

# Pecyn Dogfennau Cyhoeddus

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

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



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

**Dyddiad: Dydd Mercher, 14 Mawrth 2018**

Annwyl Syr/Fadam,

Bydd cyfarfod **Pwyllgor Cynllunio** yn cael ei gynnal yn **Siambr y Cyngor - Tŷ Penallta, Tredomen, Ystrad Mynach** ar **Dydd Mercher, 21ain Mawrth, 2018** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol. Mae croeso i chi ddefnyddio'r iaith Gymraeg yn y cyfarfod, a dylid rhoi cyfnod rhybudd o 3 diwrnod gwaith os ydych yn dymuno gwneud hynny. Bydd cyfieithu ar y pryd yn cael ei ddarparu ar gais.

Yr eiddoch yn gywir,

**Christina Harrhy**  
PRIF WEITHREDWR DROS DRO

## A G E N D A

Tudalennau

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

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

A greener place Man gwyrddach

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



I gymeradwyo a llofnodi'r cofnodion canlynol:-

- 3 Cynhaliwyd y Pwyllgor Cynllunio ar 21 Chwefror 2018. 1 - 10

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

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

- 4 Eitem Ragflaen 17/1072/COU - Park Villas, Heol y Parc, Bargod, CF81 8SP. 11 - 24
- 5 17/1056/LA - Tir ar Gyfeirnod Grid: 317543 196321, Heol Coed Duon, Pontllan-fraith, Coed Duon. 25 - 34
- 6 18/0036/COU - 15 Heol Woodbine, Coed Duon, NP12 1QF. 35 - 40

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

- 7 17/0644/NCC - Stonerite Ltd., Unet A, 6 Greenway, Ystad Ddiwydiannol Ty Bedwas, Bedwas, Caerffili, CF83 8DW. 41 - 48

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

- 8 Ceisiadau a benderfynwyd gan bwerau dirprwyedig. 49 - 58
- 9 Ceisiadau sydd allan o amser/heb ddelio â hwy o fewn 8 wythnos i ddyddiad y cofrestrriad. 59 - 64
- 10 Ceisiadau yn aros i Gytundeb Adran 106 i gael ei gwblhau. 65 - 68
- 11 Apeliadau yn weddill ac wedi eu penderfynu. 69 - 70

**Cylchrediad:**

Cynghorwyr M.A. Adams (Cadeirydd), Mrs E.M. Aldworth, C. Andrews, A. Angel, J. Bevan, W. David (Is Gadeirydd), 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 a T.J. Williams

A Swyddogion Priodol



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 21ST FEBRUARY 2018 AT 5:00PM

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#### PRESENT:

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

#### Councillors:

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

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

#### Together with:

T. Stephens (Interim Chief Planning Officer), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), C. Powell (Principal Planner), P. Den Brinker (Team Leader, Planning), C. Boardman (Principal Planner), E. Rowley (Senior Planner), A. Wilcox (Senior Planner), M. Davies (Team Leader, Planning), A. Pyne (Senior Planner) and E. Sullivan (Senior Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. E. Fussell, A.G. Higgs and B. Miles.

#### 2. DECLARATIONS OF INTEREST

Declarations of interest were received at the start and during the course of the meeting as follows: Councillors Mrs G.D. Oliver (Agenda Item No. 4 – 17/0931/OUT), M. Adams (Agenda Item No. 8 – 17/1072/COU), Mrs E.M. Aldworth (Agenda Item No. 11 – 17/1027/FULL), Mrs E.M. Aldworth, R. Gough and J. Taylor (Agenda Item No. 13 – 17/093/FULL and Agenda item No. 14 – 17/0937/CON) and Mrs M. Davies, Principal Planner (Agenda Item No. 5 – 18/0065/FULL) details are minuted with the respective item.

#### 3. MINUTES – 24TH JANUARY 2018

Councillor W. David as a point of clarification in relation to Minute No. 7 wished it noted that it was only during the applicant's statement to the committee that he became aware that his son, H. David had been in discussions with the applicant in his capacity as Assembly Member and once known had immediately declared the interest and left the Chamber.

It was moved and seconded that subject the aforementioned correction the minutes of the meeting held of the 24th January 2018 be agreed as a correct record and by show of hands this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 24th January 2018 (minute nos. 1-12) be approved and signed as a correct record.

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

**4. CODE NO. 17/0931/OUT – LAND AT GRID REF: 311245 205964, FOCHRIW ROAD, PONTLOTTYN, BARGOED.**

It was noted that the application had been subject to a site visit on Monday 19th February 2018.

During the course of the debate Councillor Mrs G. Oliver declared an interest in that the applicant had been contact with her in her capacity as Local Ward Member and left the Chamber.

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

RESOLVED that for the reasons given in the Officer's report this application be refused.

**5. CODE NO. 18/0065/FULL – 4 PENMAEN ROAD, PONTLLANFRAITH, BLACKWOOD, NP12 2DL.**

Mrs M. Davies (Principal Planner) declared an interest in that an objector to the application is known to her and left the Chamber when the application was discussed.

Mrs John-Legg spoken in objection to the application, the applicant who had been advised did not speak.

It was noted that the application had been subject to a site visit on Monday 19th February 2018.

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

RESOLVED that: -

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

- (iv) the applicant 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).
- (v) 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](http://www.gov.uk/government/organisations/the-coal-authority).

**6. CODE NO. 17/1092/FULL – NEW INN, VICTORIA ROAD, FLEUR-DE-LIS, BLACKWOOD, NP12 3UP.**

Mr J. Dunston spoke in objection to the application, the applicant who had been advised did and was present did not speak.

Following consideration the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting there was 1 against and 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 approved;
- (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 this permission: CW2;
- (iii) the applicant be advised 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-influencingdistance-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](http://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](http://www.gov.uk/government/organisations/the-coal-authority).

- (iv) the applicant be advised that any 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.
- (v) The applicant be advised of the comments of Dwr Cymru / Welsh Water.

**7. CODE NO. 17/1001/RET – GLENTWORTH, 11 FOCHRIW ROAD, PONTLOTTYN, BARGOED, CF81 9QH.**

It was noted that the application had been subject to a site visit on Monday 19th February 2018.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by show of hands this was unanimously agreed.

RESOLVED that: -

- (i) 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 this permission: CW2;
- (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](http://www.gov.uk/government/organisations/the-coal-authority).

**8. CODE NO. 17/1072/COU – PARK VILLAS, PARK ROAD, BARGOED, CF81 8SP.**

It was noted that the application had been subject to a site visit on Monday 19th February 2018.

Councillor M. Adams declared an interest in that he had previous contact with the provider organisation and left the Chamber when the application was discussed.

Councillor Mrs C. Andrews declared an interest in that having been asked to represent residents in objection to the applicant she had a closed mind but would address the committee as the Local Ward Member and would leave the Chamber immediately after giving her statement.

Mr B. Wright and Councillor C. Andrews spoke on behalf of residents in objection to the application and Ms F. Beecher spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved.

An amendment was moved and seconded that the application be deferred to allow further consultation to take place before finally considering the application and by show of hands and in noting there were 3 against the amendment was declared carried.

RESOLVED that the application be deferred to allow further consultation to take place.

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

**9. CODE NO. 17/0473/FULL – FORMER CAERPHILLY POLICE STATION, MOUNTAIN ROAD, CAERPHILLY.**

Mr D. Williams, the applicant's agent spoke in support of the application.

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

RESOLVED that for the reasons given in the Officer's report this application be refused.

**10. CODE NO. 17/0966/FULL – THE DE-WINTON, DE WINTON TERRACE, LLANBRADACH, CAERPHILLY, CF83 3JY.**

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

RESOLVED that: -

- (i) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide 40% provision of units as Affordable Housing;
- (ii) on completion of the Section 106 Obligation and subject to the conditions contained within the Officer's report this application be granted;
- (iii) 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 this permission: CW2, CW3 and CW4;
- (iv) the applicant be advised of the advice from Dwr Cymru/Welsh Water, Wales and West Utilities, the Council's Head of Public Services, the Senior Engineer (Land Drainage) and the Council's Ecologist;
- (v) the applicant be advised that they will be required to enter into a formal highway agreement with the Highway Authority in order to undertake the road works on the public highway.

**11. CODE NO. 17/1027/FULL – CAERPHILLY MAGISTRATES COURT, MOUNTAIN ROAD, CAERPHILLY, CF83 1HG.**

During the course of debate Councillor Mrs E.M. Aldworth declared an interest in that a neighbouring resident in objection to the application was known to her and left the Chamber.

It was noted that the above application had been subject to a site visit on Monday 19th February 2018.

Mr D. Finlayson and Councillor C. Elsbury spoke on behalf of local residents in objection to the application and Mr M. Southall the applicant's agent spoke in support of the application.

It was moved and seconded that the recommendation contained within the Officer's report be approved, subject to the inclusion of an additional condition in relation to traffic management.

An amendment was moved and seconded that a further additional condition in relation to more substantial screening/mature planting be attached to this permission and by a show of hands and in noting there were 2 against and 1 abstention this was agreed by the majority present.

RESOLVED that: -

- (i) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide 40% provision of Affordable Housing and a contribution of £15,600 towards enhancing transport provision of a demand responsive minibus service three days a week;
- (ii) on completion of the Section 106 Obligation and subject to the aforementioned additional and amended conditions and the conditions contained within



Officer's report this application be granted;

**Additional Condition (17)**

Notwithstanding the submitted plans no construction works shall commence on site until after a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide details of the contractors parking provision within the site, details of the HGV delivery movements in terms of size, duration and number of vehicles, the adequacy or otherwise of the existing entrance for use by site traffic and the provision of a suitable turning area within the site for approval. The works thereafter shall be carried out in accordance with the approved plan.

Reason: In the interests of highway safety.

**Additional Condition (18)**

Prior to the commencement of any construction works or development, a specification of all proposed tree planting shall be submitted to and agreed in writing by the Local Planning Authority. This specification will include details of the quantity, size, species, position and the proposed time of planting of all trees to be planted, together with an indication of how they integrate with the proposal in the long term with regard to their mature size and anticipated routine maintenance. In addition all shrubs and hedges to be planted that are intended to achieve a significant size and presence in the landscape should be similarly specified. All tree, shrub and hedge planting included within that specification shall be carried out in accordance with that specification and in accordance with BS3936 (parts 1, 1992, Nursery Stock, Specification for trees and shrubs, and 4, 1984, Specification for forest trees); BS4043, 1989, Transplanting root-balled trees; and BS4428, 1989, Code of practice for general landscape operations (excluding hard surfaces).

Reason: In the interests of visual amenity.

- (iii) 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 this permission: CW2, CW3 and CW4.

**12. CODE NO. 17/1076/FULL – LAND REAR OF ROYAL OAK INN, CHURCH STREET, BEDWAS, CAERPHILLY, CF83 8EA.**

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and 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 this permission: CW2 and CW3;
- (iii) the applicant be advised of the comments of the Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water;
- (iv) the applicant be advised that rainwater run-off should not discharge into the highway surface-water drainage system;

- (v) the applicant be reminded that it is an offence to obstruct a public right of way. The 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.

**13. CODE NO. 17/0936/FULL – FORMER CHURCH HALL, CHURCH STREET, LLANBRADACH, CAERPHILLY.**

Councillors Mrs E.M. Aldworth, R.W. Gough and J. Taylor declared an interest in that they are registered users of the GP Surgery that would be operating within the proposed development. Councillors Mrs E.M Aldworth and J. Taylor left the Chamber when the application was discussed. Councillor R.W. Gough addressed the committee as the Local Ward Member and left the Chamber after making his statement.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved.

RESOLVED that:-

- (i) subject to the conditions contained within the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of The Senior Engineer (Land Drainage);
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3 and CW4;
- (iv) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.  
Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority);
- (v) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing;
- (vi) the applicant 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);

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

**14. CODE NO. 17/0937/CON – FORMER CHURCH HALL, CHURCH STREET, LLANBRADACH, CAERPHILLY.**

Councillors Mrs E.M. Aldworth, R.W. Gough and J. Taylor sought legal advice with regard to a possible interest and following advice declared an interest in that they are registered users of the GP Surgery that would be operating within the proposed development. Councillors Mrs E.M Aldworth and J. Taylor left the Chamber when the application was discussed. Councillor R.W. Gough addressed the committee as the Local Ward Member and left the Chamber immediately following the statement.

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

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's report this application be granted;
- (ii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).

**15. 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 8.00pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 21st March 2018, they were signed by the Chair.

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CHAIR

Gadewir y dudalen hon yn wag yn fwriadol

## **PREFACE ITEM**

APPLICATION NO. 17/1072/COU

APPLICANT(S) NAME: United Welsh Housing Association

PROPOSAL: Change the use of the existing offices (B1) to residential accommodation and support for young people aged 16 to 25 (C2) and construct new lobby (7.5sqm)

LOCATION: Park Villas Park Road Bargoed CF81 8SP

The above planning application for the change the use of the existing offices (B1) to residential accommodation and support for young people aged 16 to 25 (C2) and construct new lobby (7.5sqm) was reported to Planning Committee on 21<sup>st</sup> February 2018 with a recommendation for approval subject to conditions. A copy of the previous committee report is attached as an Appendix.

At the meeting, the members resolved that the application be deferred to allow further neighbour consultation to take place. On this basis 221 additional properties within a 100m radius of the application site were consulted. At the time of report preparation one extra letter had been received and any additional ones will be verbally reported at Planning Committee. The comments in summary are as follows:

- will the building be run/owned by Llamau?
- why was this rejected in other areas?
- local residents have not been consulted?
- how many people will live at the building?
- will the residents have criminal records?
- will the staff be there 24-hours?
- what will be the background of the residents?
- what type of support will be provided?
- all the residents of Bargoed should have been consulted
- will adversely affect house value, and property and insurance costs.

Bargoed Town Council has also requested that their original comments be reported to the Planning Committee in full. These comments were received on 4<sup>th</sup> February 2018, and were as follows: -

“The Town Council have been contacted by a number of residents of Park Road, Bargoed, who have concerns and objections to the above development.”

Cont'd....

Application No. 17/1072/COU Continued

“In the pre application consultation meeting held by the agents LRM, councillors and residents were informed that there would be 24/7 support on site at the proposed development; however, after further research the Town Council understand that C2 individuals would only be under the supervision of a warden or manager and that there will be no duty of care during the evenings. The Town Council is therefore concerned about potential difficulties during unsociable hours. We would therefore like to know what process would be followed if one of these vulnerable young people should need urgent care during the evenings/weekends, be it mental or physical?”

“The pre application consultation report by LRM states that 145 addresses were invited to the pre-application consultation. The Town Council is of the understanding that only a handful of neighbouring properties were contacted by CCBC in relation to the planning application. The Town Council is therefore concerned that those individuals who attended the pre application consultation and submitted objections to LRM direct may believe that they are not required to further submit objections in relation to the planning application. The Town Council would therefore see the process as flawed and ask that further time is allowed for CCBC to consult the wider community on this application.”

“Residents also have concerns over noise disturbance at unsociable hours. In their pre application consultation report (point 3.39) LRM claim that with current planning use (Probation office – category B1) there would be 20-30 office staff attend the building and that the change to C2 use would see a reduction in visitors to the building. However, it must be noted that the Probation Office was only open on weekdays 9am – 5pm, with no one in the building during evenings or weekends, times when residents in the street would feel most vulnerable. Therefore the response by LRM does not compare in any way to the case regarding Park Villas current use. Residents are concerned about the potential of noise and disturbance this proposal will have 24 hours of the day, not just office hours Monday – Friday and Town Councillors share residents’ concerns.”

“Neighbours comments and noise and disturbance are valid material planning objections and on behalf of residents the Town Council requests that the committee take this into account when deciding the application.”

“Furthermore and in line with the Local Development Plan SP5 settlement boundaries, the Town Council request that the current planning permission on the site to extend and build 4 residential dwellings is to remain. The LDP recognises Bargoed as a Principle Town of HOVRA and the Town Council would like to see the site developed with affordable and attractive housing.”

Cont’d....

Application No. 17/1072/COU Continued

“The Town Council would therefore request that councillors on the planning committee support their residents in their strong reasons for objecting.”

“The Town Council would also like to send a representative to attend the planning meeting to address committee members with the above concerns.”

In response to these concerns, some of which are addressed in the attached report and were considered at the last Planning Committee, the following comments are offered. This is a residential use in a residential area, but its distinguishing feature is that an element of care will be provided for the occupants. That will be administered by Llamau who are experienced in providing such care to young people in residential areas. They will work closely with Caerphilly County Borough Council.

Eight units of single-person accommodation are proposed, and any noise issues will be a matter for Llamau to address, but that would not be a strong planning reason to object to this residential use. The occupants would be young, previously homeless people who would be screened and monitored by Llamau as being suitable for this facility.

RECOMMENDATION – That planning permission be GRANTED subject to the conditions contained in the original report, plus an additional condition as outlined below.

- The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the written 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

## Appendix

Planning Committee 21.02.2018

| Code No. and Date Received | Name and Address of Applicant  | Description and Location of Proposed Development  |
|----------------------------|--|---|
| 17/1072/COU<br>21.12.2017  | United Welsh Housing<br>Association<br>C/o LRM Planning Ltd<br>Mr M Rees<br>22 Cathedral Road<br>Cardiff<br>CF11 9LJ | Change the use of the<br>existing offices (B1) to<br>residential accommodation<br>and support for young people<br>aged 16 to 25 (C2) and<br>construct new lobby (7.5<br>sqm)<br>Park Villas<br>Park Road<br>Bargoed<br>CF81 8SP |

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: The application site is located on the corner of Park Road and Ruth Street, Bargoed.

Site description: Two-storey detached building. Currently vacant, formerly used as B1 office accommodation.

Development: It is proposed to change the use of the building from B1 office use to a C2 residential accommodation use to include support for young people ages 16 to 25. The proposal will provide two self-contained flats, six bed sits, communal areas, office and meeting space and overnight accommodation for staff. The scheme will be managed by Llamau, and will form a direct replacement for the existing scheme at 39 Cardiff Road, Bargoed. The scheme at 39 Cardiff Road has been operating in excess of 15 years and is due to be decommissioned. The aim of the scheme is to provide young people with the support they need to enable them to move on to full independent living. Such support could range from health to help with training, job seeking and budgeting/practical skills, subject to the individual needs of residents.

Ancillary development, e.g. parking: Off-street parking provision for 4 cars is proposed. A small lobby (7.5 sq. metres) is also proposed on the north facing elevation.

### PLANNING HISTORY 2005 TO PRESENT

15/0458/FULL - Provide alterations and extend existing building to form 4 residential dwellings - Granted 02.11.15.

Cont'd....



Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place Making, SP21 - Parking Standards, CW2 - Amenity, CW3 - Design considerations - Highways, CW15 - General locational constraints, CW18 - Locational constraints - Housing for People in Need of Care, supplementary planning guidance LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Development.

NATIONAL POLICY Planning Policy Wales and TAN 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to a condition that requires the proposed parking area to be provided prior to first use of premises for its approved use.

Head Of Public Protection - No objection.

Bargoed Town Council - Raises objection to the proposed development and request wider public consultation be undertaken by the Local Planning Authority.

Dwr Cymru - Provides advice to the developer.

Cont'd....

## Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

### ADVERTISEMENT

Extent of advertisement: Twelve neighbouring properties/premises were consulted by way of letter and a site notice was displayed near the application site.

Response: 29 objection letters have been received.

#### Summary of observations:

1. Development will result in anti-social issues;
2. Neighbour consultation process undertaken by Local Planning Authority is flawed and more neighbouring properties should have been consulted as part of the planning application;
3. Noise disturbance from proposed use;
4. Request that site be developed for 4 properties in line with previous planning permission on the site;
5. Lack of supervision of tenants during the day;
6. Other similar schemes in the area have regular drug and crime activity associated with them;
7. Devaluation of nearby properties;
8. Position of proposed smoking shelter, bike store and bin store will result in increased noise/air pollution.

It should also be noted that the developer also carried out a public consultation exercise prior to submitting the application. This consisted of letters to approximately 145 nearby properties inviting them to an exhibition and directing them to the agents website. As a result of this exercise, 48 representations/letters were submitted to the agent, as well as a petition signed by 171 residents objecting to the proposal. According to the pre-application consultation report submitted by the agent, the objections raised in these representation (not covered above) were as follows:

- Loss of privacy;
- Concerns over traffic/parking;
- Query relating to using other vacant buildings outside residential areas;
- Concerns relating to introducing young people into an 'aged community';
- Query over bat survey;
- Concerns over construction noise;
- Increased car/house insurance as result of development;
- Concerns over safety of existing residents of area;
- Query relating to reduction in council tax for local residents;
- Query for council to pay and install panic buttons/alarms;
- Concerns development would change sense of community;
- Concerns over litter.

Cont'd....

## Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

These matters have been satisfactorily addressed in the applicants pre-application consultation report and do not represent reasons that would warrant a refusal of planning permission.

### 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? A preliminary roost assessment was undertaken. On the basis of this report it is not considered that the development will have a detrimental impact on biodiversity, subject to the recommendations contained within the report being complied with.

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? C2 use is not CIL liable.

### ANALYSIS

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

The main issues in respect of the residential development of this site are considered to be the compatibility of the use with surrounding land uses, the effect of the development upon the character of the surrounding area and upon the amenity of occupiers of neighbouring properties, and also in terms of highway safety.

Given that the site subject of this application is included within the settlement boundary for Bargoed as identified in the LDP and is also a Brownfield site, it is considered that in policy terms the development of the site would be consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate development within the existing settlement.

Policy CW18 of the LDP sets out criteria relating to the provision of housing for people in need of an element of care, either through change of use or new development. The proposed supported living accommodation meets the relevant criteria because it is located within the defined settlement boundary and there is safe and easy access to existing community facilities, local shops and services.

Cont'd....

## Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

Policy CW2 sets out criteria relating to amenity and contains the following criteria: -

- A There is no unacceptable impact on the amenity of adjacent properties or land;
- B The proposal would not result in over-development of the site and/or its surroundings;
- C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;
- D Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

In response to Criterion A it is not considered that the proposed use will have an unacceptable impact on the amenity of adjacent properties. The proposed scheme consists of eight residential units with an element of support and care. Such a C2 residential institution use is considered to be an appropriate use of land in a predominantly C3 (individual dwellinghouses) residential area.

With regard to the issue of over-development (i.e. Criterion B), it is not considered the proposal would constitute over-development of the site. The amount of development can be adequately accommodated on the site with a reasonable level of external amenity space/parking provision/bin storage/smoking shelter to serve the proposed development.

Criterion C seeks to ensure that the proposal does not constrain the authorised neighbouring land uses. In this regard the proposed use conforms to its mainly residential surroundings and it will not adversely impact on these activities. The proposed supported living accommodation falls within Use Class C2, which as a group includes other uses such as: residential schools and colleges, convalescent and nursing homes, which are uses that are generally accepted as compatible within a predominantly residential neighbourhood but may not be appropriate on this site. Therefore it is appropriate to restrict the grant of any permission to the proposed use and not to any other within the overall use class. This may be addressed by attaching a condition to any consent.

In terms of highway safety, the Transportation Engineering Manager raises no objection to the proposed development subject to a condition to ensure the proposed car parking area is provided in accordance with the submitted plans.

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

Comments from public:

1. Development will result in anti-social issues - The proposed scheme relates to providing support for young people and children, with 24/7 staffing of the development. There is no reason to assume such a use will result in anti-social issues.

Cont'd....

Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

2. Neighbour consultation process undertaken by Local Planning Authority is flawed and more neighbouring properties should have been consulted as part of the planning application - The application consultation was carried out in accordance with the Local Planning Authority's consultation procedure, including advertising the application by way of site notice adjacent to the site.
3. Noise disturbance from proposed use - It is not considered that the use, i.e. a residential use with associated office facilities, would cause unacceptable levels of noise.
4. Request that site be developed for 4 properties in line with previous planning permission on the site - The current application must be considered on its individual planning merits.
5. Lack of supervision of tenants during the day - Llamau will operate the scheme, and have the relevant experience to appropriately manage would-be occupiers.
6. Other similar schemes in the area have regular drug and crime activity associated with them - No evidence has been submitted to support this claim.
7. Devaluation of nearby properties - There is no evidence to support this, however this is not a planning consideration.
8. Position of proposed smoking shelter, bike store and bin store will result in increased noise/air pollution - If use of these areas did lead to unacceptable levels of noise disturbance, the scheme operator would be required to resolve such matters. Furthermore, powers exist under environmental health legislation to control such noise nuisances.

Other material considerations: The proposed lobby on the north elevation of the building is considered to be acceptable in terms of its siting, massing and design.

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.

Cont'd....

Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:  
Drawing No. (SK)200C, Proposed ground floor plan, received 14.12.2017;  
Drawing No. (SK)201A, Proposed first floor plan, received 14.12.2017;  
Drawing No. (SK)202B, Proposed elevations, received 14.12.2017;  
Drawing No. (SK)203A, Proposed elevations, received 14.12.2017;  
Drawing No. (SK)302A, Proposed site layout, received 14.12.2017.  
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.
- 04) The premises shall be used for the use applied for and subject of this consent and for no other purpose (including any other purpose in Class C2 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.
- 05) Notwithstanding the submitted plans, prior to the commencement of any works on site, details shall be submitted to the Local Planning Authority providing further details of the proposed smoking shelter, bike store and bin store. The development shall be carried out in accordance with these agreed details.  
REASON: In the interests of the visual and residential amenity of the area.
- 06) The development hereby approved shall be carried out in accordance with the recommendations made in Section 5; of the bat survey report dated September 2007; prepared by Wildwood Ecology; unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure adequate protection to protected species.

Cont'd....

## Appendix

Planning Committee 21.02.2018

Application No. 17/1072/COU Continued

- 07) Prior to the commencement of the use hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the existing property at Park Villas, Park Road, Bargoed, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with 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).
- 08) Prior to the commencement of the use hereby approved, details of the provision of nesting sites for bird species (House martin) in the existing property at Park Villas, Park Road, Bargoed, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new use hereby approved is first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

### Advisory Note(s)

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](http://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: policy CW2 and CW3.

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

Cont'd....

## Appendix

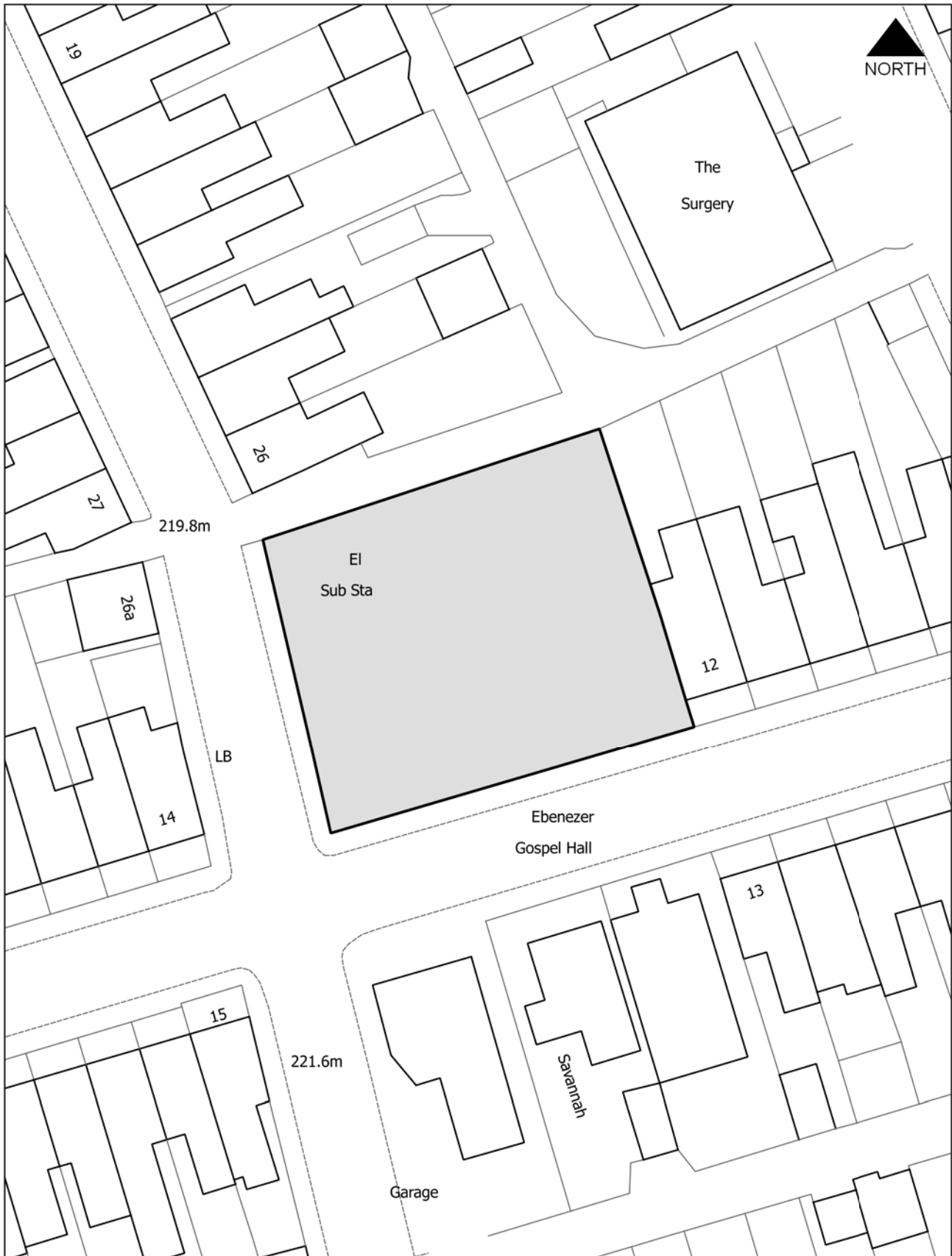
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Application No. 17/1072/COU Continued

implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

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





Gadewir y dudalen hon yn wag yn fwriadol

# Eitem Ar Yr Agenda 5

| Code No. and Date Received | Name and Address of Applicant   | Description and Location of Proposed Development  |
|----------------------------|---|---|
| 17/1056/LA<br>22.02.2018   | CCBC<br>Mr N Edmunds<br>Engineering Projects Group<br>Tredomen House<br>Ystrad Mynach<br>CF82 7WF | Construct a vehicular track down a steep embankment to gain access to an existing intake structure on an un-named watercourse; the works will involve the demolition of the existing intake which will be replaced by a reinforced concrete structure and new debris screen<br>Land At Grid Ref 317543<br>196321<br>Blackwood Road<br>Pontllanfraith<br>Blackwood |

**APPLICATION TYPE:** Local Authority Application

## SITE AND DEVELOPMENT

Location: The application site is located on the western side of Blackwood Road (B4251), Pontllanfraith.

Site description: Designated Site of Importance for Nature Conservation known as Penllwyn Woodland.

Development: Full planning permission is sought to construct a vehicular access track and platform for the maintenance of the existing culvert intake structure.

Dimensions: The access track will measure 4.0 metres in width by approximately 36.0 metres in length.

Materials: Reinforced concrete and new galvanised steel debris screen and guard rail.

Ancillary development, e.g. parking: The construction of gabion and reinforced concrete cantilever retaining structures along the southern watercourse channel boundary measuring 2.4 metres and 2.1 metres in height to form a 7.4 metres wide reinforced concrete maintenance platform. The construction of a new realigned larger intake structure and debris screen.

Cont'd....

Application No. 17/1056/LA Continued

### PLANNING HISTORY 2005 TO PRESENT

None.

### POLICY

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Policies: SP5 (Settlement Boundaries), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW5 (Protection of the Water Environment), CW6 (Trees, Woodland and Hedgerow Protection) and CW15 (General Locational Constraints).

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 site is located within a high risk coal mining area, however the conclusion and recommendations of the Coal Mining Risk Assessment indicates that there is a low to moderate risk of ground instability as a result of recorded/unrecorded mining and mining geology beneath the site.

### CONSULTATION

Transportation Engineering Manager - No objection.

Countryside And Landscape Services - No objection subject to the imposition of conditions in relation to replacement planting.

Natural Resources Wales - It is not considered that the proposed development affects a matter listed on the Natural Resources Wales and Planning Consultations Checklist but provides advice to the developer.

Cont'd....

Application No. 17/1056/LA Continued

Senior Engineer (Land Drainage) - This application is related to land drainage works commissioned by this department acting in capacity as Land Drainage Authority. Based on the above, no comments are offered from a drainage/flood risk perspective.

Principal Valuer - No comments are offered in respect of this application.

Head Of Public Protection - No adverse comments are offered in respect of this application.

The Coal Authority - No comments have been received at the time of writing the report following the submission of the required Coal Mining Risk Assessment Report.

### ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice and five neighbours were notified by letter.

Response: Two representations were received by letter.

Summary of observations: The following issues were raised:

1. Concerned about the conservation of wildlife within the SINC and how wildlife will remain undisturbed.
2. Wants to know the location and maturity of the trees to be replanted.
3. The occupier of Lilly Stock relies on the trees for privacy.
4. Requests that a wooden fence is erected to alleviate the resultant privacy issues as a result of the amount of trees being removed.

### 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, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

Cont'd....

Application No. 17/1056/LA Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No the development is not CIL liable.

ANALYSIS

Policies: The application has been considered in accordance with national plan guidance and local plan policies. The proposed works are considered necessary as there is currently no vehicular/ plant access which prevents the removal of accumulated debris from the intake structure. Vehicular access would remove the risk of intake blockage potentially creating a flooding hazard to the junction and surrounding area.

The main issues in the determination of this planning application are considered to be the effect that the development has upon the amenity of the surrounding area and whether the proposed works will have an adverse impact upon habitats and other features of ecological interest that have been identified in the designated Penllwyn Woodland Site of Importance for Nature Conservation (SINC) within the application site.

In terms of amenity, whilst the proposed vehicular track will introduce a man-made feature into this natural woodland area, it is not considered that the proposed works will affect the character of the surrounding area as they will not be particularly visible from Blackwood Road once replacement planting has been introduced and established. In terms of the neighbouring properties, there is potential for the privacy currently enjoyed by the neighbouring occupiers to be affected as a result of the tree felling, however a condition will be imposed to secure replacement planting and details of the proposed boundary treatment to be erected to minimise any neighbouring amenity impact.

In terms of the ecological impacts as a result of the proposed works, the Council's ecologist and landscape architect are satisfied that the proposed works can proceed out of bird breeding season and a comprehensive response from the consultees have been provided to the concerns raised by the public below. Therefore it is not considered that the proposal would conflict with policy CW2 or policy CW4 of the Caerphilly County Borough Local Development Plan up to 2021 (adopted November 2010) and is therefore acceptable in planning terms.

Comments from consultees: No objection have been raised by the statutory consultees at the time of writing the report, any further comments will be reported to members verbally during planning committee.

Cont'd....

Application No. 17/1056/LA Continued

Comments from public: The following concerns were raised:

1. Concerned about the conservation of wildlife within the SINC and how wildlife will remain undisturbed.
2. Wants to know the location and maturity of the trees to be replanted.
3. The occupier of Lilly Stock relies on the trees for privacy.
4. Requests that a wooden fence is erected to alleviate the resultant privacy issues as a result of the amount of trees being removed.

In response to the ecological concerns raised, the Council's ecologist has confirmed that an otter and spawning fish survey has been undertaken on the stream within the above site and no evidence of either was confirmed during the surveys. The area where the works are to be undertaken is currently heavily shaded so this area would be unsuitable for reptiles. However, the opposite bank (sunny side) does have potential to be used by reptiles but this area will not be disturbed by the proposed works. It is noted that there are several mature trees that will need to be removed as part of the proposed works, those trees have subsequently been checked for possible bat roosts but no evidence was found. It is also noted that the trees have the potential to be used by breeding birds and therefore such clearance works will need to be undertaken outside of the breeding bird season and new tree planting will be provided once the works are complete to compensate for the habitat loss.

In response to the privacy concerns raised, the Council's landscape architect has confirmed that it is proposed to erect a timber post and four rail fence and will run from the existing highway fence to a point where the existing vegetation is to be retained. Additional tree and shrub planting is proposed to provide screening for the properties beyond; however, it will take time for any planting to establish. However, as an interim measure, to mitigate the loss of the existing planting, a series of hazel or willow hurdles will be attached to the inner side of the new fence to be erected. In the absence of any landscaping details to accompany the application, these details will be secured by condition.

Other material considerations: The construction works in terms of the gabion and reinforced concrete cantilever retaining structures and the new realigned larger intake structure and debris screen would constitute permitted development in accordance with the requirements of Schedule 2, Part 14, Class A of The Town and Country Planning (General Permitted Development) Order 1995.

Cont'd....

Application No. 17/1056/LA Continued

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. PL01 Proposed General Arrangement received on 07.12.2017;  
Drawing No. PL03 Proposed General Arrangement received on 07.12.2017;  
Drawing No. PL05 Miscellaneous Details (Sheet 1 of 3) received on 07.12.2017;  
Drawing No. PL06 Miscellaneous Details (Sheet 2 of 3) received on 07.12.2017;  
Drawing No. PL07 Miscellaneous Details (Sheet 3 of 3) received on 07.12.2017.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, and a timetable for its implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.  
REASON: In the interests of the visual amenity of the area.
- 04) 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 commencement 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.

Cont'd....



Application No. 17/1056/LA Continued

- 05) No development shall commence on site until a fully detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include details and proposed timing of hard landscaping, any existing trees and hedgerows to be retained, ground preparation and planting plans noting the species, plant sizes and planting densities for all new planting. The landscaping scheme shall be implemented in accordance with the approved details within the first available planting season following the approval of details.

REASON: In the interests of the visual amenity 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, CW5 and CW6.

Please find below the comments of Natural Resources Wales that are brought to the applicant's attention:

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

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

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).

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.

Cont'd....

Application No. 17/1056/LA Continued

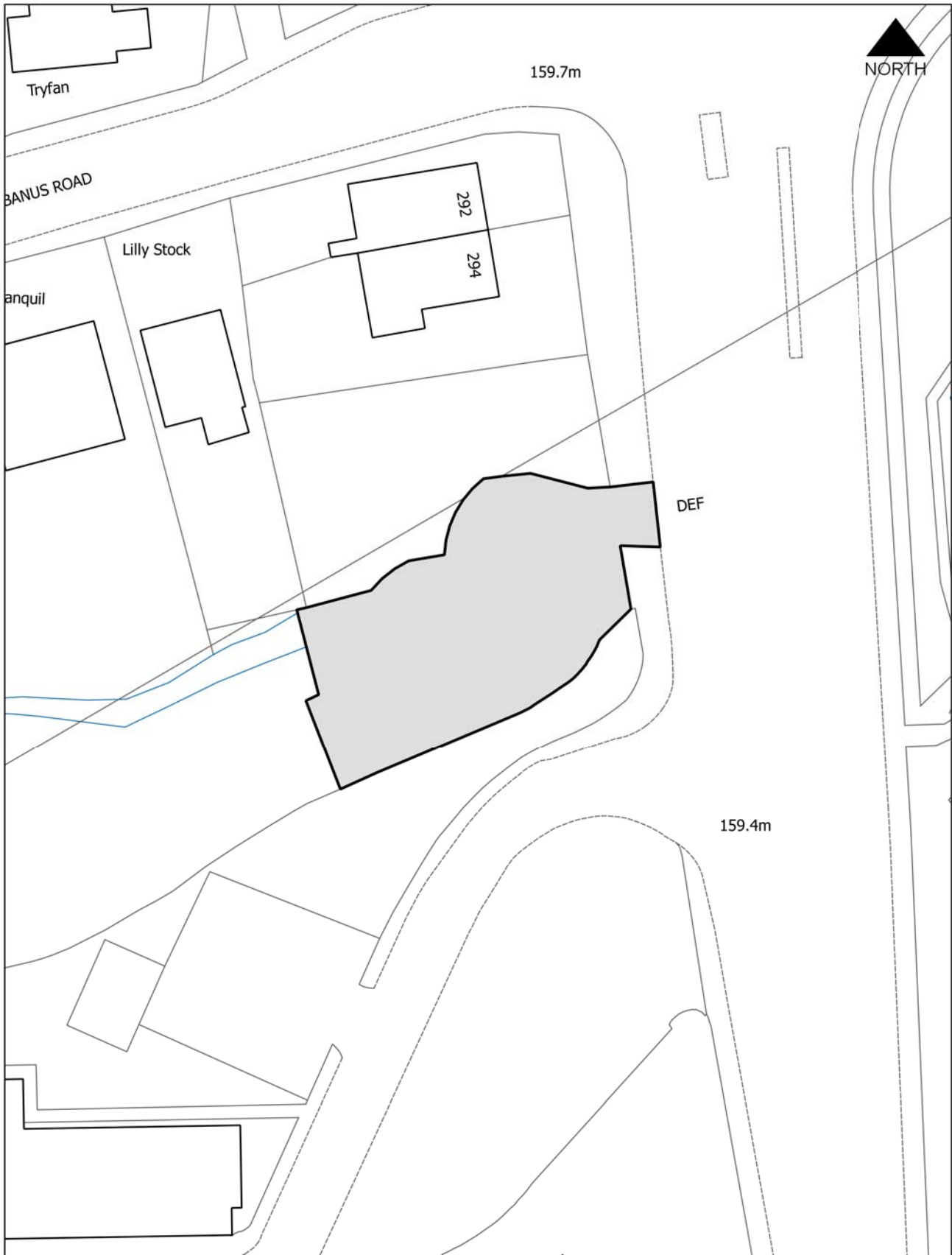
These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly 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 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](http://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](http://www.gov.uk/government/organisations/the-coal-authority).



Gadewir y dudalen hon yn wag yn fwriadol

# Eitem Ar Yr Agenda 6

| Code No. and Date Received | Name and Address of Applicant   | Description and Location of Proposed Development  |
|----------------------------|---|---|
| 18/0036/COU<br>15.01.2018  | Mrs S Fletcher<br>20 Parc Bryn<br>Pontllanfraith<br>Blackwood<br>NP12 2RA | Convert existing commercial property into a residential dwelling<br>15 Woodbine Road<br>Blackwood<br>NP12 1QF |

**APPLICATION TYPE:** Change of Use

## SITE AND DEVELOPMENT

Location: The application property is located on Woodbine Road, Blackwood.

Site description: Two storey detached property.

Development: It is proposed to change the use of the property from former offices (B1 use) to a single residential dwelling.

Ancillary development, e.g. parking: It is proposed to re-open the existing vehicular access on the north-west corner of the site, to facilitate off-street parking. This will also involve removing the existing portakabin type building in this corner of the site.

## PLANNING HISTORY 2005 TO PRESENT

None.

## POLICY

### LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways).

NATIONAL POLICY: Planning Policy Wales.

## ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd....

Application No. 18/0036/COU Continued

### COAL MINING LEGACY

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

### CONSULTATION

Ecologist - No objection. Requests biodiversity enhancement by way of Condition.

Principal Valuer - No comments.

Transportation Engineering Manager - Is concerned about the use of the existing access onto Woodbine Road.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No comments.

Dwr Cymru - Provides advice to the developer.

### ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

### 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.

Cont'd....

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? A change of use application that facilitates the creation of a new residential dwelling is CIL liable. However, as the application building has been used for its lawful use for a period of 6 continuous months in the past 36 months (the former use ceasing in December 2016), the proposal is CIL exempt.

ANALYSIS

Policies: Policy CW2 (Amenity) states that development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

A - There is no unacceptable impact on the amenity of adjacent properties or land;

B - The proposal would not result in over-development of the site and / or its surroundings;

C - The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;

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

It is considered that the proposal, i.e. creating a single dwellinghouse, is compatible with all of the criteria above, particularly given the limited scale of the proposal and its location in a primarily residential area.

Policy CW3 relates to highway safety and states that development proposals must have regard for the safe, effective, and efficient use of the transportation network. The application proposes to re-open the vehicular access to the site in the north-west corner of the curtilage. Such an access arrangement would result in cars either reversing onto or off Woodbine Road as they enter or leave the site. Such vehicle manoeuvres are not considered acceptable in this location, as they are considered to be detrimental to highway safety. For this reason, a condition will be attached to the planning permission restricting vehicular access onto Woodbine Road. A more appropriate position to access the site is along the western boundary of the site, i.e. off the lane that serves Tuckers Villas.

Comments from consultees: The Transportation Engineer Manager raises concerns regarding the position of the proposed vehicular access onto Woodbine Road.

The Head of Public Protection raises no objection to the proposal.

Cont'd....

Application No. 18/0036/COU Continued

The Council's Ecologist raises no objection and request biodiversity enhancement measures. That would be proportionate to the scale and nature of the scheme.

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, 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 submitted plans, or the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended, there shall be no direct vehicular access to or from the site to or from Woodbine Road.  
REASON: In the interests of highway safety.
- 03) Notwithstanding the approved plans before the dwelling hereby approved is first occupied, access and car parking provision 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.
- 04) The development shall be carried out in accordance with the following approved plans and documents:  
Site Location Plan, received 15.01.2018;  
Proposed floor plans, received 15.01.2018.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont'd....



Application No. 18/0036/COU Continued

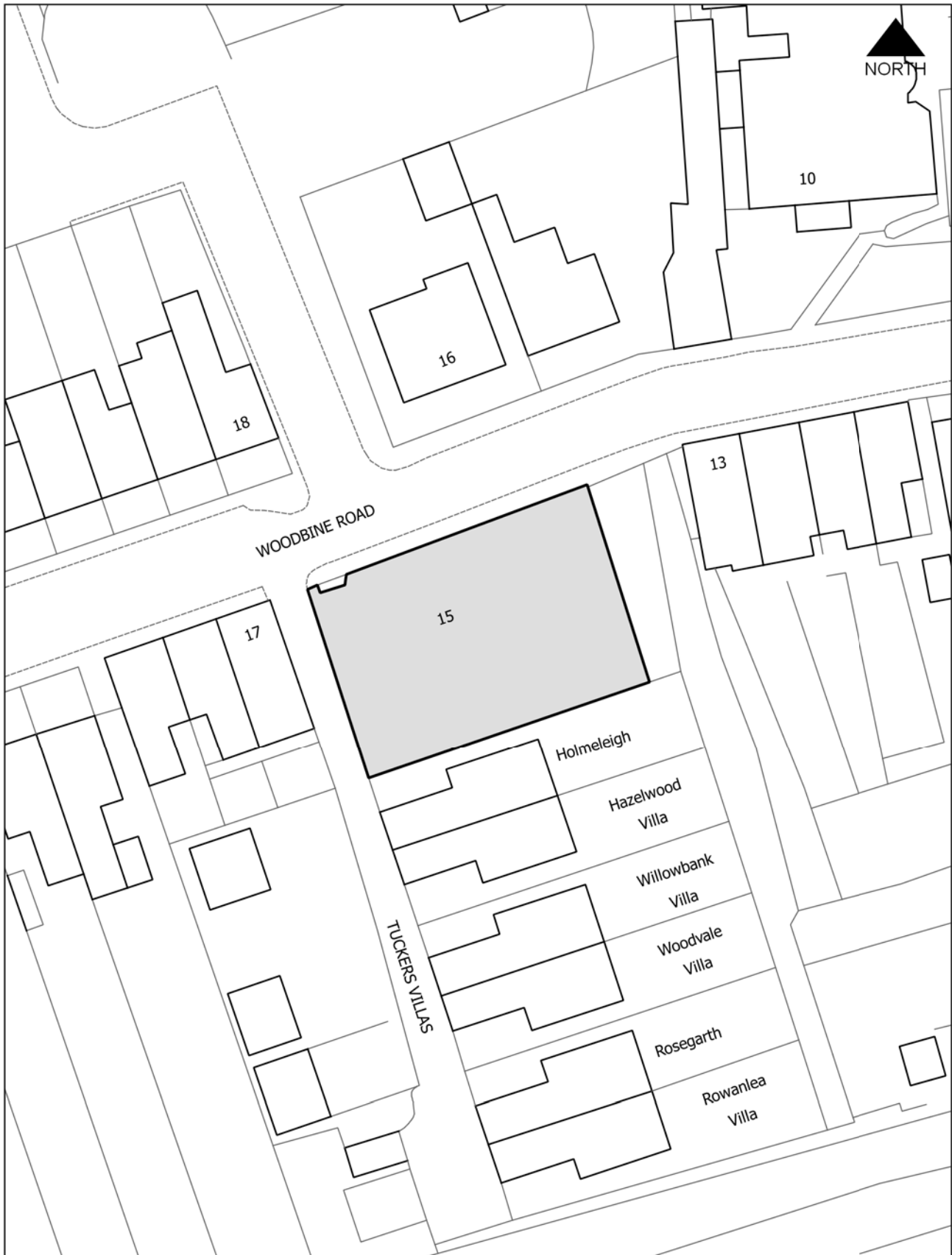
Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water and The Council's Ecologist that are brought to the applicant's attention.

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: [www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority).



# Eitem Ar Yr Agenda 7

| Code No. and Date Received | Name and Address of Applicant  | Description and Location of Proposed Development   |
|----------------------------|--|--|
| 17/0644/NCC<br>06.09.2017  | Mr N Hinchly<br>Stonerite Ltd<br>Unit A<br>6 Greenway<br>Bedwas House Industrial<br>Estate<br>Bedwas<br>Caerphilly<br>CF83 8DW | Vary condition 7 of planning consent P/99/0985 (Change use from storage & distribution (Class B8) to industrial (Class B2) to install new access roller shutter door to rear<br>Stonerite Ltd<br>Unit A<br>6 Greenway<br>Bedwas House Industrial<br>Estate<br>Bedwas<br>Caerphilly<br>CF83 8DW |

**APPLICATION TYPE:** Development without complying with conds.

## SITE AND DEVELOPMENT

Location: Stonerite Ltd, Unit 6A Greenway, Bedwas House Industrial Estate, Bedwas, Caerphilly, CF83 8DW.

Site description: Commercial unit manufacturing worktops located to the south of Pandy Road and to the west and north of Greenway Road. The neighbouring unit to the west houses a Children's play centre. Pandy Road is adjacent to the northern site boundary with residential properties beyond and Greenway road bounds the east and southern boundaries.

Development: Vary condition 7 of planning consent P/99/0985 (Change use from storage & distribution (Class B8) to industrial (Class B2) to install new access roller shutter door to rear.

Dimensions: 4.85m wide by 4.4m high.

Materials: Metal roller shutter door.

Ancillary development, e.g. parking: None.

Cont'd....

Application No. 17/0644/NCC Continued

### PLANNING HISTORY 2005 TO PRESENT

09/0241/FULL - Erect an above ground electrical control kiosk (2000mm x 825mm (Plan), 1800mm high) to serve a new CSO chamber. Granted 20.05.2009.

17/0277/RET - Retain storage shelter. Granted 05.06.2017.

### POLICY

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

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

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

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

SUPPLEMENTARY PLANNING GUIDANCE Supplementary Planning Guidance note LDP 7 (Householder Development).

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

### COAL MINING LEGACY

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

### CONSULTATION

Transportation Engineering Manager - No objections.

Head Of Public Protection - No objection subject to planning condition requiring the door to be kept closed when not in use.

Cont'd....

Application No. 17/0644/NCC Continued

## ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 8 nearby properties.

Response: One letter of objection has been received with a supporting petition signed by 20 persons from 13 properties.

Summary of observations: - The new roller shutter is in direct view of the objectors' bedroom window and as with the roller shutter they already have open all day so the curtains or blinds would have to be closed.

- Roller shutter would be used like the other roller shutter, to be opened to allow for the cutting of granite worktops near the entrance. The existing noise is ear-piercing; the objectors have had to approach the staff at 06.15am in the week and 06.45am on a Saturday morning. It happens five days a week and on a Saturday morning. Noise can be heard in the back of the house and in the rear garden. Allowing another roller shutter at the rear of the building would double our misery.

## SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?  
It is not considered that crime and disorder will be materially affected by the development.

## EU HABITATS DIRECTIVE

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

## COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, the development does not create any additional floorspace.

Cont'd....

## ANALYSIS

Policies: This application seeks permission to vary a planning condition on an earlier permission (P/99/0985) which restricted new openings to the unit. The proposed new roller shutter access door would be visually acceptable and in keeping with the existing unit's northern elevation and would accord with adopted Local Development Plan Policy SP6 (Placemaking).

In relation to the impact of the development on neighbour amenity the proposed installation of an additional roller shutter door on the rear elevation has brought forward concerns which are reflected in the neighbour representations received. Clarification has been sought from the applicant in relation to the need for the proposed additional access door and the applicant was advised of the objections received from neighbours. In response the applicant has stated that the need for the door is to facilitate access arrangements for bringing in worktop slabs as part of the business operation. The door will also assist in storing and loading vans with the finished products.

In respect of the noise complaints received from neighbours the applicant has stated the proposed works would allow for the existing roller shutter door to be closed for longer periods than at present and has indicated that noise generating machinery is located closer to the existing roller shutter door and as such anticipates that there would be a reduction in sound levels as a result of the development. The position of the new roller shutter is closer to a storage shed for which retrospective planning permission was granted (17/0277/RET) and which would be located between the proposed new roller shutter door and residential properties on the opposite side of Pandy Road which may assist in providing some additional buffering to noise.

The Environmental Health Officer who has been provided with the neighbour's representation has offered no objection to the development subject to a planning condition requiring the access door to be closed when not in use. It is therefore considered that the proposed works would not be likely to increase existing noise levels at the business premises. It is also highlighted that were the applicant to operate the new and existing access doors in such a way to increase noise levels at the site there is separate legislation in relation to a statutory noise nuisance which would allow for the Environmental Health section to take action. The development accords with Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity.

The application is acceptable in terms of its design and impact on neighbour amenity and is recommended for approval accordingly.

Comments from Consultees: Addressed in the body of this report.

Cont'd....

Application No. 17/0644/NCC Continued

Comments from public: The objections have been addressed in the body of the report.

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:  
-Proposed Floor Plan, drawing received 06.09.17;  
-Proposed Rear Elevation Plan, drawing received 06.09.17.  
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.
- 04) The rear roller shutter hereby approved is to remain closed at all times apart from when needed for the purposes of access and egress.  
REASON: In the interests of neighbour amenity.

Advisory Note(s)

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.

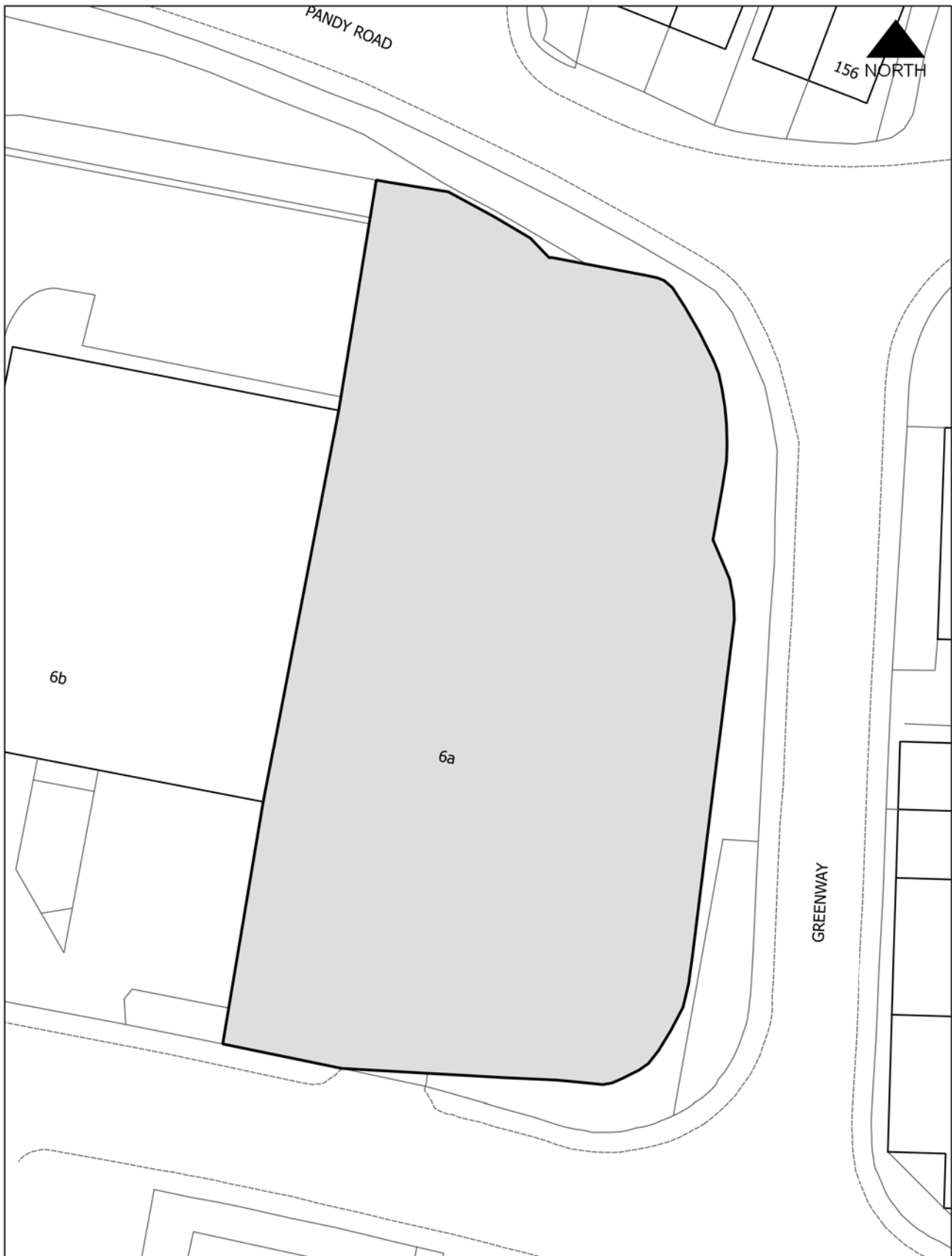
Cont'd....

Application No. 17/0644/NCC Continued

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://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, SP6.





Gadewir y dudalen hon yn wag yn fwriadol

## APPLICATIONS DETERMINED BY DELEGATED POWERS

| <b>APP NO.<br/>DATE REC'D</b> | <b>NAME AND<br/>ADDRESS OF<br/>APPLICANT(S)</b>   | <b>PROPOSAL &amp; LOCATION</b>  | <b>DECISION</b>       |
|-------------------------------|---|---|-----------------------|
| 17/1062/FULL<br>10.12.2017    | Mr Harris<br>7 Clos Mynach<br>Penpedairheol<br>Hengoed<br>CF82 7TD  | Erect two storey side extension<br>7 Clos Mynach Penpedairheol<br>Hengoed CF82 7TD  | Granted<br>09.02.2018 |
| 17/1093/CLPU<br>22.12.2017    | Mr J Clarke<br>3 The Crescent<br>Machen<br>Caerphilly<br>CF83 8ND   | Obtain a Lawful Development<br>Certificate for proposed two-<br>storey extension<br>21 Ffwrwm Road Machen<br>Caerphilly CF83 8NF  | Granted<br>09.02.2018 |
| 17/0687/LBC<br>08.08.2017     | Greene King Pub<br>Company<br>Mr Millar<br>Abbot House<br>Westgate Street<br>Bury St Edmunds<br>IP33 1QT  | Install replacement signs to<br>include 1 post mounted<br>pictorial, 2 fascia signs, 1<br>amenity board, 1 menu case<br>and 1 lantern to the exterior of<br>the building<br>The Courthouse Cardiff Road<br>Caerphilly CF83 1FN                                      | Granted<br>12.02.2018 |
| 17/0927/FULL<br>25.10.2017    | K J Property<br>Investments Ltd<br>Capital Valley<br>Business Park<br>Pontlottyn<br>Rhymney<br>NP22 5PT   | Provide temporary storage of<br>road planings from local<br>authority highway<br>repairs/resurfacing, prior to<br>removal as and when required<br>to treatment plant elsewhere<br>North Court Capital Valley Eco<br>Park Rhymney                                    | Granted<br>13.02.2018 |
| 17/0944/FULL<br>31.10.2017    | Mr B Thomas<br>13 Lon-Y-Gors<br>Caerphilly<br>CF83 1DP  | Erect single storey rear<br>extension<br>13 Lon-Y-Gors Caerphilly CF83<br>1DP   | Granted<br>13.02.2018 |
| 17/0954/FULL<br>03.11.2017    | Miss M Rawlins-<br>Burles<br>Smugglers Livery<br>And Equestrian<br>Centre<br>Smugglers Run<br>Pen-Deri Farm Lane<br>Argoed<br>Blackwood<br>NP12 0HU | Carry out additions to existing<br>equestrian centre including<br>indoor riding school, enlarged<br>external menage, alternative<br>access and associated<br>landscaping<br>Smugglers Livery And<br>Equestrian Centre Smugglers<br>Run Pen-Deri Farm Lane<br>Argoed | Granted<br>13.02.2018 |

|                            |  |  |   |
|----------------------------|--|--|---|
| 17/1061/FULL<br>09.12.2017 | Mr A John<br>17 Vanfield Close<br>Caerphilly<br>CF83 1PS   | Demolish existing rear garage<br>and erect single-storey rear<br>extension and enlarge front<br>porch<br>17 Vanfield Close Caerphilly<br>CF83 1PS  | Granted<br>13.02.2018                                 |
| 17/1069/COND<br>13.12.2017 | Mr K Bennett<br>6 Salisbury Terrace<br>Brithdir<br>New Tredegar<br>NP24 6HZ                                    | Discharge conditions 3<br>(Materials), 4 (Boundary), 7<br>(Parking Area), 9<br>(Calculations), 12 (Noise), 13<br>(Dust), 18 (Nesting) and 19<br>(Bats) on planning consent<br>17/0280/COU (Carry out<br>renovation works to convert<br>church into domestic dwelling<br>to include side and rear<br>extension along with external<br>ancillary)<br>St Michaels Church School<br>Street Tirphil | Decided -<br>Discharge of<br>Conditions<br>13.02.2018 |
| 17/1081/FULL<br>18.12.2017 | Mr M Williams<br>59 Heol Ysgubor<br>Caerphilly<br>CF83 1SR   | Erect single storey rear<br>extension<br>59 Heol Ysgubor Caerphilly<br>CF83 1SR  | Granted<br>13.02.2018                                 |
| 17/1082/FULL<br>19.12.2017 | Mr L Masterson<br>16 Elidyr Road<br>Treowen<br>Newport<br>NP11 3EE   | Erect two storey extension to<br>rear of dwelling<br>16 Elidyr Road Treowen<br>Newport NP11 3EE  | Granted<br>13.02.2018                                 |
| 17/1083/COND<br>19.12.2017 | Pine Ridge Homes<br>Ltd<br>Lower Ground Floor<br>Old Station<br>Moorlane<br>Staines Upon<br>Thames<br>TW18 4BB | Discharge condition 15 (reptile<br>survey) of planning consent<br>07/0962/FULL (Construct 7<br>two-bedroom terraced and 5<br>five-bedroom detached<br>dwellings)<br>Land At St Mary's Street<br>Bedwas Caerphilly  | Decided -<br>Discharge of<br>Conditions<br>13.02.2018 |

|                            |   |  |   |
|----------------------------|---|--|---|
| 17/1084/COND<br>20.12.2017 | Mrs Brazis<br>3 Melin Dwr<br>Draethen<br>Newport<br>NP10 8GL  | Discharge conditions 03 (drainage), 07 (reptile method statement), 08 (Japanese Knotweed method statement), 09 (bat roost provision) and 10 (bird nesting provision) of planning consent 17/0897/FULL (Erect a replacement detached dwelling with associated detached garage, garden landscaping and external walls, and new vehicular access arrangements)<br>Ty Treharne Groeswen Road<br>Groeswen | Decided -<br>Discharge of<br>Conditions<br>13.02.2018 |
| 17/1066/LA<br>13.12.2017   | CCBC<br>Building Consultancy<br>Mr I Lawthom<br>Penallta House<br>Tredomen Park<br>Tredomen<br>Ystrad Mynach<br>Hengoed<br>CF82 7PG                       | Change the use from garage/store to food outlet for the use of attendees at Ystrad Mynach Centre for Sporting Excellence<br>Caerphilly County Borough<br>Centre For Sporting Excellence<br>Caerphilly Road Ystrad Mynach<br>Hengoed  | Granted<br>15.02.2018                                 |
| 17/1089/FULL<br>21.12.2017 | Mr & Mrs D Edwards<br>28 Coronation Road<br>Blackwood<br>NP12 1EA   | Erect two-storey rear extension and attic room<br>28 Coronation Road Blackwood<br>NP12 1EA   | Granted<br>15.02.2018                                 |
| 18/0047/NOTD<br>16.01.2018 | Caerphilly County<br>Borough Council<br>Mr I Burgess<br>Private Sector<br>Housing<br>Business And<br>Technology Centre<br>Tredomen<br>Hengoed<br>CF82 7FN | Demolish two properties<br>77/79 Derlwyn Street<br>Phillipstown New Tredegar<br>NP24 6AZ   | Prior Approval<br>Not Required<br>15.02.2018          |

|                            |   |   |   |
|----------------------------|---|---|---|
| 18/0070/NMA<br>18.01.2018  | Mr L Chaplin<br>Ty Nant<br>1 Westgil Pen Ffordd<br>Blackwood<br>NP12 3QS                      | Seek approval of a non-material amendment to planning consent 17/0413/FULL (Erect single storey side extension) to change the face brick on the side wall of the garage to concrete block and finished in render<br>1 Westgil Pen Ffordd<br>Blackwood NP12 3QS  | Granted<br>15.02.2018                                 |
| 17/1058/COND<br>08.12.2017 | Mrs C Diamond-Smith<br>5 Pantglas View<br>Newport Road<br>Trethomas<br>Caerphilly<br>CF83 8BL | Discharge condition 03 (Parking) of planning consent 17/0506/FULL (Convert basement to flat, provide a new step access to basement flat from street level and remove internal staircase from basement to ground floor)<br>70 - 72 Gladstone Street<br>Crosskeys Newport NP11 7PL  | Decided -<br>Discharge of<br>Conditions<br>16.02.2018 |
| 18/0020/COND<br>11.01.2018 | Callowgate Limited<br>Ms L Pugh<br>PO Box 89<br>Porthcawl<br>CF36 9BU                         | Discharge conditions 04 (Noise) and 05 (Ventilation) of planning consent 17/0750/COU (Change of use from office B1 to leisure D2 for a Gym)<br>Units 4A And 5 (Unit 1-5)<br>Trecenydd Business Park<br>Trecenydd  | Decided -<br>Discharge of<br>Conditions<br>16.02.2018 |
| 18/0041/COND<br>16.01.2018 | Mr K Lewis<br>54 Hengoed Road<br>Penpedairheol<br>Hengoed<br>CF82 8BR                         | Discharge conditions 01 (approved plans), 02 (land and surface water drainage), 03 (parking spaces), 04 (restrict pd - house extensions), 05 (restrict pd - windows/dormers), 06 (restrict pd - house roof extensions), 07 (restrict pd - domestic outbuildings), 08 (restrict pd - means of enclosure), 09 (stables - control of foodstuffs and waste) and 10 (refuse collection) of planning consent 17/0768/RET (Retain mixed use of premises as residential accommodation and stables for horses)<br>The Lodge Stables Compound<br>West Road Penallta Industrial Estate | Decided -<br>Discharge of<br>Conditions<br>16.02.2018 |

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| 18/0043/COND<br>16.01.2018 | Mrs S Ford<br>Y Gelli<br>8 Gellideg Lane<br>Maesycwmmmer<br>Hengoed<br>CF82 7SD  | Discharge conditions 05<br>(ground stability) and 07<br>(contamination - scheme to<br>treat) of planning consent<br>10/0663/FULL (Erect detached<br>dwelling with integral garage)<br>Y Gelli 8 Gellideg Lane (Former<br>Plot 9) Maesycwmmmer<br>Hengoed   | Decided -<br>Discharge of<br>Conditions<br>16.02.2018 |
| 17/0549/LBC<br>29.06.2017  | Mr R Parfitt<br>Highwinds<br>New Bryngwyn Road<br>Newbridge  | Retain and complete the works<br>to convert building to dance<br>studio, glazing replaced with<br>sealed double-glazed units,<br>internal alterations including<br>installation of first floor in<br>former Nave, staircase, door<br>opening into former Sunday<br>School and alterations to layout<br>in former Sunday School area,<br>car parking to side and rear of<br>building on former graveyard,<br>new entrance to be formed in<br>existing boundary wall and<br>lighting to car park<br>Beulah Baptist Church North<br>Road Newbridge NP11 4EP | Granted<br>19.02.2018                                 |
| 17/0969/NCC<br>09.11.2017  | Mr Davies<br>C/o Asbri Planning<br>Ltd<br>Miss L Hallett<br>Unit 9<br>Oak Tree Court<br>Cardiff Gate<br>Business Park<br>Cardiff<br>CF23 8RS | Remove conditions 09<br>(Adopted Highway) & 13<br>(Public Highway<br>Improvements) of planning<br>consent 07/1153/OUT<br>(Construct 14 No. 2 bedroom<br>apartments)<br>Castle Manor Nantgarw Road<br>Caerphilly  | Granted<br>19.02.2018                                 |

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| 18/0115/NMA<br>29.01.2018  | Valo Developments<br>Messers K Yadave &<br>D Thakara<br>Tall Trees<br>Thornton Grove<br>Pinner<br>HA5 4HG                                     | Seek approval of a non-material amendment to planning consent 07/1066/FULL (Erect residential development) to introduce a single dormer to the rear roof, increase the size of windows to proposed lounges to include external doors and juliette balconies with modern frames in place of proposed Georgian, articulate elevations by changing from all red brick to a mix of red brick at ground floor, a 225mm continuous band of buff concrete block and buff brickwork to first and second floor and change from blue/black slate roof to black concrete roof tiles<br>Laxmi Court - Carn Gethin<br>Hengoed Road Cefn Hengoed | Refused<br>19.02.2018                                 |
| 17/0880/RET<br>12.10.2017  | Mr J Pumford<br>C/O WYG Planning<br>And Environment<br>Miss L Darch<br>5th Floor Longcross<br>Court<br>47 Newport Road<br>Cardiff<br>CF24 0AD | Retain various reprofiling earthworks to the south/south-east of property and change the use of land to residential curtilage<br>Green Meadow Cottage Darran<br>Road Risca Newport   | Granted<br>20.02.2018                                 |
| 17/0938/FULL<br>30.10.2017 | Mrs C Jones-Horton<br>93 Gilfach Street<br>Bargoed<br>CF81 8LQ  | Erect detached chalet style dwelling and attached garage<br>Old Chapel Site New Road<br>Cwmfelinfach NP11 7GU  | Granted<br>20.02.2018                                 |
| 17/1068/FULL<br>18.12.2017 | Mr J Spencer<br>35 Station Street<br>Pentwyn-mawr<br>Newport<br>NP11 4HQ  | Relocate bathroom and utility room plus provision of pitch roof over flat roof areas<br>35 Station Street Pentwyn-mawr Newport NP11 4HQ  | Granted<br>20.02.2018                                 |
| 17/0844/COND<br>27.09.2017 | Mr P Jones<br>38 Southend Terrace<br>Pontlottyn<br>Bargoed<br>CF81 9RN  | Discharge conditions 2 (shared driveway), 4 (parking materials), 7 (drainage), 10 (materials) and 11 (means of enclosure) of planning consent 10/0641/FULL (Erect three-bedroom detached house)<br>Ty Mari 5 Cwrt Llechryd<br>Llechryd Tredegar  | Decided -<br>Discharge of<br>Conditions<br>22.02.2018 |



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| 17/0873/FULL<br>11.10.2017 | Mr & Mrs Jewell<br>105 St Martin's Road<br>Caerphilly<br>CF83 1EH  | Extend existing rear extension and erect new rear extension with basement storage area and part monopitch, part hipped roof together with associated works to create a deck with new stepped access to garden<br>105 St Martin's Road Caerphilly<br>CF83 1EH                | Granted<br>23.02.2018                                 |
| 18/0019/CLEU<br>11.01.2018 | Mr C Hudson<br>5 Ty-Isaf Park<br>Avenue<br>Pontymister<br>Risca<br>Newport<br>NP11 6NB                       | Obtain a Lawful Development Certificate for existing single storey rear extension<br>5 Ty-Isaf Park Avenue<br>Pontymister Risca Newport   | Granted<br>23.02.2018                                 |
| 18/0094/COND<br>26.01.2018 | Mr P Heathcote<br>Min-y-coed<br>Dan-y-Graig<br>Risca<br>Newport<br>NP11 6DR                                  | Discharge conditions 02 (revised details of parking area) and 06 (waste from commercial premises) of planning consent 17/0475/COU (Change the use of land and erect 3 wooden camping pods for tourism and recreation purposes)<br>Land Off Blackvein Road Risca<br>NP11 7PS | Decided -<br>Discharge of<br>Conditions<br>23.02.2018 |
| 17/0662/LBC<br>01.08.2017  | Greene King Ltd<br>Abbot House<br>Westgate Street<br>Bury St Edmunds<br>IP33 1QT                             | Carry out full internal refurbishment comprising of various joinery and finish alterations along with new external scheme including new lighting and fencing<br>The Courthouse Cardiff Road<br>Caerphilly CF83 1FN  | Granted<br>26.02.2018                                 |
| 17/0899/RET<br>17.10.2017  | Harveys Cafe<br>Mr R Adams<br>Unit 29-31<br>Bowen Industrial<br>Estate<br>Aberbargoed<br>Bargoed<br>CF81 9EP | Retain the change of use to cafe<br>Unit 31 Bowen Industrial Estate<br>Aberbargoed Bargoed  | Granted<br>26.02.2018                                 |
| 17/0998/RET<br>20.11.2017  | Miss S Kelly<br>7 Clos Y Felin<br>Ystrad Mynach<br>Hengoed<br>CF82 7FP                                       | Retain log cabin<br>7 Clos Y Felin Ystrad Mynach<br>Hengoed CF82 7FP  | Granted<br>26.02.2018                                 |

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| 17/1007/RET<br>22.11.2017  | Cardtronics UK Ltd<br>PO BOX 476<br>Hatfield<br>AL10 1DT                | Retain ATM<br>Family Shopper 35 High Street<br>Rhymney Tredegar   | Granted<br>26.02.2018                                 |
| 17/1008/ADV<br>22.11.2017  | Cardtronics UK Ltd<br>PO BOX 476<br>Hatfield<br>AL10 1DT                | Retain 1 No. internally<br>illuminated top sign and 1 No.<br>internally illuminated logo panel<br>Family Shopper 35 High Street<br>Rhymney Tredegar   | Granted<br>26.02.2018                                 |
| 17/1075/COND<br>14.12.2017 | AHD Designs<br>Mr A Drew<br>14 Thornhill Close<br>Brynmaur<br>NP23 4SA  | Discharge conditions 2<br>(Drainage), 3 (Materials), 6<br>(Boundary Treatment) and 7<br>(Parking Materials) of<br>17/0718/FULL (Construct<br>dormer bungalow)<br>Former Markham Rugby Club<br>Heol-Y-Bedw-Hirion Markham<br>Blackwood   | Decided -<br>Discharge of<br>Conditions<br>26.02.2018 |
| 17/1096/COND<br>20.12.2017 | Mrs R Bowden<br>63 Pen Yr Bryn<br>Penyrheol<br>Caerphilly<br>CF83 2JZ   | Discharge condition 3<br>(drainage), 4 (contamination),<br>5 (soil importation), 6<br>(contamination validation), 7<br>(dust suppression), 8 (noise<br>suppression), 10 (bat method<br>statement), 11 (bat mitigation),<br>12 (light mitigation), 13 (bird<br>enhancement), 14 (access<br>construction), 15 (access<br>materials), 16 (driveway), 17<br>(garage retention), 18<br>(parking), 22 (boundary<br>treatment), 23 (screen fencing)<br>and 24 (turning facilities) of<br>planning consent<br>17/0146/FULL (Demolish 3 No.<br>external outbuildings and the<br>construction of a new detached<br>domestic dwelling)<br>Ty Isaf Farm Abertridwr Road<br>Penyrheol Caerphilly | Decided -<br>Discharge of<br>Conditions<br>26.02.2018 |
| 18/0003/FULL<br>02.01.2018 | Mr R Parfitt<br>Highwinds<br>New Bryngwyn Road<br>Newbridge<br>NP11 4NF | Demolish existing single storey<br>detached garage and construct<br>a new single storey detached<br>garage<br>Garage At Grid Ref 320206<br>196633 Bryngwyn Road UI<br>Newbridge   | Granted<br>26.02.2018                                 |

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| 18/0004/FULL<br>02.01.2018 | Mr S Cogbill<br>1 Mount Pleasant<br>Fleur-de-lis<br>Blackwood<br>NP12 3SA   | Erect a two storey side<br>extension<br>1 Mount Pleasant Fleur-de-lis<br>Blackwood NP12 3SA   | Granted<br>26.02.2018 |
| 17/0896/COU<br>17.10.2017  | Mr G Brown<br>2 Willow Park<br>Croespenmaen<br>Newport<br>NP11 3LS  | Change the use of building to<br>private chapel and funeral<br>home<br>Old Roman Catholic Church<br>Brynhoward Terrace Oakdale<br>Blackwood                           | Granted<br>27.02.2018 |
| 17/1097/LBC<br>16.11.2017  | Mrs L Tinklin<br>48 Garden Suburbs<br>Pontywaun<br>Newport<br>NP11 7GD  | Convert outhouse to internal<br>shower room<br>48 Garden Suburbs Pontywaun<br>Newport NP11 7GD  | Granted<br>27.02.2018 |
| 17/1047/FULL<br>04.12.2017 | Mr Stonelake<br>18 Tai'r Heol<br>Penpedairheol<br>Hengoed<br>CF82 8DL   | Erect rear single-storey<br>extension to bungalow<br>18 Tai'r Heol Penpedairheol<br>Hengoed CF82 8DL  | Granted<br>06.03.2018 |
| 17/1094/RET<br>22.12.2017  | Stately-Albion<br>Limited<br>Mr A Hurd<br>20 Darren Drive<br>Prince Of Wales<br>Industrial Estate<br>Abercarn<br>NP11 5AR | Retain the change of use of a<br>workshop/offices/storage into<br>showroom/offices<br>Stately-Albion Ltd Unit 19<br>Darren Drive Prince Of Wales<br>Industrial Estate | Granted<br>06.03.2018 |
| 18/0007/FULL<br>04.01.2018 | Mr Bradley<br>141 Llancayo Street<br>Bargoed<br>CF81 8TF  | Convert loft with rear dormer<br>141 Llancayo Street Bargoed<br>CF81 8TF  | Granted<br>06.03.2018 |
| 18/0016/FULL<br>09.01.2018 | Mr K Anthony<br>Chartwell<br>11 Underwood<br>Caerphilly<br>CF83 1HW   | Erect single-storey extension to<br>rear of the property<br>Chartwell 11 Underwood<br>Caerphilly CF83 1HW   | Granted<br>06.03.2018 |
| 17/0955/CLEU<br>06.11.2017 | Mr B Issa<br>49 Rodney Court<br>6-8 Maida Vale<br>London<br>W9 1TH  | Obtain Certificate of<br>Lawfulness for an existing use<br>for a mobile workshop on<br>agricultural land<br>Caravan Car Park Maenllwyd<br>To Rudry Common Rudry       | Refused<br>07.03.2018 |
| 17/1031/FULL<br>29.11.2017 | Mr J Davies<br>6 William Street<br>Fleur-de-lis<br>Blackwood<br>NP12 3UJ  | Erect detached dwelling<br>Land Rear Of 6 William Street<br>Fleur-de-lis Blackwood NP12<br>3UJ  | Refused<br>07.03.2018 |

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| 17/1086/FULL<br>21.12.2017 | Mrs N Kajzer-Hughes<br>51 Addison Street<br>Cefn Fforest<br>Blackwood<br>NP12 1EN     | Erect part two storey, part<br>single storey rear extension<br>51 Addison Street Cefn Fforest<br>Blackwood NP12 1EN  | Granted<br>07.03.2018 |
| 18/0002/FULL<br>03.01.2018 | Mr P Straiton<br>32 Cae Nant Gledyr<br>Caerphilly<br>CF83 2BB                         | Erect first floor extension to<br>extend existing bedroom<br>32 Cae Nant Gledyr Caerphilly<br>CF83 2BB   | Granted<br>07.03.2018 |
| 18/0025/COU<br>11.01.2018  | I & M Jaura<br>48 Penylan Road<br>Penylan<br>Cardiff<br>CF24 3PF                      | Change the use of ground floor<br>to A3 Cafe/Takeaway from<br>A1/A2 shop<br>2 Clive Street Caerphilly CF83<br>1GE  | Granted<br>07.03.2018 |
| 18/0056/FULL<br>18.01.2018 | Mr L Oliver<br>8 Tyn-Y-Coed<br>Tredomen<br>Hengoed<br>CF82 7DD                        | Erect single storey rear<br>extension, rear dormer and<br>balcony and extend dormer to<br>the front elevation<br>8 Tyn-Y-Coed Tredomen<br>Hengoed CF82 7DD | Refused<br>07.03.2018 |
| 17/1091/RET<br>21.12.2017  | Mrs D Bentley<br>Tuckaway Cottage<br>3 Pentwyn Road<br>Trinant<br>Crumlin<br>NP11 3LN | Retain access road to field and<br>provide tack room and 2 No.<br>stables<br>Land At Grid Ref 320509<br>200173 Pentwyn Road Trinant                        | Granted<br>08.03.2018 |
| 18/0021/FULL<br>11.01.2018 | Mr S Juhlke<br>13 West View<br>Crescent<br>Oakdale<br>Blackwood<br>NP12 0JG           | Erect two-storey rear extension<br>13 West View Crescent<br>Oakdale Blackwood NP12 0JG   | Granted<br>08.03.2018 |

## LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

| APPLICATION NUMBER<br>DATE RECEIVED | DESCRIPTION & LOCATION OF DEVELOPMENT   | COMMENTS   |
|-------------------------------------|---|--|
| 13/0799/CLEU<br>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<br>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<br>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<br>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<br>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<br>21.03.17             | Construct two-storey extension to provide additional living accommodation at The Gatehouse Gwern-y-domen Farm Lane Caerphilly   | Awaiting additional information.                 |

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| 17/0411/OUT<br>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. |
| 17/0551/COU<br>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<br>10.07.17 | Erect single-storey side and rear extension at Avanate 6 Gellideg Lane Maesycwmmmer   | Subject to further discussion and consideration. |
| 17/0679/RET<br>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<br>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. |
| 17/0738/COND<br>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. |
| 17/0746/FULL<br>30.08.17 | Remove existing rear single storey lean-to and replace with a two storey rear extension 192 Pandy Road Bedwas Caerphilly  | Subject to further discussion and consideration. |

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| 17/0804/OUT<br>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<br>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<br>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.                 |
| 17/0836/RET<br>25.09.17  | Retain manege for non-commercial use (personal family use only) together with associated engineering operations Land Adjacent Hen Dy Fferm Garth Lane Rudry Caerphilly   | Awaiting consultee comments.                     |

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| 17/0864/FULL<br>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<br>Unit 4 Parkway Pen-y-fan Industrial Estate Pen-y-fan Newport  | Subject to further discussion and consideration. |
| 17/0915/NCC<br>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<br>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.                 |
| 17/0935/FULL<br>30.10.17 | Construct 11 No. residential dwellings and associated works Land At Grid Ref 315722 187910 Virginia Park Caerphilly  | Awaiting resolution of NRW flood concerns        |
| 17/1019/COND<br>24.11.17 | Discharge conditions 1 (full - time to commence dev) , 2 (contamination), 3 (soil importation), 4 (remediation strategy), 5 (vision splays), 6 (engineering details) and 7 (reptiles) of planning consent 16/1059/FULL (Carry out infrastructure works to create new access drives and footways to serve future proposed individual residential developments) Former Maerdy Car Sales Maerdy House Wellington Way Rhymney  | Subject to further discussion and consideration. |



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| 17/1033/FULL<br>01.12.17 | Construct seven dwellings and associated works, including the creation of a one-way system to serve the development<br>Land At Grid Ref 317269 196829<br>Coronation Road East Lane<br>Blackwood  | Subject to further discussion concerning access. |
| 17/1038/FULL<br>01.12.17 | Demolish existing church, construct seven dwellings and associated works<br>St Marys Church<br>St Mary's Road Pontllanfraith<br>Blackwood  | Subject to further discussion and consideration. |
| 18/0005/FULL<br>03.01.18 | Erect detached house with integral garage<br>Land To The Rear Of 50 Victoria Road<br>Fleur De Lis Blackwood  | Subject to further discussion and consideration. |
| 18/0008/COND<br>05.01.18 | Discharge conditions 8 (Boundary Treatment), 13 (Construction - eng details) and 17 (Trees - Arbor Impact Assessment) of planning application 17/0489/FULL (Erect 34 no. residential dwellings and associated works)<br>Former Gardd Y Craig<br>106 Commercial Street Pontymister<br>Risca | Subject to further discussion and consideration. |

Gadewir y dudalen hon yn wag yn fwriadol

## APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

| <b>APPLICATION NUMBER &amp; DATE RECEIVED</b> | <b>DESCRIPTION &amp; LOCATION OF DEVELOPMENT</b>  | <b>COMMENTS</b>  |
|---|---|--|
| P/06/0037<br>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<br>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<br>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. Still waiting for comments. |
| 16/0016/NCC<br>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. They were in discussions with Trustees solicitors. Chased again.  |
| 16/0017/NCC<br>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. They were in discussions with Trustees solicitors. Chased again.  |
| 16/0076/OUT<br>28.01.16                       | Erect residential development at Land To The North Of Meadowland Close Caerphilly   | Revised plan agreed. Legal to send out agreement for signature.  |

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| 16/0085/NCC<br>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<br>05.03.16  | Erect 176 dwellings and access with all other matters reserved at Catnic Pontypandy Industrial Estate Caerphilly CF83 3GL   | Solicitors sent amended draft. Waiting for instructions from internal officers.  |
| 16/0508/OUT<br>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. Still waiting for everything to be resolved from an application point of view.                      |
| 16/0510/OUT<br>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. Still waiting for everything to be resolved from an application point of view.                      |
| 17/0113/FULL             | Erect 5 No. detached 4-bedroom houses at Land To The South Of The Glade Wyllie Blackwood  | Report incorrect. Planning getting rectified. Sent amended draft. Solicitors requested amendment. Asked planning for further instructions. |
| 17/0270/OUT<br>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<br>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. Told Application Ongoing To Rectify Title.                                    |
| 17/0617/COU<br>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. Told Application Ongoing To Rectify Title.                                    |
| 17/0966/FULL<br>09.11.17 | Construct 14 dwellings and associated works at The De-Winton De Winton Terrace Llanbradach Caerphilly   | New matter. Sent initial letter.   |

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| <p>17/1027/FULL<br/>29.11.17</p> | <p>Demolish Caerphilly Magistrates' Court building and re-develop with 38 No. dwellings (comprising 34 No. apartments and a terrace of 4 No. houses), together with associated vehicular and pedestrian accesses, car parking, amenity areas, buggy and bin store, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure at Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG</p> | <p>New matter</p>   |
| <p>17/1042/FULL<br/>04.12.17</p> | <p>Erect 10 No. apartments, car parking, landscaping and associated works at Land At Former All Saints Church Pencerrig Street Llanbradach</p>   | <p>New matter. Sent comments on draft UU to UWHA and awaiting response.</p> |

Gadewir y dudalen hon yn wag yn fwriadol

## OUTSTANDING APPEALS

| <b>APPEAL REF/<br/>PLANNING<br/>APP. NO.</b> | <b>APPELLANT</b> | <b>PROPOSAL &amp; LOCATION</b> | <b>DATE<br/>APPEAL<br/>REGISTERED</b> |
|--|------------------|--------------------------------|---------------------------------------|
|--|------------------|--------------------------------|---------------------------------------|

**NONE**

**APPEALS DECIDED**

| <b>APPEALS<br/>DECIDED<br/>APPEAL REF/<br/>PLANNING<br/>APP NO.</b> | <b>PROPOSAL &amp; LOCATION<br/>APPEAL</b>   | <b>DECISION/<br/>DATE</b> | <b>COMM/<br/>DEL</b> |
|---|---|---------------------------|----------------------|
| 17/0011/REF<br>17/0218/FULL   | Erect 2 No. wind turbines 74m tip<br>height at Pen Yr Heol Las Farm<br>Heol Las Energlyn Caerphilly | Dismissed<br>05/03/18     | Del                  |