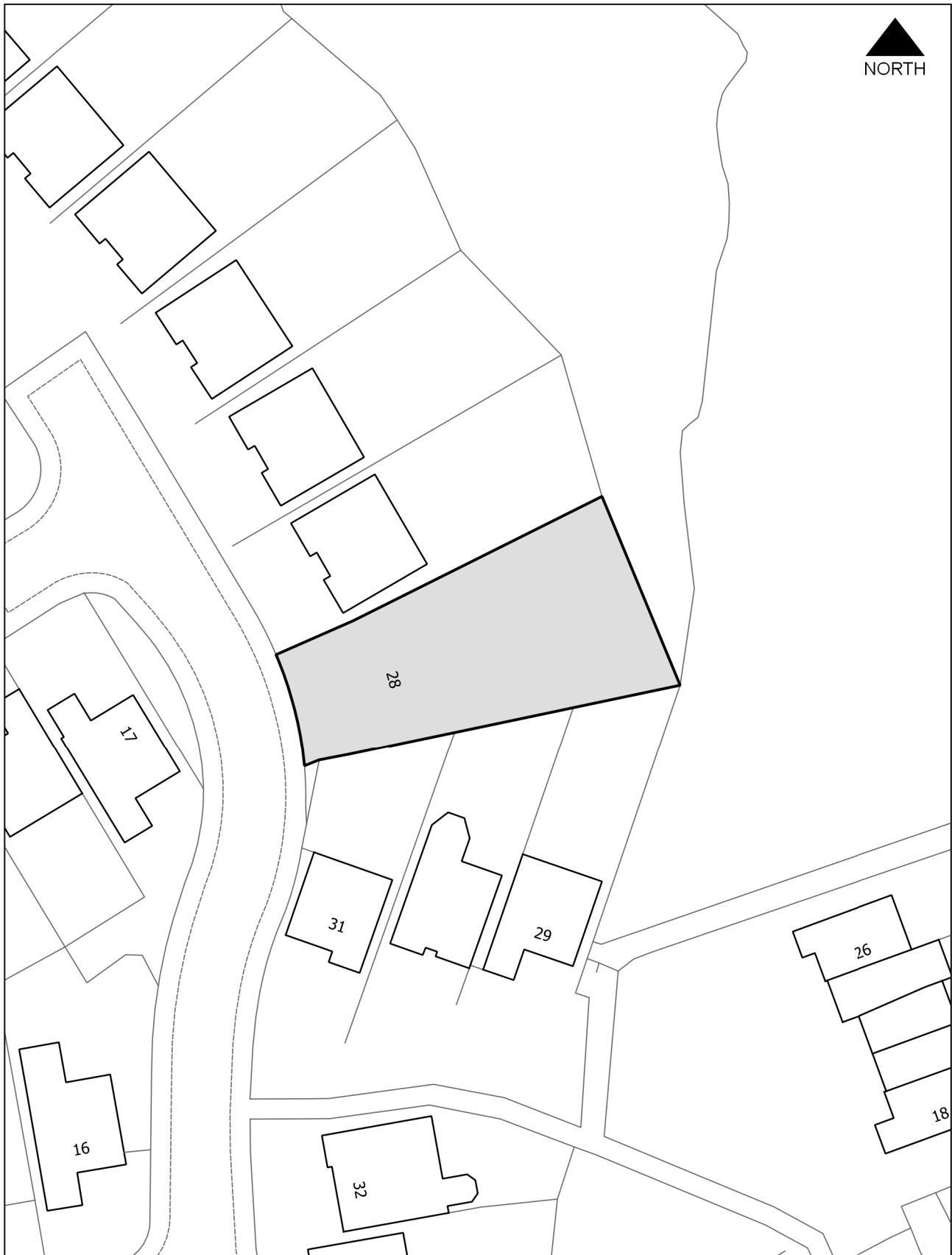
Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

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.

The applicant should be made aware that any change in ground levels or raised platform measuring over 0.4 metres in height within the rear garden will require planning approval from the Local Planning Authority and it should be noted that such permission may not be granted.

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).

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.



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/1012/FULL 04.12.2017	Mr L Cartwright 18 Bridge Street Risca Newport NP11 6DE	Erect single storey extension to rear of property 18 Bridge Street Risca Newport NP11 6DE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is on the western side of Bridge Street, Risca.

Site description: A semi-detached property.

Development: A single storey rear 'L' shaped extension that will round off the rear of the dwelling.

Dimensions: The proposed extension measures 7.9m at its longest by 4.6m wide. The height to the eaves is 2.5m and 3.8m to the ridge.

Materials: To match the existing dwellinghouse, render, concrete roof tiles, UPVC windows and doors.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

Site Allocation: The site is in the settlement boundary of Risca.

Policies: Policy CW2 (Amenity) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

cont....

Application 17/1012/FULL continued

CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land, the proposal would not lead to overdevelopment and that the development would be compatible with the surrounding land uses.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 12: Design (2016).

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." (paragraph 4.11.9).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

None

ADVERTISEMENT

Extent of advertisement: The application was advertised by letters to the 4 nearby properties.

Response: No responses received.

Summary of observations: None.

cont....

Application 17/1012/FULL continued

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed increase in floorspace would be less than 100 square metres.

ANALYSIS

This application is brought before Planning Committee as the Agent is related to a member of staff in the Planning Department.

Policies: This application has been considered in accordance with Local Plan Policy and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an overbearing impact on the adjacent dwellings at numbers 16 and 20 Bridge Street.

In terms of design, the scheme is considered acceptable as the materials proposed match the existing dwelling house. The pitch of the roof is acceptable relatively low, however the upper windows on the first floor are to be replaced with smaller windows. As the proposal is to the rear of the dwelling that is not visible from the street scene, the amended windows at first floor are considered acceptable. The design of the extension is in keeping with the host dwelling and proposed extension is therefore considered acceptable.

With regard to the potential overbearing impact on the adjacent dwellings, the impact on No. 20 will be significantly less than that at No. 16, as the proposed extension will not project out more than the extension at No. 20. Whilst the roof pitch will be slightly higher by 40cm, the impact on the first floor window of No. 20 will not be sufficient to justify a refusal.

cont....

Application 17/1012/FULL continued

With regard to No.16, the proposed development will see the distance between the two properties decrease from 4.8m to 2.5m, along the length of the extension.

Consideration must be given to the size of extension that could be erected under permitted development rights. In this instance, a 4m rear extension from the original property walls could be erected without the need for planning permission. As the development is 'L' shaped, consideration needs to be given to whether the additional 3.9m would have an adverse impact on the neighbouring occupiers at No. 16.

Guidance contained in LDP7: Householder Development states that "Extensions and conservatories should not cast large shadows over, or have an overbearing impact on, a neighbour's house or garden. As a general rule single storey extension on the common boundary and near to a ground floor window of any principal room should be no longer than 4 metres however these limitations can be exceeded depending on the context of the proposed extension. Those that are pertinent to this application are:

- Orientation of the house;
- Location of any neighbouring windows and the rooms they serve;
- Where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property.

It is possible to ascertain that at ground floor level at No. 16 is a living room window. Given that the 45 degree line is breached at 3.8m, and that the extension will be set off the boundary by 1.2m, the height of the proposed development would be commensurate with a 2m boundary fence at this location. Furthermore, the orientation of the properties coupled with the Sun's movements and the existing two storey extension at No. 16 would mean that the downstairs lounge window would receive little to no direct sunlight. Whilst there will be an impact on the adjoining properties, this impact is not sufficient in itself to justify a refusal. There is already a rear extension at No. 16, and the rear elevations of the properties along Conway Road are north facing, thus the amount of direct sunlight into the windows of the dwelling houses is limited, given the orientation and movement of the sun.

As such, planning permission for this extension is recommended for approval.

Comments from consultees: None.

Comments from public: None.

Other material considerations: None.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle,

cont....

Application 17/1012/FULL continued

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:
 - Plans titled 'Drawing No. 2' showing proposed elevations received 04/12/2017; and
 - Plans titled 'Drawing No. 3' showing proposed floorplans received 04/12/2017.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

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.

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.



Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0739/FULL 20.11.2017	Mr H Al-Khafaji C/O Horizon Lettings Catherine Street Cathays Cardiff	Provide a rectangular (30 x 50 metre) fenced horse-riding menage in the outdoor arena to the west of Ruperra Castle, with a 1200mm wide pathway all around the menage Ruperra Castle Estate Rudry Road To Craig Llan Rudry

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Ruperra Castle, Rudry, Caerphilly.

Site description: The proposal site lies within the grounds of Ruperra Castle, which is a scheduled ancient monument, a grade II* listed building and within a site where there are other (Grade II) listed buildings and curtilage buildings, this site being delineated by a random rubble stone boundary wall. The site also lies within the Ruperra Castle Conservation Area designated on 29/09/1998, as well as being included on the 2000 Cadw and ICOMOS UK Register of Landscapes, Parks and Gardens of Special Historic interest in Wales (Part 1: Parks and Gardens) as Grade II. The SSSI (date of notification 30 March 2011) lies just outside of and to the North and East of the application site's boundary. Very little of the original historic landscape character has survived unaffected and unaltered. Over the years the grounds have overgrown with wild vegetation and have been rendered unmanageable with limited significance. The landscape of the specific area within which the 'manege' has been proposed is dotted with a few low quality trees, some of which require improvement works, as identified in the Arboricultural Survey and Tree Survey submitted by Graham Chesterton Arboriculture. Whilst all trees are protected by virtue of being within a conservation area, there are currently no TPOs identified on the site.

The application is supported by a BS5837 2012 Tree Survey, Arboricultural Report prepared by Graham Chesterton Arboriculture, Design and Access Statement prepared by Davies Sutton Architects, Preliminary Ecological Appraisal and protected Species Survey prepared by Wildwood Ecology. The applicant has subsequently submitted a Biodiversity Method Statement and Management Plan prepared by Wildwood Ecology to address the ecological concerns raised by NRW and this Council's Ecologist,

cont....

Application 17/0739/FULL continued

Development: Full planning consent is sought in respect of a 30 x 50m Manege/Outdoor Riding Area or horse schooling and exercise area as well as a 1200mm wide gold flint stone pathway all around its perimeter.

Materials: The manege will be finished with a silica sand surfaced area. It will have a natural, unfinished air-dried oak, timber post and rail fencing around it of 1.395m in height, with a 300mm deep timber kickboard and single swing gate.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

P/02/0774 - Refurbish existing building and construct new houses and access road. Withdrawn 05.07.2006.

P/02/0773 - Refurbish castle, outbuildings and ancillary works for residential purposes and the construction of eighteen new dwellings with access road and change of use of the Generator House to a bat roost. Refused 24.01.2008.

POLICY

Local Development Plan: Outside of the settlement boundary, within the Ruperra Castle and Grounds, Draethen Site of Importance for Nature Conservation (SINC) identified by Policy NH3.179, within the Rudry Visually Important Local Landscape identified by Policy NH2.4 and within the Ruperra Castle and Park Rudry Conservation Area.

Policies

Local Development Plan:

Strategic Policies

Policy SP3- Development Strategy in the Southern Connections Corridor, Policy SP10 - Conservation of Natural Heritage,

Countywide Policies

CW2 - Amenity, CW3 - Design Considerations (Highways), CW4 - National Heritage Protection, CW6 - Trees, woodlands and hedgerow Protection, CW15 - General locational constraints,

National Policy:

Para 6.5.9 of Planning Policy Wales Edition 9 Nov 2016 Chapter 6 The Historic Environment states that 'LPAs are required to consult with Welsh Ministers on any development proposals that is likely to affect the site of a scheduled monument, or where development is likely to be visible from a scheduled monument and meets certain criteria.'

cont....

Application 17/0739/FULL continued

Para 6,6,5 states that 'where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ'.

Technical Advice Note 5 (2009) Nature Conservation and Planning.

Technical Advice Note 24: The Historic Environment (May 2017) and in particular paras. 1.26, 1.27, 1.28, 1.30 - 1.34 'Nature Conservation and the Historic Environment.'

Technical Advice Note 12 - Design.

Conservation Principles for the Sustainable Management of the Historic Environment (Cadw 2011)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Countryside And Landscape Services - Has no objection subject to conditions.

Natural Resources Wales - Recommend that planning permission should only be granted if conditions requiring a method statement to address the sensitive clearance of vegetation required to facilitate the development is submitted and agreed with the Local Planning Authority; no lighting is to be erected, and the mitigation for tree loss as set out in the submitted Arboricultural Report prepared by Graham Chesterton and the Biodiversity Method Statement and Management Plan prepared by Wildwood Ecology shall be implemented.

Senior Arboricultural Officer (Trees) - Has no objection to the development but recommends a condition is attached to any consent requiring a detailed Arboricultural Method Statement.

cont....

Application 17/0739/FULL continued

Rights Of Way Officer - The route of footpath 1 in the Parish of Llanfedw is shown crossing the application site, and abuts the proposed menage. No works are to affect the Public Right of Way. The definitive Map is conclusive evidence in law of the existence of a Public Right of Way.

There is evidence recorded that the path follows a route to the west of the property wall. The applicant is advised to contact this Council's Legal Department to amend the line of the Public Right of Way because a Legal Modification Order will be required.

CADW - Consider the proposed development will not cause any damage to the setting of scheduled monument Ruperra Castle (GM379) and only a minor adverse impact on the Ruperra Park and Garden. They have no objections to the impact of the proposed development on the scheduled monument or the registered park and garden.

Conservation & Design Officer - The proposed changes will be complementary to the rural nature of the site as well as ancillary and within close proximity to the existing grade II listed stables.

The proposals are considered to be sympathetic and in keeping with the particular character and appearance of the Ruperra Castle and Park Conservation Area, indeed could be considered to enhance it. The scheduled monument and surrounding listed buildings would not be detrimentally affected in any way by these proposals. The effect of the proposed development on the registered park or garden or its setting is also a material consideration in the determining of this application, and it is not considered that it would be harmed in any way.

Natural Resources Wales - Have significant concerns with the proposed development and planning permission should only be granted subject to a requirement to provide a Tree Survey for Bats. If this is provided then they request conditions are attached to any consent requiring a lighting scheme to ensure no lighting is to be erected that would impact on the SSSI and European Protected Species. Also a Method Statement addressing the sensitive clearance of vegetation required to facilitate the development to be agreed with the local planning authority and finally mitigation for tree loss should be carried out in accordance with Section 4.7 of the Arboricultural Report.

Head Of Public Protection - No adverse comments.

Transportation Engineering Manager - No objection subject to a condition being attached to any consent that the menage shall be limited to that ancillary and incidental to the domestic use within the site, and for no commercial purposes.

Senior Engineer (Land Drainage) - Request a condition is attached to any consent requiring a scheme of land and surface water drainage to be submitted and agreed by the Local Planning Authority. Advice is provided to be conveyed to the developer.

cont....

Application 17/0739/FULL continued

ADVERTISEMENT

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

Response: One from the Ruperra Castle Preservation Trust.

Summary of observations: Ruperra Castle Preservation Trust - 1. Are concerned that the application should be refused on the grounds that it is premature as any development could prejudice future plans for the preservation and restoration of the SAM and Grade II* listed Ruperra Castle.

2. Queries that the Trust has been consulted by the applicant as stated in the DAS.

3. Queries whether horses are to be stabled overnight and if this would necessitate someone to live on site.

4. Queries whether this application is the first in a line of planning applications that would otherwise as a whole be subject to EIA Regulations.

5. Requests information referred to in the DAS

6. Queries suitability of access to serve development.

concerned that the site will alter views of the castle and will take up the best location for a site compound for work to be carried out on the south Porch and subsequent work to preserve the integrity of the castle walls.

SECTION 17 CRIME AND DISORDER ACT

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

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? There are a number of European protected species associated with this site.

The application is accompanied by a Biodiversity Method Statement and Management Plan, prepared by Wildwood Ecology and dated November 2017. These documents have been considered by this Council's Ecologist along with a previously submitted draft preliminary Ecological Appraisal.

General Comments

The application boundary relates to the red line boundary shown on the submitted location plan. Further clearance is proposed to facilitate the manege development that lies outside the planning application boundary, and mitigation measures and

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Application 17/0739/FULL continued

replacement landscape planting also lies outside of the planning application boundary but within the blue line ownership boundary of the applicant. The application boundary and area proposed for additional clearance and mitigation planting relating to the development, is identified as area 8 as shown on Figure 4 and Table 2 of the submitted Biodiversity Method Statement and management plan. The biodiversity method statement and management also shows proposals for other clearance works within the blue line boundary, but this work is unrelated to the planning application and as a result, other than area 8 referred to above, has not been considered further as part of this application.

The application lies within Ruperra Castle and Grounds Site of Importance for Nature Conservation (SINC) (Policy no NH3.179 in the Local Development Plan), designated for its Greater and Lesser Horseshoe Bats and for the presence of Great Crested Newts. The planning application boundary lies adjacent to Ruperra Castle and Woodlands Site of Special Scientific Interest (SSSI) designated for its greater horseshoe bat nursery roost, one of only 5 nursery roosts in Wales.

The application site supports several mature trees and scrub, although part of the site had been cleared of scrub prior to the submission of the application. The proposal will require the removal of three trees within the footprint of the manege and the removal of an additional 3 trees immediately adjacent to the manege, together with the removal of limbs from a further 8 trees on the west and southern edges of the manege. There will be a requirement to remove remaining above ground scrub from the application boundary and adjacent areas which together are identified as Area 8 on Figure 4 and Table 2 of the submitted Biodiversity Method Statement.

Bats

The preliminary survey identified several trees within and adjacent to the proposal as having potential to support bats. A tree climbing survey on the 7th November 2017 confirmed that two trees on the edge of the application had moderate potential to support bats although no protected bats were found during the survey. These trees are both standing deadwood, and the Biodiversity Method statement (Table 2 Area 8) proposes that these trees will be felled following an aerial bat survey and felled under licenced ecological supervision. Although no bats were observed during the aerial inspection of the trees for bats, the use of these tree by bats for roosting cannot be ruled out, and as two potential roost sites will be lost, compensation measures for the loss of tree roosting opportunities for bats needs to be provided (for example bat boxes) at suitable locations in adjacent mature trees. This may be addressed by attaching a condition to any consent.

The preliminary survey indicated that the trees within and adjacent to the manege are used for commuting and foraging by several species of bat including common and

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Application 17/0739/FULL continued

soprano pipistrelle and brown long-eared bat. The proposals include the planting of three heavy standard/semi mature trees between the manege and the boundary wall, and to provide a new hazel hedgerow between the new trees to improve woodland connectivity along the western edge of the site. This will in time improve adequate mitigation for the loss of trees for foraging and commuting bats from in and around the application boundary.

The applicant has indicated that there will be no lighting installed as part of the application. In order to ensure that the remaining vegetation provides a dark route for bats, a lighting condition should be placed on any consent restricting the use of light in and around the manege.

As there are no confirmed roosts that will be lost or affected by the development and mitigation has been proposed to ensure commuting and foraging bats are not adversely affected, a bat derogation licence is unlikely to be required. The three European tests for impact on bats do not therefore need to be applied to this application.

Great Crested Newts

Great crested newts are known to breed in an ornamental pond that lies 70m to the east of the proposed manege. There is therefore potential for Great Crested Newts to use the terrestrial habitat within the application site. Much of the site has already been cleared of vegetation, however remaining scrub and woodland is potentially suitable terrestrial habitat for this species. The Biodiversity Method Statement proposes to check the site for great crested newts prior to scrub removal, using brush cutter and hand tools, with above ground material being removed in winter, and below ground material such as root balls removed after May. However further details on how great crested newts are to be safeguarded during different stages of the manege development has not been fully set out, and a detailed method statement for area 8 and mitigation for loss of great crested newt terrestrial habitat needs to be provided. As Area 8 represents only a small part of the terrestrial habitat of the great crested newt, the impact on this species is likely to be low and the method statement can therefore be provided by condition. This has also been requested by Natural Resources Wales.

Dormice

With regards to Dormice, the Preliminary Ecological Appraisal identified the potential for dormice to be using the site, and although no dormouse survey has been submitted with the application, the Biodiversity Method Statement states that a dormouse survey has been undertaken, but no evidence of dormice was found. Further details of the dormouse survey has been requested for our records. Although no dormice were recorded, the habitat is suitable and the presence of dormice on site cannot be ruled out. The applicant has therefore included measures for the sensitive clearance of remaining vegetation within Area 8 of Figure 4 and Table 2 and provision of new

cont....

Application 17/0739/FULL continued

connecting habitat in the form of a hazel hedge and standard trees. The Biodiversity Method Statement proposes to check the site for dormice, prior to scrub removal, using brush cutter and hand tools, with above ground material being removed in winter, and below ground material such as root balls removed after May. However further details on how dormice are to be safeguarded during different stages of the manege development has not been fully set out, and a detailed method statement for area 8 and mitigation for loss of dormouse habitat needs to be provided. As Area 8 represents only a small part of the habitat for dormouse and other suitable habitat is present nearby, the impact on this species is likely to be low and the method statement can therefore be provided by condition. This has also been requested by Natural Resources Wales.

With the exception of commuting and foraging bats, no evidence of European Protected Species has been confirmed within the application site. As a result derogation licences are unlikely to be required, unless bats, dormice or great crested newts are subsequently found during the course of the development. The three European tests do not therefore need to be applied to this application, and with the provision of additional details provided by condition, the impact on these species is likely to be minimal.

Other Protected Species - Reptiles, other amphibians and Nesting Birds

There is potential for reptiles and other amphibians to be present on the application site and immediate adjoining area. Measures to safeguard these species are likely to be similar to those measures required for Great Crested Newts. No additional mitigation is therefore required for these species. With regards to nesting birds, the clearance of scrub outside of the bird nesting season as proposed for Dormice will ensure that nesting birds are not adversely affected. No additional measures are therefore required for these species.

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application has been considered in accordance with national policy and guidance, local plan policy and supplementary planning guidance.

The proposed manege is located some 30m west of the scheduled monument Ruperra Castle. It will be some 30m x 50m surrounded by a 1200mm wide gravel pathway and surfaced with equestrian silica sand. It will be fenced with natural unfinished air-dried oak fencing which will be left unfinished to silver back naturally due to weathering, which will make it less conspicuous against the monument in the background.

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Application 17/0739/FULL continued

The siting and layout of the proposed 'open to the sky' manege or horse schooling and exercise area have been carefully considered with regard to its relationship with the existing buildings and structures, including those of the scheduled monument, conservation area, historic park and garden and where they sit in relation to key sight-lines. Section 66 of the Listed Building and Conservation Areas Act 1990 requires special regard to be had to the desirability of preserving the listed building or its setting or any features of architectural or historic interest which it possesses. Given that equestrian activities were historically carried out in this area, it is considered that the proposed development will not cause any damage to the setting of the scheduled monument, nor to any features or historic interest.

The proposed location to the west of the castle, respects historic routes through the registered park and garden and will not interrupt views across the site or across the parkland from the castle.

The applicant has confirmed in the Biodiversity Method Statement and Management Plan submitted that the development proposes "to remove accumulations of bramble and vegetation across the site. There are sensitive areas present which will not be managed. These are with respect to the greater horseshoe bat roost within the Generator Block; bat commuting routes along the boundaries and vegetation to the east of the pond for the benefit of great crested newts (as per earlier agreed method statement). The works will be completed as according to this statement and following acceptance by NRW.

The applicant has confirmed the manege is for private use only and a supplementary facility to the existing stabling on site. The application does not alter any existing movement or circulation to and from the site. No new lighting is proposed as part of the application.

The application is for minor development in association with one of the existing listed buildings (stables) and the scale of the development will have a negligible impact on the settings of other important heritage assets on the site, i.e. the listed buildings and scheduled monument. It can only add to the rural character of the Ruperra estate. Section 72 of the Listed Building and Conservation Area Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The proposed will enhance the conservation area by introducing an equestrian activity closely associated with the listed buildings.

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

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Application 17/0739/FULL continued

Comments from public: No comments from the public but the Ruperra Conservation Trust have raised concerns and queries as listed above and they are considered in turn below: -

1. Are concerned that the application should be refused on the grounds that it is premature as any development could prejudice future plans for the preservation and restoration of the SAM and Grade II* listed Ruperra Castle. - The merits of the planning application have been considered as set out in the report above and the development is considered acceptable in planning terms. Any future planning applications in respect of Ruperra Castle will be also be considered on their merits and in accordance with national and local plan policies.

2. States that the Trust has not been consulted by the applicant as stated in the DAS under paragraph 2.6 Opportunities - The local planning authority cannot comment on this other than to indicate that the wording in the DAS suggests there is an opportunity to work with others including the Ruperra Castle Preservation Trust during the course of any development to secure the long term future of the heritage assets that comprise the Ruperra Castle and its associated buildings, historic garden and parkland.

3. Queries whether horses are to be stabled overnight and if this would necessitate someone to live on site - It is fact that there are existing stables on site and a residential use currently exists in the Laundry building. The applicant has confirmed this is a private facility and the application does not propose a commercial application. As such the stabling arrangement is to be maintained as existing, including the stabling of horses overnight.

4. Queries whether this application is the first in a line of planning applications that would otherwise as a whole be subject to EIA Regulations.- The proposed development is minor and is neither Schedule 1 or Schedule 2 development requiring the submission of an Environmental Impact Assessment in accordance with the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

5. Requests information referred to in the DAS. The Trust can contact the developer directly in this respect but the developer has been requested to provide a copy of the information referred to be placed on file for completeness.

6. Queries suitability of access to serve development - The proposed development does not alter any existing movement or circulation to or from the site. This Council's Group Manager (Transportation and Highways) has raised no objection to the development.

cont....

Application 17/0739/FULL continued

7. Concerned that the site will alter views of the castle and will take up the best location for a site compound for work to be carried out on the south Porch and subsequent work to preserve the integrity of the castle walls. - It is considered that the proposed development is acceptable as discussed above. Any suggested alternative use of the site is a matter for the landowner and where required subject to the necessary planning consents.

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) Prior to the commencement of any site/vegetation clearance, a detailed method statement setting out measures to protect European and UK protected species within Area 8 on Figure 4 of the submitted Biodiversity Method Statement and Management Plan prepared by Wildwood Ecology dated November 201, shall be prepared and submitted to the Local Planning Authority for agreement. The development shall be carried out in accordance with the agreed details.
REASON: to ensure adequate protection to protected species.
- 03) No artificial lighting shall be erected in and around the manege unless otherwise agreed in writing with the Local Planning Authority
REASON: To ensure adequate protection to protected species

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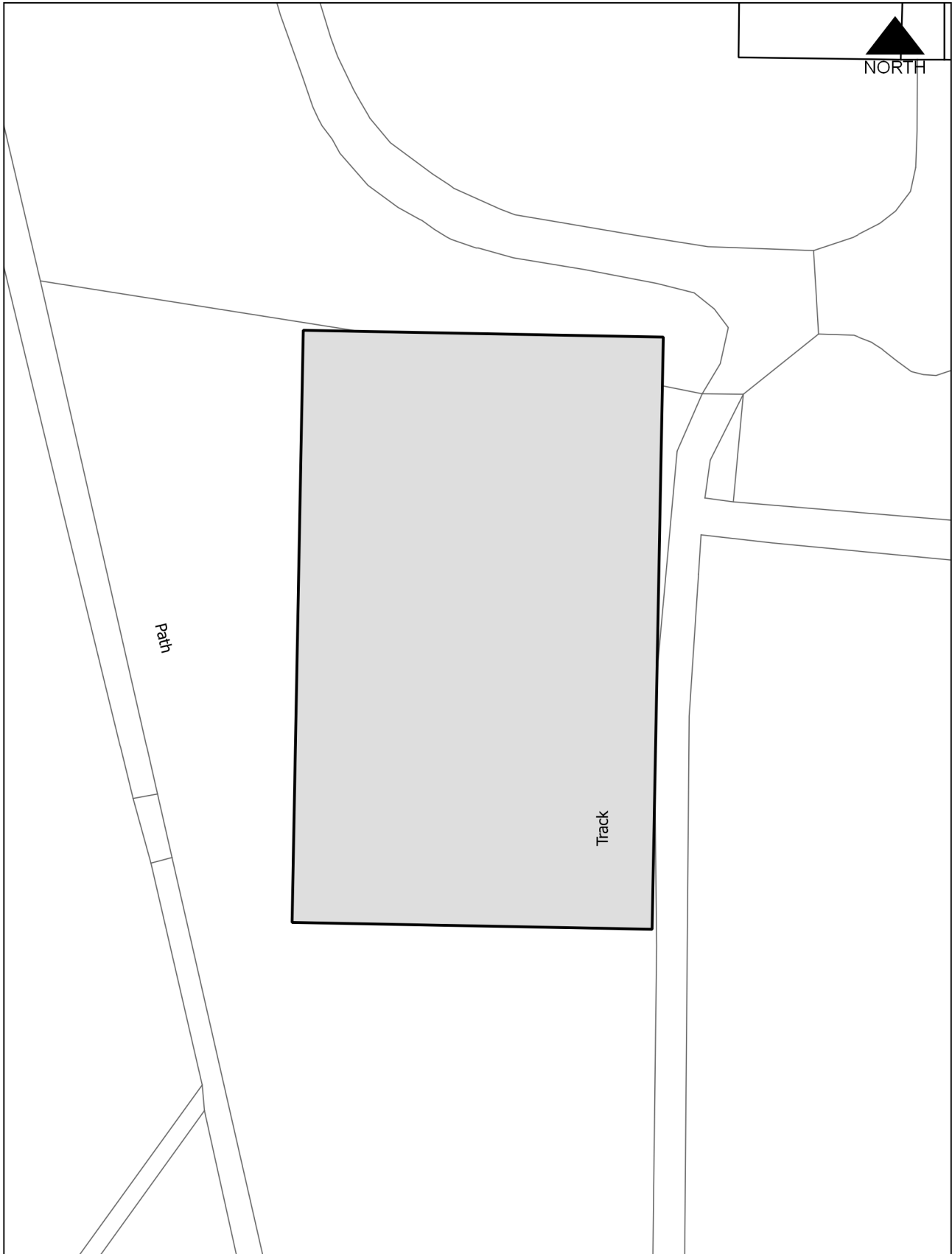
Application 17/0739/FULL continued

- 04) Where any species listed under the Conservation of Habitats and Species Regulations 2010 and its amendment 2012 is present on the site (or other identified part) in respect of which this permission is hereby granted and a Natural Resources Wales Protected Species licence is required, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof (including the licence method statement) has been produced to the local planning authority.
REASON: to ensure adequate protection to protected species
- 05) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts in trees adjacent to the manege shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the removal of potential bat roosts.
REASON: to ensure adequate protection to protected species
- 06) Works shall be carried out in accordance with the mitigation for tree loss as set out in Section 4.7 of the submitted Arboricultural Report titled "BS5837:2012 Development Site Tree Survey and Report for the Construction of a Manege at Ruperra Castle, Lower Machen Caerphilly, NP10 8GG" prepared by Graham Chesterton and in Sections 3.30 -3.32 and Table 3 of the submitted "Biodiversity Method Statement and Management Plan" prepared by Wildwood Ecology Ltd, dated November 2017.
REASON: To ensure adequate protection to protected species

Advisory Note(s)

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

The applicant is advised of the comments of Senior Engineer (Land Drainage), Public Rights of Way, Natural Resources Wales.



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0651/COU 13.09.2017	Mr L Jarvis St. Martin's School Hillside Caerphilly CF83 1UW	Change the use from residential dwelling to school reception/offices School House Hillside Caerphilly CF83 1HN

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: School House, Hillside, Caerphilly, CF83 1HN.

Site description: A detached dwelling formerly the School Caretakers house located at the western end of Hillside. To the east is a small lane and beyond that lies a semi detached property (Roseworthy) and rear curtilage areas of properties on Mountain Road. To the south is Hillside with a school entrance and semi detached properties Lugano and Arfryn beyond. To the west is St Martin's Comprehensive School with a car park area, swimming pool and various school buildings. To the north are trees on the boundary with the graveyard of St Martin's Church.

Development: Change the use from residential dwelling to school reception/offices.

Dimensions: Footprint of dwelling is approximately 8m by 8m.

Materials: Walls: Red Brick, Roof: Slate.

Ancillary development, e.g. parking:

PLANNING HISTORY 2005 TO PRESENT

None.

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.

cont....

Application 17/0651/COU continued

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a High risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Dwr Cymru - No objection.

Countryside And Landscape Services - No objections.

Transportation Engineering Manager - No objection in principle to this application request that parking provision is clarified.

Head Of Public Protection - No adverse comments.

Principal Valuer - No comments.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 15 nearby properties.

Response: Representations were received from 10 households and a joint response on behalf of residents by a Planning Consultancy.

Summary of observations:

- Existing problems with traffic congestion and parking on Hillside and proposals will increase it.
- Queries use of the building and security
- Hillside is not wide enough for all the extra traffic

cont....

Application 17/0651/COU continued

- Street was never designed as a 'through road'
- The road is used daily, morning evenings and weekends for dropping pupils to the school and public using swimming pool most evenings and weekends.
- Lack of a turning circle
- Noticed a large amount of traffic using a resident's driveway to turn around and large vehicles having to reverse onto Mountain Road.
- Hillside is a residential street occupied by families with children and elderly people who would be put at risk by the additional traffic
- Object to Loss of the Caretaker
- Boundary amendments
- Health and Safety issues with current vehicles movements including school minibus/coach movements
- Overlooking from upper floor of a previously residential building looking directly into our property.
- Express appreciation of the efforts that have been made by Mr Jarvis and the School to alleviate the problems neighbours face as residents and suggest if changes are made to the proposal in terms of assurances of use of the upper floor and parking alterations objection may be removed.
- Access and Parking arrangements have created problems.
- Suggest Trees protected by Tree Preservation Orders will be affected
- Raises other matters including fencing, future maintenance of areas and antisocial behaviour.
- Contrary to Planning Policies CW2 and CW3.
- Building is outside School Boundary and represents an alteration to the Planning Unit allowing educational and associated operational activities to "spill out" onto Hillside.
- There is now use of Hillside as an access and waiting area by supplementary specialist staff, deliveries and buses throughout the day
- Boundary treatment with Hillside should be reinstated.
- All pedestrian, vehicular and cycle access to the proposed reception and office (former caretakers house) are via the school and that there is no direct access from Hillside.

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? No European protected species implications and therefore no comments required from council's ecologist

cont....

Application 17/0651/COU continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not chargeable as Schools (Non-Residential Institutions) are Zero rated for Community Infrastructure Levy.

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 impact on highway safety.

The detached building has been used as dwelling (Caretakers house) and the proposed change of use would be for purposes ancillary to the functioning of the School (D1 Non Residential Institution) and it is has been indicated that this would house reception/office facilities.

The building is located on the eastern side of the existing Comprehensive School site and representations made to the application have raised the issue of the existing school boundary and the Caretakers House being outside of the established "planning unit". The current application is for a change of use to the Caretakers House and therefore the suitability of the use of the building and its amenity space for educational uses has been considered within this application. The Caretakers House is separated from other properties on the northern side of Hillside by an access lane and is angled in relation to the properties on the southern side of Hillside (including Lugano). The western boundary of the application site immediately abuts the school site and as such the proposed change of use is considered acceptable in principle.

The impact of the development on the existing levels of amenity enjoyed by occupiers of nearby dwellings has been considered. The former use of the building as a dwelling included habitable rooms on upper floors with fenestration on the front south facing elevation, rear north facing elevation and eastern side elevation. The siting and orientation of the building is such that direct overlooking of parts of rear amenity spaces close to residential dwellings does not occur and angled views are over significant distances. The first floor front fenestration is angled in relation to the dwelling opposite (Lugano) and the closest window serves a non habitable area (stairwell/landing). A former bedroom which would become an office/meeting room overlooks the school site with angled views towards the front elevation of Lugano at a separation distance of approximately 20 metres. It is not considered that any unacceptable overlooking would occur as a result of the proposed change of use. No other property would be

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Application 17/0651/COU continued

unacceptably affected by the development. The development accords with adopted Local Development Plan Policy CW2 (Amenity).

In respect of Highway matters and parking provision, concerns have been raised by residents in relation to existing access problems and parking issues on Hillside. In response to being provided objections raised in relation to the planning application a copy of a presentation made by the Head Teacher of St Martin's School to local residents was provided to the Local Planning Authority this included the following bullet points deemed relevant to include the School's Actions to date:

- Site security-perimeter fencing at Rectory Lane and Hillside with vehicle and pedestrian gates
- Additional parking
- Lock down procedures-to reduce traffic flow using Hillside
- Security fencing around perimeter of former caretaker's house and church yard
- Communications with the local authority Highways department
- Police logs where illegal or dangerous parking, or vehicle manoeuvres, are evident
- New signage relating to speed limits
- Prevention of students going off site at lunch and break times
- Opened up front of former caretaker's house for visitors or staff who arrive on Hillside after school gates are locked, thus reducing parking in front of residents' houses.
- Former caretaker's house not in use on weekends and agreed parking spaces can be used by residents on weekends and evenings, if necessary
- Undertaken assemblies and lessons covering safe routes to school and crossing roads
- Senior leadership team on duty daily easing traffic flow in the town and surrounding school site
- Lobbied council for residents' parking on Hillside
- Gained new street sign for Hillside
- Request to Highways to consider relocating public bin on Hillside
- Request to Highways to refresh school road signage on St. Martin's Road which is faded and unclear
- Request to Highways for no-through road signage to be introduced on the entrances of both Hillside & Rectory Lane
- Request to Highways for children crossing signs/school zone to be introduced on Hillside & Rectory Lane
- Request to Highways for 20mph speed limit to be introduced on Hillside & Rectory Lane
- School regularly engage with its neighbours to listen to concerns and make improvements, where possible, for all

cont....

Application 17/0651/COU continued

It is noted that the Local Planning Authority has been advised by the School that longer term measures including providing turning facilities within the school grounds are being considered by the Head Teacher but this may require installation of new gates and amendments within the school boundary. In relation to the Highway issues raised by residents it is noted that the application property is adjacent to an existing established access to the school site and removal of boundary treatments would not have required planning permission. In terms of additional parking areas created by the removal of fencing this was undertaken when the building was a dwelling and an associated creation of an access onto Hillside as an unclassified road would not in itself had required planning permission. In addition some issues raised related to parking on the public highway appear to be within areas with no traffic order restrictions and therefore could not be controlled.

It is acknowledged that the proposed change of use will generate some additional traffic onto Hillside and it is noted that the school has a parking area within the school grounds adjacent to the swimming pool area in addition to the parking spaces outside the former caretakers school. It is considered that adequate access and parking arrangements can be agreed with the applicant by the imposition of a planning condition requiring a Traffic Management Plan to be submitted for the written approval of the Local Planning Authority prior to the use commencing and agree measures required to be implemented within appropriate timescales.

The application is considered acceptable and recommended for approval subject to a planning condition requiring a Traffic Management Plan.

Comments from Consultees:

The Council's Ecologist has offered no objection to the application but has requested informative notes and ecological enhancement to be conditioned. It is considered that in relation to ecological enhancement this would not be reasonable to condition due to the small scale of the development and this advice should instead be provided to the applicant as an informative with the permission.

Comments from public:

- Existing problems with traffic congestion and parking on Hillside and proposals will increase it.
- Queries use of the building and security
- Hillside is not wide enough for all the extra traffic
- Street was never designed as a 'through road'
- The road is used daily, morning evenings and weekends for dropping pupils to the school and public using swimming pool most evenings and weekends.

cont....

Application 17/0651/COU continued

- Lack of a turning circle
- Noticed a large amount of traffic using their driveway to turn around and large vehicles having to reverse onto Mountain Road.
- Hillside is a residential street occupied by families with children and elderly people who would be put at risk by the additional traffic
- Health and Safety issues with current vehicles movements including school minibus/coach movements
- Access and Parking arrangements have created problems.
- There is now use of Hillside as an access and waiting area by supplementary specialist staff, deliveries and buses throughout the day

It is considered that the requirement for a Traffic Management Plan to be submitted and agreed in writing by the Local Planning Authority will enable the school and the Local Planning Authority in conjunction with the Highway Authority to agree suitable measures for parking and access prior to the use commencing.

- Object to Loss of the Caretaker

This is not a material planning consideration.

- Boundary amendments

- Boundary treatment with Hillside should be reinstated.

This is a matter for the applicant.

- Overlooking from upper floor of a previously residential building looking directly into our property.

The former use of the building included habitable rooms and the siting and orientation of the dwelling/fenestration is such that neighbour amenity will not be unacceptably harmed by the proposed development.

- Express appreciation of the efforts that have been made by Mr Jarvis and the School to alleviate the problems neighbours face as residents and suggest if changes are made to the proposal in terms of assurances of use of the upper floor and parking alterations objection may be removed.

The application has been considered on the basis of the submission.

- Suggest Trees protected by Tree Preservation Orders will be affected

There are no Tree Preservation Orders in the locality.

- Future maintenance of areas and antisocial behaviour.

This is a matter for Police and the applicant.

- Contrary to Planning Policies CW2 and CW3.

cont....

Application 17/0651/COU continued

It is considered that the proposal is not contrary to policy CW2 (Amenity) and with agreement of a suitable Traffic Management Plan mitigation can be provided to ensure an acceptable impact on highway safety according with Policy CW3 (Highways).

- Building is outside School Boundary and represents an alteration to the Planning Unit allowing educational and associated operational activities to "spill out" onto Hillside. This has been considered within the officer report.

- All pedestrian, vehicular and cycle access to the proposed reception and office (former caretakers house) are via the school and that there is no direct access from Hillside. There is an existing access to the school from Hillside and the scale of the proposed development is not such to warrant this restriction.

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 06.09.17;
 - Proposed Ground floor plan, received 06.09.17;
 - Proposed First Floor Plan, received 06.09.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

cont....

Application 17/0651/COU continued

- 03) Prior to the commencement of the use hereby permitted a Traffic Management Plan (TMP) shall be submitted for the written approval of the Local Planning Authority. The Traffic Management Plan shall include details of vehicular and pedestrian access arrangements, an operational management strategy which shall include measures to manage traffic flow and encourage parking within the school grounds. The measures within the approved Traffic Management Plan shall be implemented prior to the commencement of the use hereby permitted (unless another timescale is agreed within the approved Traffic Management Plan). The approved measures shall be maintained thereafter.
REASON: To ensure the development has an acceptable impact on Highway Safety.
- 04) The premises shall be used for purposes ancillary to the operation of St Martin's School and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification) without the approval of the Local Planning Authority.
REASON: In the interests of the amenity of the area.

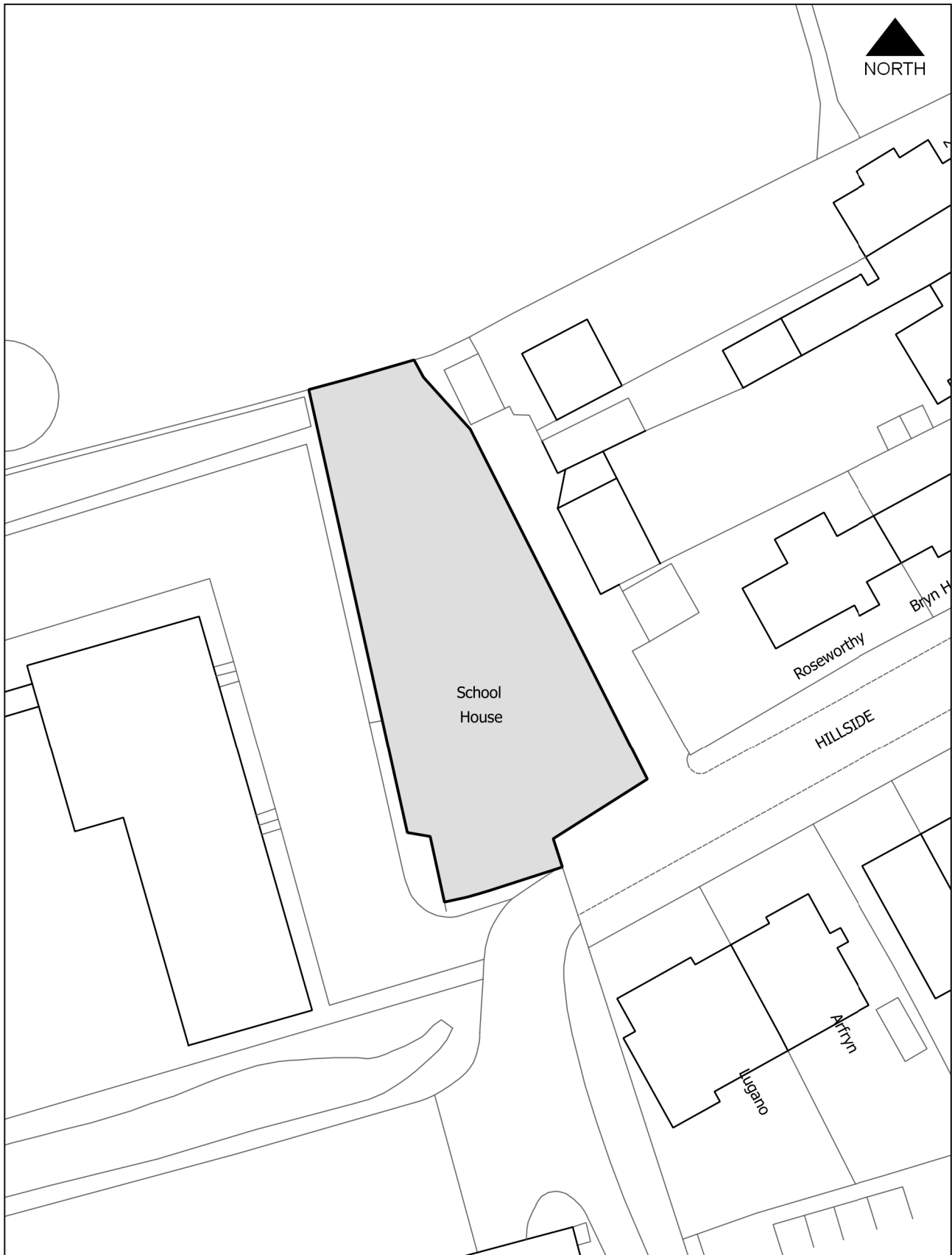
Advisory Note(s)

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

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: CW2 and CW3.



Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0741/RM 21.09.2017	Mr G Elliot 26 Warren Drive Caerphilly CF83 1HQ	Seek approval of reserved matters regarding access, appearance, landscaping, layout and scale of planning consent 16/0622/OUT to construct a pair of semi-detached 2 bed dwellings with on-site parking facilities Land To The Rear Of 20 Church Street Bedwas Caerphilly CF83 8EB

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application property is located on the junction of Church Street with East Avenue.

Site description: The application site is the rear garden of the corner property at 20 Church Street. The property has a long flat rear garden enclosed by a stone wall and with gates serving an existing parking space. There is also a detached garage at the eastern end of the garden. The application site is situated within a mixed use area with retail along Church Street and largely domestic along East Avenue.

Development: The application seeks reserved matters consent for the erection of a pair of semi detached dwellings with associated car parking. The proposal is to erect two two-bedroom properties with kitchen/diners, lounges and toilets on the ground floor and two bedrooms and a bathroom on the first floor. The dwellings will be two storeys with apex roofs and canopies over the front doors.

Dimensions: The dwellings each measure 5.4m wide by 6.6m deep by 7.3m high.

Materials: Not specified.

Ancillary development, e.g. parking: One parking space is proposed per dwelling.

cont....

Application 17/0741/RM continued

PLANNING HISTORY 2005 TO PRESENT

06/0674/FULL - Change the use from Class A1 to Class A3 - Refused - 08.03.2007.

16/0622/OUT - Construct a pair of semi-detached 2 bed dwellings with on-site parking facilities - Granted - 13.10.2016.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development Strategy in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP14 (Total Housing Requirement), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints).

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

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice on all levels of development.

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? No.

COAL MINING LEGACY

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

cont....

Application 17/0741/RM continued

CONSULTATION

Head Of Public Protection - No objection.

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

Transportation Engineering Manager - No objection subject to a condition concerning the provision of parking.

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

Countryside And Landscape Services - No objection.

Bedwas, Trethomas & Machen Community Council - Raise concerns in respect of parking and privacy.

CADW - No objection.

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations: The objector is concerned with regard to the boundary wall between his property and the application site.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

cont....

Application 17/0741/RM continued

Is this development Community Infrastructure Levy liable? Yes. Based on a floor area of 58.8 square metres per dwelling at a rate of £40 per square metre a CIL amount of £4704 is payable.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. Outline planning consent has been granted for the development of this site and as such the principle of the development is established. This application seeks approval of the reserved matters of access, appearance, landscaping, layout and scale and provides detailed plans of the two dwellings together with a site layout plan.

The proposed dwellings are two storey properties with apex roofs and as such they are in keeping with the character of the other dwellings in the area. They are of a similar height to the surrounding properties and as such the scale and appearance of the development is considered to be acceptable.

Access to the site will be derived off two new separate accesses off East Avenue with one parking space being provided for each dwelling. This access is considered to be acceptable in planning terms.

The submitted layout shows adequate space to accommodate the dwellings and an area of amenity space and as stated above one parking space is provided per dwelling. Whilst two parking spaces would normally be required for a two bed dwelling, SPG LDP5 allows for a reduction in the number of spaces required in sustainable locations. As this site is located immediately adjacent to the centre of Bedwas with all of the facilities provided there (Doctor's surgery, Chemist, Convenience Store) the property is in a highly sustainable location and as such a reduced number of parking spaces is considered to be acceptable in this instance.

With regard to privacy it should be noted that the only windows on the side elevations of the dwellings will be landing windows which are not considered to be habitable rooms. With regard to the windows in the front and rear elevations, these do not face directly onto habitable room windows and as such it is not considered that the proposal would lead to an unacceptable loss of privacy to neighbouring dwellings.

Comments from Consultees: No objections raised.

cont....

Application 17/0741/RM continued

Comments from public: With regard to the concern raised by the neighbour in respect of the existing boundary wall between the two properties it should be noted that there will be no change to this wall. Any damage to the wall or removal outside of this application would be a private matter between the two parties.

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.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents: 1729/1, 1729/21729/3 and 1729/4.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Advisory Note(s)

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

cont....

Application 17/0741/RM 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.



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0930/LA 13.11.2017	CCBC (Building Consultancy) Mr A Young Penallta House Tredomen Business Park Hengoed Ystrad Mynach CF82 7PG	Erect new modular building for Flying Start service provision Caerphilly Contact Centre Family Centre Caledfryn Way Penyrheol Caerphilly CF83 2BW

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Caerphilly Contact Centre, Family Centre, Caledfryn Way, Penyrheol, Caerphilly, CF83 2BW.

Site description: The application site is land within the curtilage of Caerphilly Family Centre which is a detached building set back to the north east of Caledfryn Way in Penyrheol, Caerphilly. To the east is Cwm lfor School. To the west are residential properties numbers 2 and 4 Bryn lfor, and 2 Caledfryn Way. An area of woodland lies to the north.

Development: Erect new modular building for Flying Start service provision.

Dimensions: 15 metres long by 7.2m wide. The overall height of the building ranges from 2.7m to 3 metres.

Materials: Walls and roof: Polyester Powder Coated Steel panels.

Ancillary development, e.g. parking: Retaining wall and two additional parking spaces.

PLANNING HISTORY 2005 TO PRESENT

P/05/0467 - Erect extension. Granted 02.06.2005.

P/06/0123 - Erect single storey extension to accommodate staff and provide new kitchen/rest room. Granted 11.05.2006.

cont....

Application 17/0930/LA 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.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a high risk area, and so it is intended to attach an informative note about mining conditions in the area.

CONSULTATION

Head Of Public Protection - No Objection.

Transportation Engineering Manager - No objection, request planning condition requiring parking spaces to be provided prior to occupation and retained thereafter.

Senior Engineer (Land Drainage) - Offer no objection to the development but advise site is situated within an area susceptible to groundwater flooding. Request a planning condition requiring drainage details.

Dwr Cymru - No objections. Recommend conditions and advisory notes to address drainage matters.

Countryside And Landscape Services - The Preliminary Bat Roost assessment Survey reports that no evidence of bats was found within a garage building surveyed and would be demolished as part of the development. There was evidence of nesting bird activity within the garage. Offer no objection to the development subject to planning conditions and advisory notes to address ecological issues.

cont....

Application 17/0930/LA continued

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 15 nearby properties. A revised site plan has been received and a re-consultation has been carried out which has not expired at the time of the completion of this report. Any further representations received will be verbally reported to members at planning committee.

Response: Representations have been received from occupiers of two properties adjacent to the site.

Summary of observations:

- Proximity of the building to the back of the neighbouring property.
- They can already hear noise from the site at the moment, children and families playing which is acceptable but what about the future.
- Express concern about the potential loss of privacy
- Concerned about future maintenance of trees, there are already problems with trees not being maintained.
- Lack of information including on the size of the building
- Impact of the development on neighbouring bungalow.

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? A survey was carried out and no evidence of bats was found, evidence of nesting birds were found but the adverse effects can be mitigated by planning conditions and advisory notes.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development is subject to a zero rated charge under the Development CIL Rates.

cont....

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.

The application seeks permission to erect a single storey educational building to the western side of the existing family centre. The building is required to enable a 'Flying Start' facility to operate from the building. The flying start program is a Welsh Government support initiative for families with children aged up to four years old.

The impact of the development on the dwellings located to the west of the site has been considered. Number 2 Caledfryn Way to the south-west is a detached bungalow which fronts Caledfryn Way and whose rear elevation faces towards the proposed new building at an angled orientation. Another dwelling, Number 2 Bryn lfor is located to the west and its rear facade faces south-east towards the side elevation of the proposed flying start unit. Both of these dwellings are situated at a higher level (circa 1m) than the existing family centre and the proposed flying start unit. The overall height of the proposed flying start unit is 3 metres. The separation distance from the rear facade of number 2 Caledfryn Way is approximately 10 metres to the closest part of the flying start building and there is approximately 4.5m from the rear elevation of number 2 Bryn lfor to the proposed building. Number 4 Bryn lfor has part of its curtilage abutting the application site but its fenestration does not directly overlook the proposed development. It is considered that there will not be an unacceptable impact in terms of outlook, light or overshadowing to any of these properties or their curtilage areas given the single storey nature of the proposed building and the lower finished floor level relative to the adjacent dwellings. The development accords with adopted Local Development Plan Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

The design of the building is considered to have an acceptable impact on the character of the area. A planning condition is attached requiring full details of the proposed cladding materials to ensure a suitable colour and finish is agreed. The development accords with adopted Local Development Plan Policy SP6 (Placemaking).

cont....

Application 17/0930/LA continued

It is noted that the family centre has a existing car park which can be utilised by users of the new building and the proposals include providing an additional two parking spaces. The Transportation Engineering Manager has reviewed the scheme and offered no objections and it is considered that the development accords with Policy CW3 (Highways).

The proposed flying start building has an acceptable design and impact on neighbour amenity and is recommended for approval accordingly.

Comments from Consultees:

The response of Dwr Cymru will be provided to the developer as advisory notes.

Comments from public:

- Proximity of the building to the back of their property.

The proximity of the building to the neighbouring properties and their curtilage areas is considered acceptable noting the single storey nature of the proposed building and the fact that the application site is set at a lower level than the adjacent residential properties.

- They can already hear noise from the site at the moment, children and families playing which is acceptable but what about the future.

The scale of the development is not considered to have any unacceptable impacts on neighbour amenity.

- Express concern about the potential loss of privacy

Planning conditions are proposed to require details of landscaping and boundary treatments to be agreed with the Local Planning Authority and windows to the western side elevation of the flying start unit will be required to be obscurely glazed to avoid direct overlooking to windows in the nearest residential properties.

- Concerned about future maintenance of trees as stated there are already problems with trees not being maintained.

The representations received highlight existing maintenance issues unrelated to the current planning application. A planning condition requiring full landscaping details is included within the planning recommendation to allow the Local Planning Authority to agree acceptable landscaping for the development.

- Lack of information including on the size of the building

A re-consultation of plans was carried out and the scaled plans indicate the size of the building.

cont....

Application 17/0930/LA continued

- Impact of the development on our bungalow.

The impact of the development has been considered and is deemed acceptable on occupiers of neighbouring properties.

Other material considerations:

It is noted that some trees and vegetation are located relatively close to the proposed building however none of these are formally protected. It is considered appropriate to require a landscaping scheme to be agreed in writing with the Local Planning Authority to allow for agreement should replacement planting be required.

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:
 - Elevations, drawing reference AA02, received 13.11.17,
 - Proposed Site Plan, drawing reference A001, received 08.01.18,
 - Site Location Plan (1:1000), received 26.10.17,
 - Foundation and retaining wall detail, drawing reference 01, received 08.01.18.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format 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....

Application 17/0930/LA continued

- 04) Prior to the commencement of works on site details of measures to prevent the discharge of surface water/land drainage onto the public highway 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.
- 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) the side elevation windows facing west shall be glazed with obscure glass. Any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 06) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 07) 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 beneficial occupation of the building hereby permitted.
REASON: In the interests of the visual amenities of the area.
- 08) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from march to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

cont....

Application 17/0930/LA continued

- 09) Prior to the commencement of any works on site, details of the provision of nest sites for Starling, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To ensure proper measures are taken to safeguard of protected species present on the application site, in the interests of biodiversity and 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).
- 10) 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 building at Penyrheol Flying Start, Penyrheol, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new building 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).
- 11) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plan 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.

Advisory Note(s)

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

cont....

Application 17/0930/LA continued

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>

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.

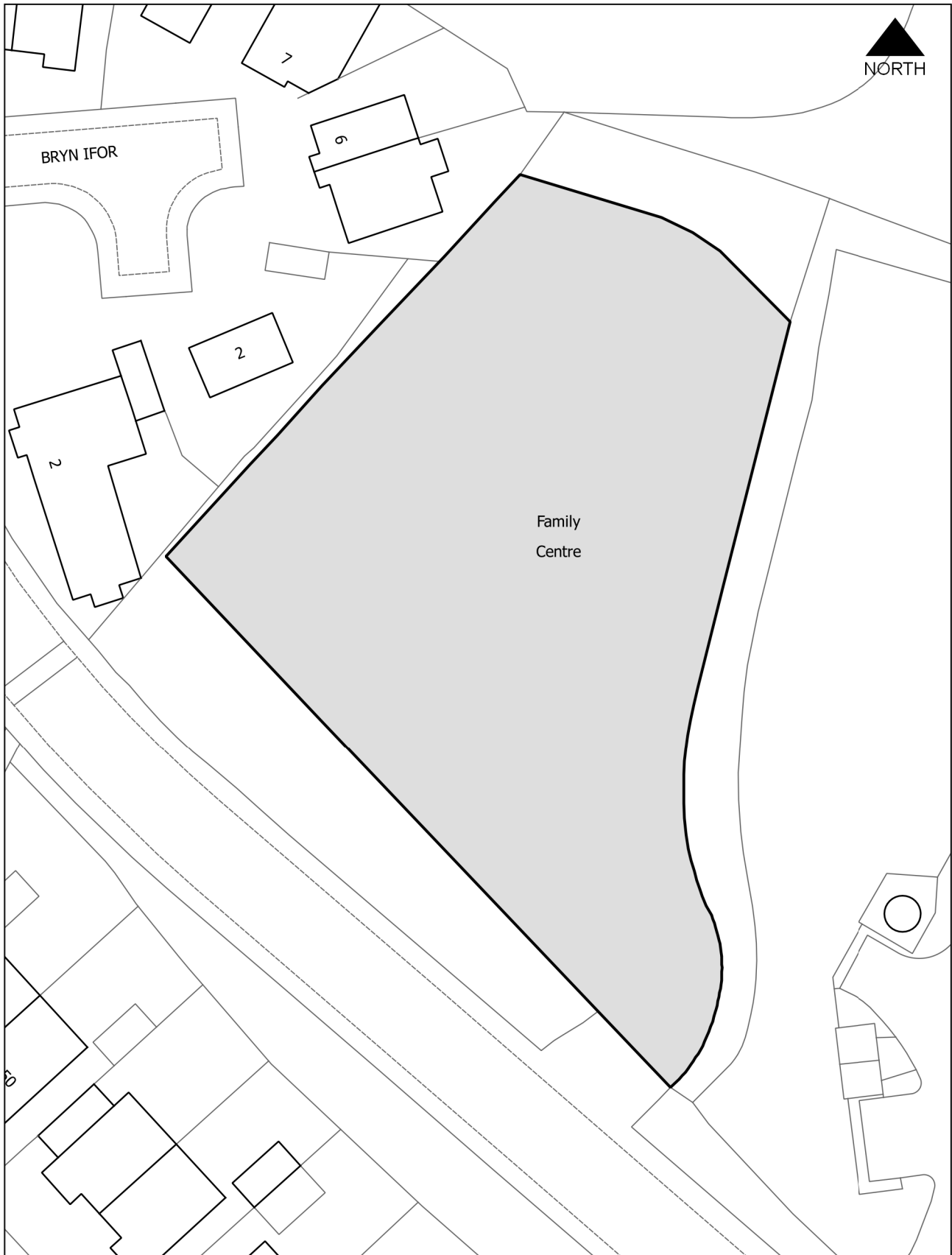
Please find attached the comments of Dwr Cymru, The Council's Ecologist and Land Drainage Officer that are brought to the applicant's attention.

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.

cont....

Application 17/0930/LA continued

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).



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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0981/FULL 30.11.2017	Mr I Lewis 6 Maple Close The Bryn Pontllanfraith Blackwood NP12 2PH	Site a wooden cabin for recreational purposes and occasional members meetings Boot Road Allotment Main Road Maesycwmmmer Hengoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located on the western side of Main Road, Maesycwmmmer, opposite residential properties known as No. 77-80 Main Road.

Site description: The site is an allotment garden, with approximately 28 plots.

Development: The proposed development is the erection of a wooden cabin adjacent to an existing cabin on the south easterly edge for recreational purposes and occasional members meetings.

Dimensions: The wooden cabin measures 5.2m long by 4.0m wide. The height to the eaves is 2.2m and to the ridge is 3.0m.

Materials: The cabin is to be constructed out of timber, with shingle roofing and half-glazed Georgian double doors and windows.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

cont....

Application 17/0981/FULL continued

Site Allocation: The site lies outside of settlement limits, and is within the Maesycwmmmer and Ystrad Mynach Green Wedge (SI 1.17).

Policies: Policy SP2 (Development Strategy in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP8 (Minerals Safeguarding), SP18 (Protection of Strategic Leisure Network), CW2 (Amenity), CW15 (General Locational Constraints) and area specific policy Green Wedge SI 1.17 (Maesycwmmmer and Ystrad Mynach).

Policy SP2 (Development Strategy in the Northern Connections Corridor) seeks to capitalise on the development opportunities in the area, as well as protecting the natural heritage from inappropriate forms of development.

SP5 (Settlement Boundaries) are defined in order to protect inappropriate development in the countryside, and to ensure the full and effective use of urban land. Furthermore, the designations help prevent the coalescence of settlements, ribbon development and fragmented development.

SP6 (Place Making) requires development proposals to contribute to creating sustainable places by having full regard to the context of the local, natural, historic and built environment. Specifically, part (b) requires developments to have a high standard of design that reinforces attractive qualities of local distinctiveness.

SP8 (Minerals Safeguarding) balances the need for safeguarding important mineral resources against proposed development. As the proposed development is on an existing allotment site, the minerals will not be sterilised through this proposed additional structure.

SP18 (Protection of Strategic Leisure Network) protects important areas of public open space, natural green space and recreational facilities from inappropriate development.

CW2 (Amenity) ensures that development proposals have regard for all relevant material planning considerations to ensure that there is no unacceptable impact on the amenity of adjacent properties or land, the proposal would not lead to overdevelopment and that the development would be compatible with the surrounding land uses.

CW15 (General Locational Constraints) lists the instances where development outside of settlements is acceptable. In part (c) section (iii), development is acceptable where it is for recreation, leisure and tourism proposals.

cont....

Application 17/0981/FULL continued

Green Wedge allocation SI 1.17 (Maesycwmmmer and Ystrad Mynach), are designated in order to define and maintain open spaces between and within the urban areas.

NATIONAL POLICY Planning Policy Wales (9th Edition) and Technical Advice Note 16: Sport, Recreation and Open Space (2009).

Planning Policy Wales states: "Allotments should be retained, particularly where they have an important open space function and contribute to sustainable development." (paragraph 5.5.18).

TAN 16 states "Allotments are important green spaces in urban and rural areas, and their cultivation can contribute to sustainability, provide opportunities for leisure, exercise and healthy food, improve biodiversity and encourage interaction between different groups in the community...Authorities should ensure that statutory allotments within their areas are properly protected, promoted and managed and are sufficient to meet the demands of local residents wishing to cultivate them." (paragraph 3.27).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies in a low coal mining risk area. Information will be provided to the applicant should the application be recommended for approval.

CONSULTATION

Principal Valuer - No comment.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and neighbourhood letters to the 4 properties directly opposite the site.

Response: No responses received.

Summary of observations: None.

cont....

Application 17/0981/FULL continued

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. The proposed development is not CIL chargeable.

ANALYSIS

This application is before Planning Committee as the applicant is related to a member of staff in the Planning department.

Policies: The application has been considered in accordance with LDP policies and Supplementary Planning Guidance. The main points to consider are whether the proposal is acceptable in terms of its location outside of settlement limits, and whether its design is appropriate.

The proposed wooden cabin is located close to the settlement boundary, and adjacent to an existing concrete area, sheds and water tanks. Its location, whilst outside of settlement limits, is acceptable in principle as policy CW15 (c) (iii) states that development for recreation and leisure purposes is acceptable. As the proposed wooden cabin is for use by the allotment holders and there are no other facilities like this on the site, the proposed development would provide betterment to the existing allotment users.

Furthermore, as it is set close to the boundary with Main Road, and is in close proximity to other sheds, the impact on the green wedge is minimised.

In terms of design, the wooden cabin proposed is similar in style to those already on the site, however is larger. As the allotments are set down from Main Road, coupled with the cabin being further screened by hedges and trees that abut the site, it is not deemed that the development will have an unacceptable impact on the adjoining land uses. The proposal therefore accords with policy CW2 (Amenity).

cont....

Application 17/0981/FULL continued

In conclusion, the wooden cabin is an acceptable development outside of settlements in an allotment and accords with policies CW2 (Amenity) and CW15 (General Locational Constraints) and is recommended for approval.

Comments from Consultees: No objections or comments received.

Comments from public: No representations received.

Other material considerations: None.

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

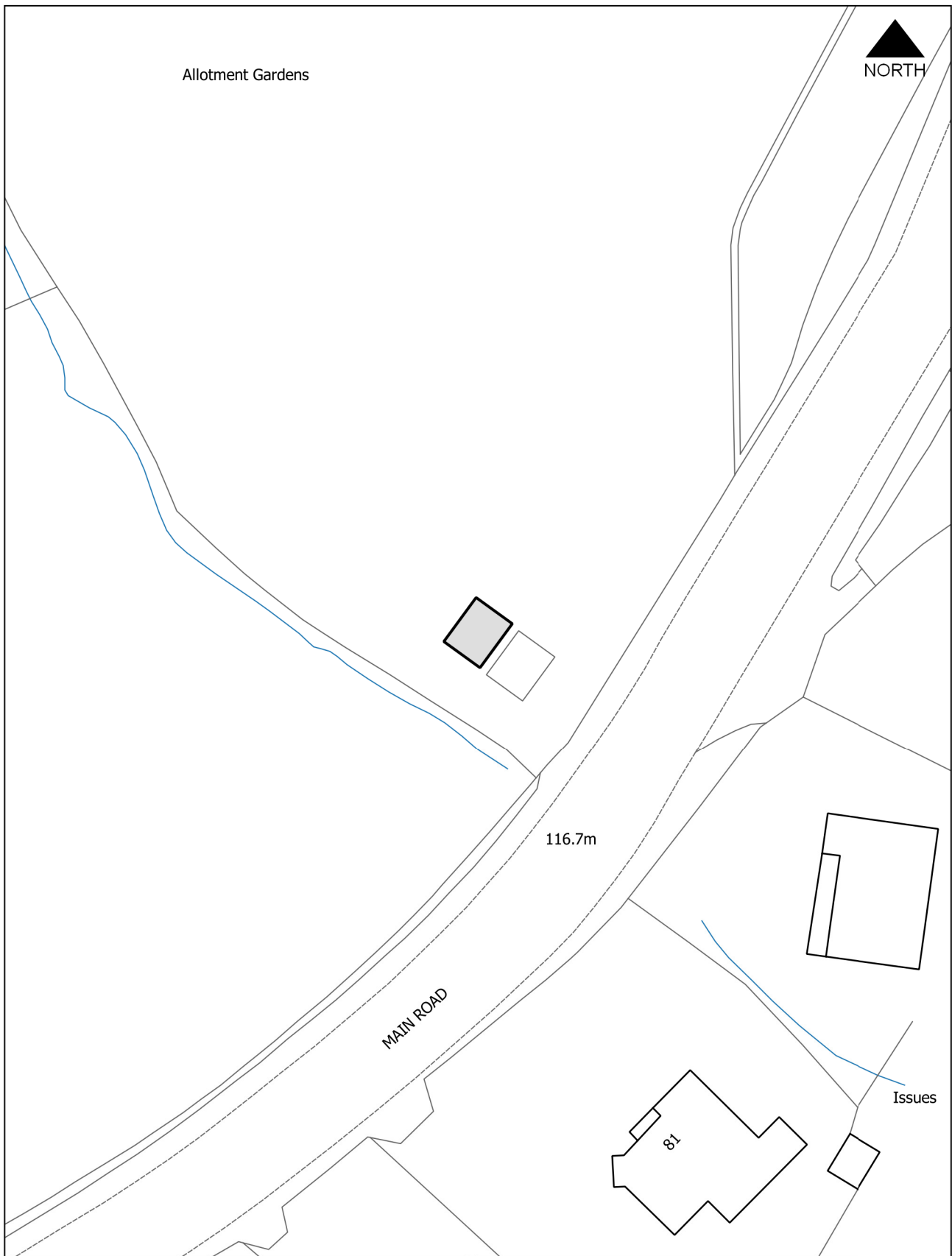
This permission is subject to the following condition(s)

- 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:
Design Sheet titled 'Woodlands - 18x14w Dalton 44mm' showing plans and elevations received 13/11/2017;
Design Sheet titled 'Sheds and Log Cabins' received 13/11/2017; and
Amended site location plan received 30/11/2017.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2 and CW15.



Agenda Item 12

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0721/CLPU 18.08.2017	Cecil Homes Ltd Mr R Watkins Ty Rhydri 28A Cardiff Road Taffs Well Cardiff CF15 7RF	Obtain a Lawful Development Certificate for the proposed erection of a conservatory on existing dwarf walled patio St Mabon's Parish Hall Cilfynydd Road To Pant-Du Road Llanfabon Treharris	Not Permitted Development 27.11.2017
17/0811/COND 19.09.2017	Mr D Jones Penyrheol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Discharge conditions 7 (site layout plan), 8 (reptile method statement), 9 (bat roost provision) and 10 (bird nesting provision) of planning consent 16/0676/FULL (Construct an agricultural worker's dwelling) Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	Decided - Discharge of Conditions 27.11.2017
17/0849/NOTT 02.10.2017	CITL & Vodafone Ltd C/O Clarke Telecom Ms D Perry Unit E Madison Place Northampton Road Manchester M40 5AG	Install 15m monopole supporting 2 no. antennas, 2 no. dishes, ground based equipment cabinets and ancillary development Ffynonau Duon Farm Glen View Terrace To Parc Cwm Darran Pentwyn Bargoed	Prior Approval Not Required 27.11.2017
17/0742/FULL 25.08.2017	Bank Of Ireland ATM And Self Service Operations Room B29, Ground Floor IT Centre Cabinteely Dublin Ireland	Install Bank of Ireland ATM with reflective advertising collar surround W H Smith And Post Office Unit 4 Castle Court Caerphilly	Granted 28.11.2017

17/0777/COND 07.09.2017	Tre Tan Developments C/O Brinsons Eastgate Market Street Caerphilly CF83 1NX	Discharge condition 3 (land and surface water drainage) and 6 (root protection measures) of planning consent 17/0123/FULL (Carry out alterations to car park layout to increase on site provision) Univar Block K - Leslie Court Western Industrial Estate Caerphilly	Decided - Discharge of Conditions 28.11.2017
17/0833/RET 25.09.2017	Mr V Bhat 20 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Retain single storey rear extension 20 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Granted 28.11.2017
17/0845/COND 27.09.2017	CCBC - Chief Education Officer Ms K Cole Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge conditions 1 (time to commence development), 4 (clearance - breeding birds), 5 (section 8 of Ecological Assessment), 9 (contamination - validation), 19 (flood protection), 23 (land stability), 24 (means of access) and 29 (bus stop relocation) of planning consent 15/1121/LA (Erect new single-storey Primary School, Nursery and Flying Start Unit including parking and external works) Rhymney Comprehensive School And Adjacent Land Abertysswg Road Rhymney	Decided - Discharge of Conditions 28.11.2017
17/0852/FULL 03.10.2017	Modplan Ltd Mr D Burles Imperial Buildings Bridge Street Abercarn NP11 4SB	Erect a portal framed extension to the existing building Modplan Ltd Unit 12 Prince Of Wales Industrial Estate Abercarn	Granted 28.11.2017

17/0856/COND 03.10.2017	Llanover Estate Mr M Lennon 23A Gold Tops Newport NP20 4UL	Discharge conditions 05 (Ground Investigation) and 09 (Land Drainage) of planning consent 16/0801/OUT (Erect five self-build domestic plots with shared private drive for onsite turning of service, delivery and emergency vehicles) Newbridge Clinic Ashfield Road Newbridge Newport	Decided - Discharge of Conditions 28.11.2017
17/0857/NCC 04.10.2017	Chevler Limited Mr S Whelan Reed House 1 Tir-y-berth Industrial Estate New Road Tir-y-berth Hengoed CF82 8AU	Vary condition 2 (approved plans) of planning consent 15/0135/FULL (Refurbish two existing factory units including the over-cladding of roofs and walls, replacement of windows, minor re-planning of welfare facilities and the creation of external breakout/smoking area) to increase height of part of the production area roof Chevler Ltd Reed House 1 Tir- y-berth Industrial Estate New Road	Granted 28.11.2017
17/0863/FULL 05.10.2017	Mr L Williams 9 Caledfryn Way Caerphilly CF83 2BW	Erect single storey rear extension and front porch 33 St David's Drive Graig-y- rhacca Caerphilly CF83 8RH	Granted 28.11.2017
17/0872/FULL 10.10.2017	Mr & Mrs C Bonnell 58 Denbigh Court Hendredenny Caerphilly CF83 2UN	Erect single storey side extension 58 Denbigh Court Hendredenny Caerphilly CF83 2UN	Granted 28.11.2017
17/0892/FULL 12.10.2017	Mr M Whitcombe 19 Church Street Llanbradach Caerphilly CF83 3LS	Erect garage to the rear of property 19 Church Street Llanbradach Caerphilly CF83 3LS	Granted 28.11.2017
17/0906/NMA 19.10.2017	Mr R Beechey 8 Pen-Y-Groes Penyrheol Caerphilly CF83 2JN	Seek approval of a non- material amendment to planning consent P/98/0461 (Construct attached garages to dwelling type B1 previously approved (Ref. No P/97/0766)) to amend garage plans to continue construction of garage 8 Pen-Y-Groes Penyrheol Caerphilly CF83 2JN	Granted 28.11.2017

17/0496/OUT 12.06.2017	Llanover Estate Mr M Lennon 23A Goldtops Newport NP20 4UL	Carry out alterations to an existing dwelling and erect two new detached dwellings Penrhiw Fach House Rhiw Syr Dafydd Oakdale Blackwood	Granted 29.11.2017
17/0564/CON 04.07.2017	Llanover Estate Mr M Lennon 23A Goldtops Newport NP20 4UL	Demolish existing outbuildings, to allow development comprising alterations to existing dwelling and the erection of two detached dwellings Penrhiw Fach House Rhiw Syr Dafydd Oakdale Blackwood	Granted 29.11.2017
17/0743/ADV 25.08.2017	Bank Of Ireland ATM And Self Service Operations Room B29, Ground Floor IT Centre Cabinteely Dublin Ireland	Install advertising collar to surround the ATM W H Smith And Post Office Unit 4 Castle Court Caerphilly	Granted 29.11.2017
17/0816/COU 21.09.2017	Mr & Mrs P Cobley The Conifers St Deinols Close Pengam Blackwood NP12 3TZ	Change the use of retail unit to form two residential apartments and erect two-storey rear extension and detached garage Sweet Blu's 32 Commercial Street Nelson Treharris	Refused 29.11.2017
17/0957/CLPU 05.11.2017	Miss L Bennett 3 Denbigh Court Hendredenny Caerphilly CF83 2UN	Obtain a certificate of lawfulness for a proposed single storey kitchen and shower room extension to side of dwelling 3 Denbigh Court Hendredenny Caerphilly CF83 2UN	Granted 29.11.2017
17/0770/COU 06.09.2017	Relay Taxi Mr R Salter Cwm Roly House Lon Maes Yr Haf Croespenmaen NP11 3BR	Change the use from A1 shop to A1 shop plus booking office Ty Hiraeth 52 Hanbury Road Bargoed CF81 8QW	Granted 30.11.2017

17/0810/NCC 19.09.2017	Mrs R Brazis 3 Melin Dwr Draethen Newport NP10 8GL	Vary conditions 3 and 4 of planning consent 17/0486/CON (Demolish and provide work in connection with the safe removal of the dangerous structure (marked TT3 and TT4 on submission drawings) in accordance with the recently served notice under Section 77 of the Building Act 1984) Ty Treharne Groeswen Road Groeswen	Granted 30.11.2017
17/0821/FULL 21.09.2017	Mr & Mrs P Price 30 Crown Lane Pontllanfraith Blackwood NP12 2GD	Convert garage to lounge and kitchen area with staircase to first floor ensuite bedroom, replacing garage door with window and provide door to side of property 30 Crown Lane Pontllanfraith Blackwood NP12 2GD	Granted 30.11.2017
17/0879/FULL 12.10.2017	Mr R Stoate 78 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Erect rear conservatory 78 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Granted 30.11.2017
17/0911/FULL 20.10.2017	Mrs E Haines 42 Graig View Machen Caerphilly CF83 8SE	Erect two storey side and rear extension 42 Graig View Machen Caerphilly CF83 8SE	Granted 30.11.2017
17/0818/COU 21.09.2017	Mr A Cole Van Mansion Gwern-y-Domen Farm Lane Caerphilly CF83 3RN	Carry out extensive repair and refurbishment (both external and internal), internal rearrangement and upgrade works for continued use as a dwelling and proposed use as a B&B facility Van Mansion Gwern-y-domen Farm Lane Caerphilly CF83 3RN	Granted 01.12.2017

17/0817/FULL 21.09.2017	Mr Cross 7 St Margarets Road Caerphilly CF83 1DB	Erect single storey extension, new orangery, alterations to front garden to create driveway, widening of access, reducing existing garage in length and front elevation re-built with new pedestrian access doors and external alterations to the main dwelling 7 St Margarets Road Caerphilly CF83 1DB	Granted 04.12.2017
17/0718/FULL 17.08.2017	Mr L Bevan 21 Highfield Crescent Aberbargoed Bargoed CF81 9DW	Construct dormer bungalow Former Markham Rugby Club Heol-Y-Bedw-Hirion Markham Blackwood	Granted 05.12.2017
17/0846/FULL 29.09.2017	Ms L Cochrane GelliWen Farm Bedwellty Road Markham Blackwood NP12 0PP	Erect development of affordable housing consisting of 2 no. three bed houses and 1 no. two bed house Land At Grid Ref 316650 200405 Bedwellty Road Bedwellty	Refused 05.12.2017
17/0871/COND 10.10.2017	Mr G Price 74 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AE	Discharge condition 04 (land and surface water drainage) of planning consent 17/0363/FULL (Erect a double garage) Land At (Former Storage Building/Garage) Bedwlwyn Road South Lane Ystrad Mynach Hengoed	Decided - Discharge of Conditions 05.12.2017
17/0475/COU 05.06.2017	Mr P Heathcote Min Y Coed Dan Y Graig Risca Newport NP11 6DR	Change the use of land and erect 3 wooden camping pods for tourism and recreation purposes Land Off Blackvein Road Risca NP11 7PS	Granted 06.12.2017

17/0861/COND 05.10.2017	United Welsh Housing Association Y Borth 13 Beddau Way Caerphilly CF83 2AX	Discharge condition 12 (affordable housing) of planning consent 13/0465/FULL (Demolish existing buildings and erect 29 dwellings (comprising of a mix of 1 bed apartments and 2 & 3 bedroom houses) with all associated infrastructure and landscaping) Former Greenfly Social Club And CATS House Newport Road Bedwas	Decided - Discharge of Conditions 06.12.2017
17/0843/RET 27.09.2017	Mr J Tiley 74 Bailey Street Deri Bargoed CF81 9HW	Retain and complete two storey rear extension and extended patio area 74 Bailey Street Deri Bargoed CF81 9HW	Granted 07.12.2017
17/0859/COU 05.10.2017	Elite Fitness Mr J Davies Tree Tops New Bethel Mynyddislwyn Blackwood NP12 2AY	Change the use of factory warehouse to gym on Unit 4 only Envirotex Products Ltd Unit 1-4 Block C Newbridge Road Industrial Estate Pontllanfraith	Granted 07.12.2017
17/0878/FULL 12.10.2017	Mrs F Wilner April Cottage White Hart Drive Machen Caerphilly CF83 8NH	Erect single storey extension to front of existing cottage to create new kitchen area April Cottage White Hart Drive Machen Caerphilly	Refused 07.12.2017
17/0884/FULL 16.10.2017	Mr M Lawford 2 Marshfield Court Pontllanfraith Blackwood NP12 2JP	Erect two storey rear extension 2 Marshfield Court Pontllanfraith Blackwood NP12 2JP	Granted 07.12.2017
17/0959/NMA 13.11.2017	Mr K Phillips The Glen New Road Blackwood NP12 3QZ	Seek non material amendment to planning application 14/0498/FULL (alterations to conservatory doors/roof lights rear roof elevation) The Glen New Road Pengam Blackwood	Refused 07.12.2017
17/0882/RET 13.10.2017	Mr G Holmes 16 Bernard Street Cwmcarn Newport NP11 7EE	Retain a timber deck to the rear elevation of the kitchen and installation of patio doors 16 Bernard Street Cwmcarn Newport NP11 7EE	Granted 08.12.2017

17/0731/TPO 21.08.2017	Mrs W Jones 18 Royce Close Penpedairheol Hengoed CF82 8HN	Fell Oak tree (T8) (Tree Preservation Order 22/78/RVDC) 18 Royce Close Penpedairheol Hengoed CF82 8HN	Refused 11.12.2017
17/0773/FULL 06.09.2017	Mr A Payne 13 Ty-Isaf Crescent Pontymister Risca Newport NP11 6LX	Erect porch to front elevation 13 Ty-Isaf Crescent Pontymister Risca Newport	Granted 11.12.2017
17/0776/TPO 07.09.2017	Mrs T Bass 10 Coed Y Bryn Blackwood NP12 1HA	Crown reduce T1 by 25% by no more than 2m all around, crown lift to a height of 5m from ground level, remove dead wood and Crown reduce T2 by 25% by no more than 2m all around, remove 1 limb affecting roof of neighbouring property and crown lift to a height of 5m from ground level, remove dead wood (Tree Preservation Order 66/72/MCC) 10 Coed Y Bryn Blackwood NP12 1HA	Granted 11.12.2017
17/0825/FULL 22.09.2017	Mr M Cisuelo 29 Cotswold Way Trenwydd Park Risca Newport NP11 6QT	Erect part two storey, part single storey extension to side and rear to provide extended kitchen/dining room plus study at ground floor and extra bedroom at first floor 29 Cotswold Way Trenwydd Park Risca Newport	Granted 11.12.2017
17/0868/CLPU 10.10.2017	Mr M Reese 15 Rhodfa Glascoed Blackwood NP12 1GW	Obtain a Lawful Development Certificate for the proposed removal of conservatory roof and replace with pitched tiled roof with velux roof lights 15 Rhodfa Glascoed Blackwood NP12 1GW	Granted 11.12.2017

17/0875/NCC 11.10.2017	Safely One Ltd And Safely Two Ltd C/o Agrarian Ltd L Hall Walgaston Farm Mobley Berkeley GL13 9EN	Vary conditions 10 (hours of opening) and 11 (odour - scheme of control) of planning consent 17/0389/FULL (Erect three single storey commercial units with use class A1/A3, landscaping, fencing, create additional parking, re-organising existing parking and internal access) to change the opening hours from 07.30 to 07.00 and change the condition from 'Prior to the commencement of the development' to 'Prior to the occupation of a unit' Castle View Shopping Centre Cae Meillion Caerphilly	Granted 11.12.2017
17/0902/FULL 18.10.2017	Mr J Pincott 3 Byron Place Croespenmaen Newport NP11 3BP	Erect two-storey rear extension 3 Byron Place Croespenmaen Newport NP11 3BP	Granted 11.12.2017
17/0919/FULL 23.10.2017	Mrs M Reed Hillcrest 114 Mill Road Caerphilly CF83 3FE	Erect extension to rear of bungalow Hillcrest 114 Mill Road Caerphilly CF83 3FE	Granted 11.12.2017
17/0922/TPO 24.10.2017	Mrs W Jones 18 Royce Close Penpedairheol Hengoed CF82 8HN	Crown reduce an oak tree 20% - 25%- height by 2-2.5m, and lateral spread by 2-2.5m (Tree Preservation Order 22/78/RVDC) 18 Royce Close Penpedairheol Hengoed CF82 8HN	Granted 11.12.2017
17/0928/COND 25.10.2017	Mrs J Heywood 6 Herons View Pengam NP12 3XA	Discharge conditions 7 (drainage) , 8 (vehicular access), 10 (rainwater run-off) and 11 (construction - structural calcs) of planning consent 15/0500/FULL (Erect one residential dwelling with a detached double garage) Riverdale Bedwellty Road Aberbargoed Bargoed	Decided - Discharge of Conditions 11.12.2017

16/0786/OUT 07.09.2016	Mrs Morley C/o DPS Architecture Ltd Mr J Duggan Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Construct seven apartment units on a derelict site accessed from Bedwas Road and seek approval of the access, landscaping, layout and scale Land To The Rear Of Bedwas Road Caerphilly	Refused 12.12.2017
17/0585/FULL 07.07.2017	Mr M Organ Rock Cottage St David's Avenue Woodfieldside Pontllanfraith Blackwood NP12 0PD	Erect a 3 bedroom detached house with off road parking Land At St David's Avenue Woodfieldside Pontllanfraith	Granted 12.12.2017
17/0893/FULL 17.10.2017	Mrs J Coward 36 Clos Gwastir Caerphilly CF83 1TD	Erect two-storey rear extension 36 Clos Gwastir Caerphilly CF83 1TD	Granted 12.12.2017
17/0905/FULL 20.10.2017	Mr R Cleaver Gwaun-y-bara House Pentwyngwyn Road Rudry Caerphilly CF83 3DG	Erect a stable Gwaun-y-bara House Pentwyngwyn Road Rudry Caerphilly	Granted 12.12.2017
17/0939/FULL 30.10.2017	Mr D Pearce 10 Sword Hill Caerphilly CF83 2AG	Erect conservatory to rear elevation 10 Sword Hill Caerphilly CF83 2AG	Granted 12.12.2017
17/0463/RET 01.06.2017	Mr D Cornwall The Brambles Penpedairheol Farm Cwmalsie Lane Mynyddislwyn Blackwood NP12 2QT	Retain car parking area, hay barn, storage container, retaining wall and access to the hay barn and container from raised parking area Penpedairheol Farm Cwmalsie Lane Mynyddislwyn Blackwood	Granted 13.12.2017

17/0559/FULL 30.06.2017	Mr S Goss 9 Van Road Caerphilly CF83 1JZ	Demolish existing single storey dwelling and adjacent detached garage and replace with a new one and a half storey residential property with adjoining double garage and associated increased width to driveway and entrance and erection of gates Sunningdale 244 Pontygwindy Road Caerphilly CF83 3HY	Granted 13.12.2017
17/0901/FULL 18.10.2017	Mr S Julke 13 West View Crescent Oakdale Blackwood NP12 0JG	Erect two-storey rear extension 13 West View Crescent Oakdale Blackwood NP12 0JG	Refused 13.12.2017
17/0910/ADV 20.10.2017	Co-Operative Food Food Programme Delivery Orchard Group 1 Angel Square Manchester M60 0AG	Erect 1 x internally illuminated 2m totem Machen Co-op 70 Commercial Road Machen CF83 8PG	Granted 13.12.2017
17/0946/FULL 31.10.2017	Mr A Nicholas 16 Llanddwyn Island Close Caerphilly CF83 2AS	Convert garage and construct first floor side extension 16 Llanddwyn Island Close Caerphilly CF83 2AS	Granted 13.12.2017
17/0815/LBC 21.09.2017	Mr A Williams 10 Collins' Row Bute Town Rhymney Tredegar NP22 5QL	Take down existing single storey extension and re-build new single storey extension to incorporate kitchen, accessible toilet and shower room 10 Collins' Row Bute Town Rhymney Tredegar	Granted 14.12.2017
17/0823/RET 22.09.2017	Mr J Williams 15 New Road Cwmfelinfach Newport NP11 7GU	Retain balcony and raised decking to the rear of property 15 New Road Cwmfelinfach Newport NP11 7GU	Refused 14.12.2017
17/0858/COU 04.10.2017	Ms C Williams 34 Lewis Crescent Gilfach Bargoed CF81 8JW	Change the use of former sweet shop element on ground floor to dog grooming parlour 20 High Street Fleur-de-lis Blackwood NP12 3UB	Granted 14.12.2017

17/0842/FULL 27.09.2017	Mr A Higgs 43 Highfield Crescent Aberbargoed Bargoed CF81 9DW	Construct detached garage 43 Highfield Crescent Aberbargoed Bargoed CF81 9DW	Granted 15.12.2017
17/0867/FULL 09.10.2017	Mr A Anderson Pechan Fi Central Avenue Newbridge NP11 5GD	Construct a single storey extension to side of house Pechan Fi Central Avenue Pantside Newport	Granted 15.12.2017
17/0913/FULL 20.10.2017	Mr A Townsend Cambridge House Corbetts Lane Pwllypant Caerphilly CF83 3HX	Erect two-storey extension to front of property incorporating existing garage and ground floor extension to existing utility room Cambridge House Corbetts Lane Pwllypant Caerphilly	Granted 15.12.2017
17/0869/FULL 10.10.2017	Mrs Lewis 21 Tai'r Heol Penpedairheol Hengoed CF82 8DL	Erect single storey rear extension with roof terrace and balustrading, replacement porch and internal adaptations 21 Tai'r Heol Penpedairheol Hengoed CF82 8DL	Refused 18.12.2017
17/0568/RET 03.07.2017	Mrs M Rawlins- Burles C/O G Powys Jones 17 Yorath Road Cardiff CF14 1QB	Retain the change of use of agricultural building used as stables to a mixed use of residential accommodation and stables Annexe Smugglers Run Pen- Deri Farm Lane Argoed	Granted 19.12.2017
17/0837/NCC 26.09.2017	Mrs J Sexton The Coffee Mill 127 Commercial Street Pontymister Risca Newport NP11 6EE	Vary Condition 04 of planning consent 15/0783/COU (Change the use of the premises from A1 use to a coffee shop A3) to extend hours of trading on Saturdays 0900 hours to 2300 hours and on Sundays 1100 hours to 1600 hours The Coffee Mill 127 Commercial Street Pontymister Risca	Granted 19.12.2017
17/0903/FULL 19.10.2017	Mr S Lees 44 Pandy Road Bedwas Caerphilly CF83 8EJ	Erect 1 no detached 4 bed dwelling and garage Land (At Grid Ref 315605 188159) Adjacent To Swyn-y- Nant 76A Heol-Y-Ddol Caerphilly	Granted 19.12.2017

17/0912/COND 20.10.2017	Rectory Homes (Wales) Ltd Mr M Miller C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Discharge conditions 6 (Landscape Management Plan), 8 (Grassland Compensation Plan), 10 (Reptile Translocation), 11 (Nesting Sites/Birds) and 12 (Site Clearance) of planning consent APP/K6920/A/17/3173196 (Erect residential development for 45 No. dwellings, associated highway infrastructure and open space) Land At (Woodfield Park Funeral Home) Woodfield Park Lane Penmaen Oakdale	Decided - Discharge of Conditions 19.12.2017
17/0934/FULL 27.10.2017	Mr D Hall Ivy Cottage 24 Main Road Maesycwmmmer Hengoed CF82 7RN	Erect first floor side extension for shower room and study Ivy Cottage 24 Main Road Maesycwmmmer Hengoed	Granted 19.12.2017
17/1022/NMA 27.11.2017	Solarplicity Ltd Unit 8 Peerglow Centre Marsh Lane Ware SG12 9QL	Seek approval of a non- material amendment to planning consent 15/0512/FULL (Construct a solar photovoltaic park with associated PV equipment and cable route) to approve fencing colour as Moss Green (Matt Finish) Pant-Ysgawen Farm Pant- Ysgawen Farm Lane Newbridge Newport	Granted 19.12.2017
17/0540/FULL 27.06.2017	Mr Moss 11 Pantglas View Newport Road Trethomas Caerphilly CF83 8BL	Erect two-storey rear extension 11 Pantglas View Newport Road Trethomas Caerphilly	Granted 20.12.2017

17/0655/RM 28.07.2017	Welsh Government C/O WSP Mr G Lewis 1 Capital Quarter Tyndall Street Cardiff CF10 4BZ	Construct Phase 1 Infrastructure Works associated with Outline Planning Consent 16/0373/OUT - reserved matters application regarding access, diversion of haul route, drainage, public open space and landscaping Land At Grid Ref 311051 194899 South Of Mafon Road Ty Du Nelson	Granted 20.12.2017
17/0860/FULL 05.10.2017	Biffa Waste Services Mr M Harty Biffa West Manchester Depot Junction Works Bickershaw Lane Abram Wigan WN2 5TB	Erect gas storage tanks, gas conditioning unit, one compressed natural gas generating engine and two battery units to replace three former landfill generating engines to provide short term operating reserve to the National Grid Biffa Electricity Generation Site Trecatti Landfill Site Fochriw Road	Granted 20.12.2017
17/0877/FULL 11.10.2017	Mr R Mann 18 Commercial Street Aberbargoed Bargoed CF81 9BW	Carry out alterations to ground floor front elevation 18 Commercial Street Aberbargoed Bargoed CF81 9BW	Granted 20.12.2017
17/0909/FULL 20.10.2017	Mr A Jones 17 Lewis Street Ystrad Mynach Hengoed CF82 7AQ	Extend garage and move garage door from side to rear Garage At Grid Ref 314374 194480 R/o 19 Lewis Street Ystrad Mynach	Granted 20.12.2017
17/0924/COU 24.10.2017	Jelly Totz Childcare Ltd C/o DPP Planning Miss K Davis Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Change the use of Units 15-19 from Class B1/B2/B8 to Class D2 (Leisure) Soft Play Centre Jelly Totz Unit 15-19 Block C Newbridge Road Industrial Estate	Granted 20.12.2017

17/0932/FULL 27.10.2017	Mr A Davies 72 Cae'r Fferm Caerphilly CF83 2QD	Erect first floor extension 72 Cae'r Fferm Caerphilly CF83 2QD	Granted 20.12.2017
17/0948/FULL 01.11.2017	Mrs J Hillier 33 Heol Trecastell Caerphilly CF83 1AE	Erect second storey rear extension above existing ground floor extension 33 Heol Trecastell Caerphilly CF83 1AE	Granted 20.12.2017
17/0826/RET 25.09.2017	New Wave Installations Cardtronics UK Ltd Mrs N Gaunt Hope Street Rotherham Yorkshire S60 1LH	Retain ATM installed through the glazed shop front far left hand window Nisa Local 61 High Street Rhymney Tredegar	Refused 21.12.2017
17/0827/ADV 25.09.2017	New Wave Installations Cardtronics UK Ltd Mrs N Gaunt Hope Street Rotherham Yorkshire S60 1LH	Retain internally illuminated lettering to black and green polycarbonate ATM surround sign free cash withdrawals and balance enquiries and cashzone white illuminated lettering and halo illumination Nisa Local 61 High Street Rhymney Tredegar	Refused 21.12.2017
17/0865/FULL 09.10.2017	Mr C Marshal 24 Hospital Road Penpedairheol Hengoed CF82 8DG	Convert bungalow to dormer bungalow, change hip roof to gable, with box dormer to the rear elevation and dormer windows to the front elevation 24 Hospital Road Penpedairheol Hengoed CF82 8DG	Granted 21.12.2017
17/0907/FULL 19.10.2017	Mr L Williams 24 Woodside Walk Wattsville Newport NP11 7NZ	Convert garage into a habitable space and install white UPVC window to the left side of the garage 24 Woodside Walk Wattsville Newport NP11 7NZ	Granted 21.12.2017
17/0945/RET 31.10.2017	Ms M Perera 36 Arthur Street Abertysswg Tredegar NP22 5AW	Retain rear loft extension 36 Arthur Street Abertysswg Tredegar NP22 5AW	Refused 21.12.2017

17/0952/COND 02.11.2017	Pendragon (Design & Build) Ltd Mr Jones Pendragon House General Rees Square Cwmbran NP44 1AJ	Discharge conditions 02 (Contamination), 05 (Construction Method Statement) , 14 (Surface Water/Land Drainage) & 17 (Engineering Details) of planning consent 15/1258/FULL (Build a housing association development providing 37 No. dwellings) Land At Grid Ref 313066 197010 Claerwen North UI Gelligaer	Decided - Discharge of Conditions 21.12.2017
17/0958/TPO 03.11.2017	Charter Housing Association Mr J Thomas Exchange House High Street Newport NP20 1AA	Remove ivy from stem, raise low canopy height to 4m measured from tree base and remove any dead wood section over gardens of tree T4 (Ash) (Tree Preservation Order 43/08/CCBC) 57 Blacksmith Close Oakdale Blackwood NP12 0BP	Granted 21.12.2017
17/0956/OUT 05.11.2017	Mr & Mrs J Takacs 14 Beech Grove Oakdale Blackwood NP12 0JL	Erect detached dwelling with associated access and groundworks Land Within Curtilage Of 14 Beech Grove Oakdale Blackwood NP12 0JL	Refused 21.12.2017
17/0962/FULL 07.11.2017	Mr A Card 20 High Street Ynysddu Newport NP11 7JJ	Erect two-storey extension to rear of property and erect a two car garage 20 High Street Ynysddu Newport NP11 7JJ	Granted 21.12.2017
17/1028/NOTF 29.11.2017	Natural Resources - Forestry Mr A Shinton Natural Resources Wales Office Resolven SA11 4DR	Construct new tracks and upgrade an existing track to facilitate felling of larch trees infected with phytophthora ramorum and for purposes of restocking the woodland West End Woodland South Blackvein Industrial Estate Wattsville	Prior Approval Not Required 21.12.2017

17/0783/FULL 08.09.2017	Mr & Mrs Edwards Fwrrwm Ishta House 68 Commercial Road Machen Caerphilly CF83 8PG	Convert garage to annexe lounge, erect external rear gates, and extend front wall with railings to provide boundary treatment Fwrrwm Ishta House 68 Commercial Road Machen Caerphilly	Granted 22.12.2017
17/0820/COND 21.09.2017	Emtrek Ltd Mr J Davies C/O Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge conditions 1 (site control - dust suppression), 2 (site control - noise suppression), 3 (noise scheme for the building), 6 (land drainage) and 7 (method statement) of planning consent 15/0619/RM (Construct 14 no. two bedroom apartments) Castle Manor Nantgarw Road Caerphilly CF83 1BW	Decided - Discharge of Conditions 22.12.2017
17/0850/COND 02.10.2017	Emtrek Ltd Mr J Davies C/o Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge conditions 08 (Road Layouts), 10 (Highway Maintenance), 12 (Bats) & 14 (Soil Importation) of planning consent 07/1153/OUT (Construct 14 No. 2 bedroom apartments) Castle Manor Nantgarw Road Caerphilly	Decided - Discharge of Conditions 22.12.2017
17/0891/COU 17.10.2017	Dr C Salvaji 269 Cyncoed Road Cardiff CF23 6PA	Change the use of existing Medical Centre to 2 no. 1-bed flats and 1 no. 2-bed flat Newbridge Medical Centre High Street Newbridge Newport	Granted 22.12.2017
17/0908/COU 20.10.2017	South Wales Spine Centre Mrs K Neyer 103A High Street Blackwood NP12 1PN	Change the use from office to chiropractor Former O'Brien Construction (South Wales) Ltd Suite 3B Block B - Brydon House Van Court Caerphilly Business Park	Refused 22.12.2017

17/0961/COND 06.11.2017	The Trustees Of Peter Makemson C/o Ms S Makemson 6 The Larches Cowbridge Vale Of Glamorgan CF71 7TT	Discharge conditions 10 (Ecology - Dev Licence), 11 (Bat Method Statement), 12 (Monitoring of Bat Mitigation), 13 (Report Recommendations), 14 (Lighting Mitigation Strategy) and 15 (Breeding Bird Provision) of planning consent 17/0459/FULL (Demolish the existing bungalow, re-align the existing driveway access onto Rudry Road and construct a new purpose built dormer bungalow with ancillary landscaping works) Llwyncelyn Bungalow Rudry Road Rudry Cardiff	Decided - Discharge of Conditions 22.12.2017
17/0993/COND 17.11.2017	Trustees Of Llanover Estate C/o Asbri Planning Ltd Miss E Harding Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Discharge Condition 4 (drainage) of Planning Consent 15/0563/OUT (Erect up to 50 dwellings and access with all other matters reserved) Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	Decided - Discharge of Conditions 22.12.2017
17/1034/NOTD 30.11.2017	Linc Cymru C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Demolish former Magistrates' Court Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG	Prior Approval Not Required 22.12.2017
17/1049/NMA 01.12.2017	Mr L Hogg Llwyncelyn Draethen Newport NP10 8GB	Seek non material amendment to planning application 12/0437/FULL (Demolish detached garage and construct single dwelling and external works) (appeal reference APP/K6920/A/14/2216654), to omit chimneys and substitute timber windows and doors to upvc Plum Tree Cottage Yew Tree Cottage To The Row Draethen Caerphilly	Refused 22.12.2017

17/0941/FULL 30.10.2017	Mr N Cheshire 49 Greenfield Newbridge NP11 4QY	Erect detached single garage 59 Greenfield Newbridge Newport NP11 4QY	Granted 02.01.2018
17/1051/NOTF 05.12.2017	Natural Resources - Forestry Mr A Shinton Natural Resources Wales Office Resolven Neath SA11 4DR	Construct new tracks to facilitate felling of larch trees infected with phytophthora ramorum and for purposes of restocking the woodland Hollybush Woodland Pont Gwaith Yr Haearn Farm Lane Hollybush	Prior Approval Not Required 02.01.2018
17/0789/FULL 07.09.2017	Mr A Williams 10 Collins' Row Bute Town Rhymney Tredegar NP22 5QL	Take down existing single storey extension and re-build new single storey extension to incorporate kitchen, accessible toilet and shower room 10 Collins' Row Bute Town Rhymney Tredegar	Granted 03.01.2018
17/0951/FULL 02.11.2017	Miss C Cottle 61 High Meadow Abercarn Newport NP11 5AD	Erect single-storey dining room and shower room extension to side of dwelling 61 High Meadow Abercarn Newport NP11 5AD	Granted 03.01.2018
17/0960/FULL 07.11.2017	Mr & Mrs A Burns 47 Pandy Road Bedwas Caerphilly CF83 8EH	Make alterations to windows and doors to front and side elevations 47 Pandy Road Bedwas Caerphilly CF83 8EH	Granted 03.01.2018
17/0965/FULL 09.11.2017	Mss J Kimpton 18 Morlais Court Hendredenny Caerphilly CF83 2UG	Construct a single storey side extension 18 Morlais Court Hendredenny Caerphilly CF83 2UG	Granted 04.01.2018
17/0967/COU 09.11.2017	Mr A Rooke 51 Kier Hardie Terrace Swfrydd Crumlin NP11 5EJ	Change the use from A1 to Sui Generis -Tattoo Studio 12A High Street Bargoed CF81 8QZ	Granted 04.01.2018

17/1014/COND 24.11.2017	Ixon Developments Ltd C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Discharge Condition 16 (land drainage) of outline planning consent 13/0810/OUT (Demolish and provide residential re-development together with associated vehicular and pedestrian accesses, car parking, landscaping, ancillary development and retain community garden) and Condition 5 (roads) of reserved matters consent 15/0314/RM (Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in connection with planning consent 13/0810/OUT for residential development) Former Blackwood Junior School Pentwyn Road Blackwood	Decided - Discharge of Conditions 04.01.2018
17/0876/FULL 11.10.2017	Mr S McGinty 20 Derwyn Las Bedwas Caerphilly CF83 8HS	Convert garage to living space 20 Derwyn Las Bedwas Caerphilly CF83 8HS	Granted 05.01.2018
17/0916/FULL 23.10.2017	Price & Co Farming Ltd Mr Price Gelliargwellt Farm Gelligaer Road Gelligaer Hengoed CF44 8FY	Lay an underground pipeline crossing Heol Adam to enable the transfer of liquid fertiliser from Gelliargwellt Farm to Tir-y-Rhen Farm without the need for road traffic movements Tir-y-rhen Farm Heol Adam Gelligaer Hengoed	Granted 05.01.2018
17/0921/COND 24.10.2017	Brewers Lodge Limited Mrs C Brewer Brewers Lodge Gordon Road Blackwood NP12 1DS	Discharge conditions 3 (watching brief) and 8 (strata investigation) of planning consent 17/0015/FULL (Erect extension to side of property to form restaurant and function room) Brewers Lodge Gordon Road Blackwood NP12 1DS	Decided - Discharge of Conditions 05.01.2018

17/0943/FULL 27.10.2017	Saltown Ltd 5 Lawrence Court Bedwas Caerphilly CF83 8DW	Erect a light industrial unit Choice 24/7 Ltd Unit 5 (Lawrence Court) Greenway Bedwas House Industrial Estate	Granted 05.01.2018
17/0947/FULL 01.11.2017	Mr B Williams 142 Glanshon Court Pantside Newbridge NP11 5LY	Erect two storey and single storey extension to gable end and a detached garage 1 Dolgwyddfa Houses Alexandra Place Newbridge Newport	Granted 05.01.2018
17/1015/CLPU 24.11.2017	Ms A Thomas 7 Darren Court Oakdale Blackwood NP12 0JF	Obtain a Lawful Development Certificate for the proposed erection of a rear single-storey extension 7 Darren Court Oakdale Blackwood NP12 0JF	Granted 05.01.2018
17/0970/FULL 13.11.2017	POC Investments Limited Mr S Darling Alexander House Colliery Road Llanbradach Caerphilly CF83 3QQ	Erect agricultural barn for storage of agricultural machinery and live stock The Byre Heol Adam Gelligaer Hengoed	Refused 08.01.2018
17/0972/FULL 13.11.2017	Mr S Darling Cwrt Evan House Heol Adam Gelligaer Hengoed CF82 8FU	Erect agricultural barn for storage of agricultural machinery Cwrt Evan House Heol Adam Gelligaer Hengoed	Refused 08.01.2018
17/1055/NMA 30.11.2017	Mr L Thomas 5 Taf Olwg Nelson Treharris CF46 6JL	Seek approval of a non- material amendment to planning consent 17/0418/FULL (Erect two storey side extension and alter single storey rear structure) to change integral garage to reception room and associated internal layout alterations 5 Taf Olwg Nelson Treharris CF46 6JL	Granted 08.01.2018

17/0775/COU 07.09.2017	Mr R Hewlett 18 Whitethorne Street Crumlin Gwent NP11 4PY	Change the use of car garage to a non ferrous recycling yard Former Summerhayes Garage Riverside Terrace Newbridge Newport	Granted 09.01.2018
17/0904/CLPU 19.10.2017	Valo Developments Ltd Yadave & Thakerar Tall Trees Thornton Grove Pinner HA5 4HG	Obtain a Lawful Development Certificate for proposed use or development to regularise the extant consent (07/1066/FULL - Erect residential development) Laxmi Court - Carn Gethin Hengoed Road Cefn Hengoed	Granted 09.01.2018
17/0942/RET 30.10.2017	Mr S Parr Hen Faes 88 High Street Nelson Treharris CF46 6HB	Retain single-storey rear extension and alter the roof of the main dwelling from hip style to gable style Hen Faes 88 High Street Nelson Treharris	Granted 09.01.2018
17/0976/FULL 14.11.2017	Mr S Murphy Bwthyn-Y-Felin Garden City Rhymney Tredegar NP22 5JY	Erect two storey rear extension and detached garage 26 Garden City Rhymney Tredegar NP22 5JY	Granted 09.01.2018
17/0979/COU 14.11.2017	Mr & Mrs R Watts Pen-y-waun Farm Mountain Road Bedwas Caerphilly CF83 8ER	Change the use of land to tourist accommodation including safari tents Pen-y-waun Farm Mountain Road Bedwas	Granted 09.01.2018
17/0983/FULL 15.11.2017	Mr N Jenkins 6 Bramblewood Court Pengam Blackwood NP12 3QW	Erect single storey conservatory extension to the rear elevation 6 Bramblewood Court Pengam Blackwood NP12 3QW	Granted 09.01.2018
17/0604/FULL 13.07.2017	J Esau Ysgubor Fach Farmhouse Ysgubor Fach Ty Canol Lane Machen CF83 8QE	Create a menage Ysgubor Fach Farmhouse Ysgubor Fach Ty Canol Lane Machen	Granted 10.01.2018

17/0964/FULL 09.11.2017	Mr A Pugh Oak Villa 4 New Road Fleur-de-lis Blackwood NP12 3RL	Erect two storey side extension Oak Villa 4 New Road Fleur- de-lis Blackwood	Granted 10.01.2018
17/0984/FULL 15.11.2017	Mr Tallon 24 Griffin Drive Penallta Hengoed CF82 6AH	Erect conservatory to the side elevation 24 Griffin Drive Penallta Hengoed CF82 6AH	Refused 10.01.2018
17/0987/FULL 16.11.2017	Mrs Anthony Graig View Cottage The Row To Gwern- y-Goytre Draethen NP10 8GF	Extend decking approved under application 17/0612/FULL (Erect single storey orangery to rear with decking) Graig View Cottage The Row To Gwern-Y-Goytre Draethen Newport	Granted 11.01.2018
17/0991/FULL 16.11.2017	Mrs L Tinrlih 48 Garden Suburbs Pontywaun Crosskeys Newport NP11 7GD	Convert outhouse to internal shower room 48 Garden Suburbs Pontywaun Newport NP11 7GD	Granted 11.01.2018

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Agenda Item 13

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

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.
13/0799/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.
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.
17/0088/OUT 03.02.17	Construct revised housing site development for 19 properties on Land At Fair View Garage Pengam Road Pengam Blackwood	Considering need for air quality assessment.
17/0257/FULL 22.03.17	Construct two-storey extension to provide additional living accommodation at The Gatehouse Gwern-y-domen Farm Lane Caerphilly	Awaiting additional information.

17/0258/LBC 21.03.17	Construct two-storey extension to provide additional living accommodation at The Gatehouse Gwern-y-domen Farm Lane Caerphilly	Awaiting additional information.
17/0411/OUT 11.05.17	Erect residential development with strategic open space including play facilities and pedestrian and cycle networks at Land At Gwern Y Domen (Grid Ref 317068 187536) Gwern-y-domen Farm Lane Caerphilly	Subject to further discussion and consideration.
17/0466/FULL 02.06.17	Erect a detached dwelling on Land at Colliery Road Llanbradach Caerphilly	Awaiting additional information.
17/0473/FULL 05.06.17	Erect part two, part three, part four storey building comprising 43 retirement apartments with associated communal lounge, guest suite, electric buggy store and other communal facilities including car parking, sub station and landscaped grounds at Former Caerphilly Police Station Mountain Road Caerphilly	Viability assessment submitted and under consideration.
17/0551/COU 29.06.17	Change the use of lower ground floor of previous fitness club to one bedroom flat at 17 High Street Llanbradach Caerphilly	Awaiting additional information.
17/0589/FULL 10.07.17	Erect single-storey side and rear extension at Avante 6 Gellideg Lane Maesycwmmmer	Subject to further discussion and consideration.
17/0679/RET 04.08.17	Retain and complete temporary covered stand, temporary press office, temporary ticket office and temporary camera gantry positions at Bargoed RFC Bargoed Park Park Drive Bargoed	Awaiting ground investigation.
17/0681/OUT 07.08.17	Erect residential development together with associated open space, landscaping and parking provision and seek approval of access and scale on Land At Grid Ref 316731 198680) Beaumaris Way Cefn Fforest	Subject to further discussion and consideration.

17/0714/COND 17.08.17	Discharge conditions 3 (drainage), 5 (dust suppression), 6 (noise suppression), 8 (hedgerow management) and 12 (materials) of planning consent 17/0462/FULL (Erect an additional bungalow and reposition of bungalow previously approved under planning consent 15/0705/FULL (as amended by 17/0289/NMA)) at Land At Grid Ref 315079 192127 (South Of Birchwood) Caerphilly Road Llanbradach	Awaiting additional details.
17/0715/COND 17.08.17	Discharge conditions 3 (drainage), 8 (hedgerow management) and 12 (materials) of planning consent 15/0705/FULL (Erect three bungalows on land adjoining the existing garden) at Land At Grid Ref 315079 192127 Caerphilly Road Llanbradach	Awaiting further information about landscaping.
17/0738/COND 24.08.17	Discharge condition 09 (site investigation report) of planning application 14/0518/NCC (granted on appeal reference APP/K6920/A/15/3084354) (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) on Land At Grid Ref 315319 197123 Glan-Yr-Afon Lane Fleur-de-lis	Subject to further discussion and consideration.
17/0803/LA 15.09.17	Remove existing steel framed open canopy structure and replace external eating area it covers with an infill building as a linking extension to the two adjacent existing dining halls at Blackwood Comprehensive School Ty Isha Terrace Blackwood	Awaiting additional information.
17/0804/OUT 18.09.17	Erect up to 350 homes including affordable housing, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access at Virginia Park Golf Club and Driving Range Virginia Park Caerphilly	Subject to further discussion and consideration.

17/0805/COND 18.09.17	Discharge conditions 8 (public rights of way), 10 (vehicular and pedestrian routes/access), 15 (trees with high potential for bat habitat), 16 (trees with medium potential for bat habitat), 17 (scheme of lighting), 18 (construction environmental management plan) and 19 (surface water management plan) of planning consent 16/0373/OUT (Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations) at Land South Of A472 (Mafon Road) Ty Du Nelson Treharris	Subject to further discussion and consideration.
17/0809/FULL 18.09.17	Construct detached house with parking for two vehicles on Land At Grid Ref 317801 195546 (Adjacent To 2 Penllwyn Avenue) Pontllanfraith Blackwood	Awaiting additional information.
17/0864/FULL 09.10.17	Erect a wind turbine with a maximum overall tip height of 113m, 10m micro siting, associated infrastructure including a transformer, hardstanding areas, a control building and cabling to operate for 25 years and subsequently decommission at Durisol UK Unit 4 Parkway Pen-y-fan Industrial Estate Pen-y-fan Newport	Subject to further discussion and consideration.
17/0915/NCC 23.10.17	Vary condition 2 of planning consent 14/0518/NCC, (allowed on appeal) to amend the approved plans with revised house plans including changes to position of plots and facade treatment to be updated to current day designs and materials on Land At Grid Ref 315319 197123 Glan-Yr-Afon Lane Fleur-de-lis	Subject to discussion and consideration.

17/0918/COND 30.10.17	Discharge condition 03 (Highways) , 05 (Land Drainage) , 06 (Surface Water Drainage), 07 (Drainage Scheme), 10 (Remediation Strategy) 17 (Japanese knotweed) and 19 (Lighting Scheme) of planning consent 14/0518/NCC granted on appeal reference APP/K6920/A/15/3084354 (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) on Land At Grid Ref 315319 197123 Glan-Yr-Afon Lane Fleur-de-lis	Awaiting additional information.
17/0936/FULL 30.10.17	Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store at Former Church Hall Church Street Llanbradach Caerphilly	Subject to further discussion concerning design and nature conservation.
17/0937/CON 30.10.17	Demolish existing church hall and erect a new GP Surgery including associated car parking, cycle parking and bin store at Former Church Hall Church Street Llanbradach Caerphilly	Subject to further discussion concerning design and nature conservation.
17/0954/FULL 03.11.17	Carry out additions to existing equestrian centre including indoor riding school, enlarged external menage, alternative access and associated landscaping at Smugglers Livery And Equestrian Centre Smugglers Run Pen-Deri Farm Lane Argoed	Awaiting additional information.
17/0969/NCC 09.11.17	Remove conditions 09 (Adopted Highway) & 13 (Public Highway Improvements) of planning consent 07/1153/OUT (Construct 14 No. 2 bedroom apartments) at Castle Manor Nantgarw Road Caerphilly	Subject to further discussion and information.
17/1097/LBC 16.11.17	Convert outhouse to internal shower room at 48 Garden Suburbs Pontywaun Newport	Awaiting additional information.

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Agenda Item 14

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. Received advice from Planning. Sent draft internally for comments.
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	Approved new plan. Change with title so amended draft and sent for approval. Chased.
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	Approved new plan. Change with title so amended draft and sent for approval. Chased.
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. Chased.
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	Documents signed without plan. Waiting for signed plan and fees.
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	Documents signed without plan. Waiting for signed plan and fees.
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. Amended plan submitted.
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	Documents signed without plan. Waiting for signed plan and fees.
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. Amended plan submitted.
17/0270/OUT 27.03.17	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 on Land at Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Richard queried with planning the need for a Section 106 Agreement.
17/0616/COU 14.07.17	Convert former night club at second floor level to 7 No. flats (D2 to C3) at Pulsars Niteclub 3A Pentrebane Street Caerphilly	Queried title evidence. Solicitors checking with architects.
17/0617/COU 14.07.17	Convert first and second floors to 6 No. 1 bedroom flats at 1 Pentrebane Street Caerphilly	Queried title evidence. Solicitors checking with architects.

Agenda Item 15

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
17/0011/REF 17/0218/FULL	Mr D T Jones Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Erect 2 No. wind turbines 74m tip height at Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	30/11/17

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
16/0010/REF 17/0529/RET	Retain and complete decking/patio area at 25 Heol Fawr Nelson Treharris	20/12/17	DEL