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**Date: 5th September 2018**

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber, Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 12th September, 2018** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

All Committee meetings are open to the Press and Public, observers and participants are asked to conduct themselves with respect and consideration for others. Please note that failure to do so will result in you being asked to leave the meetings and you may be escorted from the premises.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Chrissy'.

**Christina Harrhy**  
INTERIM CHIEF EXECUTIVE

## AGENDA

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

Pages

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



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

To approve and sign the following minutes: -

- 3 Planning Committee held on 15th August 2018. 1 - 10

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

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

- 4 Preface Item 18/0084/RET – Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer. 11 - 24
- 5 Preface Item 17/0864/FULL – Land at Durisol UK, Unit 4, Parkway, Pen-y-fan Industrial Estate, Pen-y-fan. 25 - 50
- 6 17/0706/COU – 32 New Road, Deri, Bargoed. 51 - 58
- 7 18/0668/FULL – Meadow Side, Windy Ridge, Pontllanfraith, Blackwood. 59 - 66

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

- 8 18/0671/FULL – 13 Lon Fawr, Caerphilly. 67 - 74
- 9 18/0635/FULL – Mynydd Dimlaeth House, Pandy-Mawr Road, Bedwas. 75 - 84

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

- 10 Applications determined by delegated powers. 85 - 100
- 11 Applications which are out of time/not dealt with within 8 weeks of date of registration. 101 - 106
- 12 Applications awaiting completion of a Section 106 Agreement. 107 - 110
- 13 Appeals outstanding and decided. 111 - 116

**Circulation:**

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

And Appropriate Officers

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# Agenda Item 3



## PLANNING COMMITTEE

### MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 15TH AUGUST 2018 AT 5:00PM

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PRESENT:

Councillor M. Adams - Chair

Councillors:

Mrs E.M. Aldworth, A. Angel, M. Davies, J.E. Fussell, R.W. Gough, A.G. Higgs, A. Hussey, B. Miles, J. Simmonds, J. Taylor, A. Whitcombe, R. Whiting, T.J. Williams.

Together with:

Councillor E. Stenner (Cabinet Member for Environment and Public Protection) R. Kyte (Head of Regeneration and Planning), T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Environmental Health Officer), C. Boardman (Principal Planner), R. Amundson (Principal Planner), C. Powell (Principal Planner), E. Rowley (Senior Planner), M. Davies (Principal Planner), and K. Houghton (Committee Services Officer).

#### 1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors C. Andrews, J. Bevan, W. David, Mrs G.D. Oliver, J. Ridgewell,

#### 2. DECLARATIONS OF INTEREST

Declaration of interest were received at the start of the meeting as follows: Councillors B. Miles (Agenda Item No. 4 – 17/0973/FULL and Agenda Item No. 5 – 18/0084/RET) and M. Davies (Agenda Item No. 10 – 18/0429/FULL). Details are minuted with the respective item.

#### 3. MINUTES – 18TH JULY 2018

Councillor A. Hussey requested a correction to the minutes. His name does not appear on the minutes however he was present for the meeting

It was moved and seconded that subject to the aforementioned correction, the minutes of the meeting held on the 18th July 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that subject to the aforementioned correction, the minutes of the Planning Committee held on 18th July 2018 (minute nos. 1-19) be approved and signed as a correct record.

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

**4. PREFACE ITEM CODE NO. 17/0973/FULL – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, CF82 8FY**

Councillor B. Miles declared a personal and prejudicial interest in that Hanson Aggregates Ltd, a company identified as a main competitor by Bryn Recycling Ltd (the applicant), are a tenant on land owned by a family member and she left the Chamber while the application was discussed.

The Principal Planning Officer informed the Committee that Condition 1 and 6 as set out in the Officer's original report had been amended and that the comments of the Council Ecologist had been received. This confirmed the introduction of four additional Ecology Conditions referred to in the presentation of the Officer's original report at the 18<sup>th</sup> July 2018 Planning Committee.

Following consideration of the application it was moved and seconded that it be refused for the reasons set out in the Officer's preface report. By a show of hands and in noting there was 7 against and 0 abstentions, the motion was declared lost.

A further motion was then moved and seconded that the recommendation contained within the Officer's original report be approved and by a show of hands and in noting there were 5 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that: -

- (i) This application be (A) deferred to allow the applicant to enter into a Section 106 Agreement on the basis as set out in the Officer's original report and on completion of the Agreement, (B) Subject to the conditions contained within the Officer's original report, the amended Conditions 1 and 6 and additional Conditions 7, 8, 9 and 10, Planning Permission be granted.

**Amended Condition 1**

The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details except where modified by the conditions that follow:

Application dated 13 November 2017;

Planning Statement dated November 2017;

Drawing Number AJA.2229.01 Landscape mitigation and planting strategy received 13 November 2017;

Drawing Number BAL-NSB-2916-012 rev A Proposed bund and restoration received November 2017;

Drawing Number BAL-NSB-2016-003 rev G Proposed bind sections 13 November 2017;

Drawing Number BAL-NSB-2016-009 rev A Proposed bind phase 1 received 13 November 2017;

Drawing Number BAL-NSB-2016-010 rev A Proposed bund phase 2 received 13 November 2017;

Drawing Number BAL-NSB-2016-011 rev A Proposed bund phase 3 13 November 2017;

Drawing Number BAL-NSB-2016-013 rev A Site location plan received 13 November 2017;

Drawing Number BAL-NSB-2016-002 rev Q Proposed bund received 24 May

2018;  
Drawing Number BAL-NSB-2016-016 Peat for habitat creation received 24 May  
2018;  
Letter dated 24 May 2018 – Peat quantities appraisal.

**Reason:**

To ensure the development is carried out only as approved by the Local Planning Authority.

**Amended Condition 6:**

Within one month of the date of this permission a scheme and programme of measures for the suppression of dust, shall be submitted for the approval of the Mineral Planning Authority. The scheme shall include:

- (a) The suppressions of dust caused by the moving and storage of soil and overburden, stone and other materials within the site;
- (b) Dust suppression on haul roads, including speed limits;
- (c) The provisions of dust collection and storage facilities;
- (d) Provision for monitoring and review of the scheme;

Such scheme shall be implemented and complied with at all times during the constructions of the bund.

**Reason:**

To protect the amenities of the locality from the effects of any dust arising from the development.

**Additional Condition 7:**

Within 6 months of the approval of the application, details of the management of the peat areas within the application site shall be submitted to the Local Planning Authority for approval. The management shall be implemented in accordance with the agreed details.

**Reason:**

To protect the peat resource and its ecological interest.

**Additional Condition 8:**

Prior to commencement of further works, details of hydrological and ground water monitoring in the application site and in the adjacent SINC shall be submitted to the Local Planning Authority for approval. Following approval, by the Local Planning Authority, the first year's data shall be collected prior to further works to the bund or ditch systems.

**Reason:**

To protect the peat resource and it ecological interest.

**Additional Condition 9:**

Prior to commencement of further works, details of a vegetation monitoring programme that includes a base line Phase 2 vegetation survey of the Waun Rhyd SINC shall be submitted to the Local Planning Authority for approval. The

approved base line surveys shall be implemented prior to further works being undertaken on the bund or ditch systems, and subsequent monitoring programme implemented in accordance with the agreed programme.

**Reason:**

To protect the peat resource and its ecological interest.

**Additional Condition 10:**

Prior to commencement of further works, a detailed management plan for Waun Rhyd SINC shall be prepared and submitted to the Local Planning Authority for approval, to cover the lifetime for the approved quarry and reviewed every 5 years and shall include targets for species composition and sward condition, stocking levels, water level management, scrub control, and other management necessary to achieve the conservation targets for the SINC. The agreed management plan shall be implemented and an annual management report shall be submitted to the Local Planning Authority which shall include details of the management undertaken during the previous 12 months, an annual assessment of the sward condition and hydrology, and if required, any necessary remedial measures that may need to be undertaken over the following 12 month period.

**Reason:**

To ensure that the ecological importance of the Waun Rhyd SINC is maintained throughout the life of the quarry.

- (i) The applicant be advised of the attached (to the Officer's report) comments of Natural Resources Wales, Rights of Way Officer and Senior Engineer (Land Drainage).
- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of the permission: SP5, CW15, SP6, SP8, CW2, CW4, CW5, CW22 and CW23.

**5. CODE NO. 18/0084/RET – GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, CF82 8FY**

Councillor B. Miles declared a personal and prejudicial interest in that Hanson Aggregates Ltd, a company identified as a main competitor by Bryn Recycling Ltd (the applicant), are a tenant on land owned by a family member and she left the Chamber while the application was discussed.

Ms S. Spencer, Councillor A. Gair and Councillor C. Bezzina spoke in objection and Mr J. Ayoubkhani (the applicant's agent) 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 and by a show of hands and in noting there was 8 against and 1 abstention, this motion was declared lost.

A further motion was then moved and seconded that the application be deferred for reasons for refusal based on the impact of the application on an area of nature conservation. By a show of hands and in noting, there was 1 against and 1 abstention, this was agreed by the majority present.



RESOLVED that the application be deferred for a further report for reasons for refusal based on the impact of the site on an area of nature conservation.

**6. CODE NO. 18/0655/NCC – 87 BEDWELLY ROAD, CEFN FFOREST, BLACKWOOD, NP12 3HB**

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 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 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)

**7. CODE NO. 18/0580/NCC – LAND AT GRID REF 314499 200312, ADJACENT TO 128 LLANCAYO STREET, BARGOED**

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 this was unanimously agreed.

RESOLVED that: -

- (ii) This application be (A) deferred to allow the applicant to enter into a Section 106 Agreement to implement only one consent as set out in the Officer's report and on completion of the Agreement, (B) Subject to the conditions contained within the Officer's report, Planning Permission be granted.
- (iii) The applicant be advised of the attached (to the Officer's report) comments of Dŵr Cymru/Welsh Water, The Senior Engineer (Land Drainage) and CADW.
- (iv) 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: Policy CW2, CW3, CW4 and CW5.

**8. CODE NO. 18/0582/OUT - LAND AT GRID REF 314499 200312, ADJACENT TO 128 LLANCAYO STREET, BARGOED**

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 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 of the attached (to the Officer's report) comments of the Senior Engineer (Land Drainage) and Dŵr Cymru/Welsh Water.
- (iii) The applicant be advised of 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: Policy CW2, CW3 and CW5.

**9. CODE NO. 17/0864/FULL – DURISOL UK, UNIT 4, PARKWAY, PEN-Y-FAN INDUSTRIAL ESTATE, NP11 3EF**

Mr J. Powell, Councillor C. Thomas and Councillor W. Williams spoke in objection and Mr N. Davies (the applicant) spoke in support of the application.

It was noted that a site visit took place on Monday 13<sup>th</sup> August 2018.

Following consideration the application it was moved and seconded that the application be deferred for a further report for reasons for refusal based on saturation of the skyline, visual impact on the surrounding landscape, noise pollution, potential shadow flicker and the impact on Penyfan Pond. By a show of hands and in noting there was 4 against and 2 abstentions, this was agreed by the majority.

RESOLVED that the application be deferred for a further report for reasons for refusal based on saturation of the skyline, visual impact on the surrounding landscape, noise pollution, potential shadow flicker and the impact on Penyfan Pond.

**10. CODE NO. 18/0429/FULL – LAND AT GRID REF 319863 198707, PLEASANT VIEW SOUTH LANE, CROESPENMAEN**

Councillor M. Davies declared a personal and prejudicial interest in that a family member lives on South Lane and he left the Chamber while the application was discussed.

The Principal Planning Officer informed the Committee that an amendment was required to Condition 2 in order to ensure that the development is carried out only as approved by the Local Planning Authority.

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 this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report and the amendment to Condition 2, this application be granted.

**Amended Condition 2:**

The development shall be carried out in accordance with the following approved plans and documents:

Drawing No: 161202/AR/PL/202, Location Plan & Site Plan – Proposed Layout, received 04.07.2018;  
Drawing No: 161202/AR/PL/211, Plot 1 Floor Plans & Elevations – Proposed, received 10.05.2018;  
Drawing No: 161202/AR/PL/212, Plot 2 Floor Plans & Elevations – Proposed, received 10.05.2018;  
Drawing No: 161202/AR/PL/213, Plot 3 Floor Plans & Elevations – Proposed, received 10.05.2018;  
Drawing No: 161202/AR/PL/214, Revision PO1, Plot 4 Floor Plans & Elevations – Proposed, received 05.07.2018;  
Drawing No: 161202/AR/PL/311, Revision PO1, Site Sections 01 – Proposed, received 05.07.2018;  
Drawing No: 161202/AR/PL/312, Site Sections 02 – Proposed, received 10.05.2018.

**Reason:**

To ensure that the development is carried out only as approved by the Local Planning Authority.

- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions attached to this consent: CW2 and CW3.

**11. CODE NO. 18/0451/FULL – SITE OF FORMER LYNDARYN BUNGALOW, CLIFF ROAD, BLACKWOOD**

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 this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained with the Officer's report this application be granted.
- (ii) The applicant be advised of the attached (to the Officer's report) comments of the Senior Engineer (Land Drainage), Dŵr Cymru/Welsh Water, The Coal Authority, the Transportation Engineering Manager and Head of Public Protection.
- (iii) The applicant be advised of 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: Policy CW2, CW3, CW4 and CW5.

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

**12. CODE NO. 18/0547/NCC – BRYNVIEW AVENUE, TREDOMEN, HENGOED, CF82 7DB**

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 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 of 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.

### **13-16. 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 19.25pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 12th September 2018, they were signed by the Chair.

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CHAIR

## **Members' Site Visit**

PLANNING APPLICATION REFERENCE: 17/0864/FULL

PROPOSED DEVELOPMENT: Erect a wind turbine with a maximum overall tip height of 93m, 10m micro-siting, associated infrastructure including a transformer, hardstanding areas, a control building and cabling to operate for 25 years and subsequently decommission

LOCATION: Durisol, Parkway, Pen-y-Fan Industrial Estate and Pentwyn Inn, Trinant

DATE OF SITE VISIT: 14<sup>th</sup> August 2018

MEMBERS PRESENT: M Adams, M Davies, A Hussey

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

- Cllr Davies queried the overall height of the proposed turbine in relation to the existing Wind Turbine located within the grounds of Abington Carpets. The case officer, Chris Boardman, clarified the proposed height and difference in levels. Cllr Hussey also intended to ask a similar question prior to Cllr Davies asking the question.

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# Agenda Item 4

## **PREFACE ITEM**

APPLICATION NO. 18/0084/RET

APPLICANT(S) NAME: Bryn Recycling Ltd

PROPOSAL: Retain extension to material recycling facility to include biomass boiler and chimney flue

LOCATION: Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

This application was reported to Planning Committee on 15 August with a recommendation for approval subject to conditions. A copy of the report is attached as an Appendix.

The Committee resolved to defer the application for a further report to include reasons for refusal based on the impact on nature conservation interests.

The application site is located at a distance of more than 870 metres from Waun Rhydd SINC and approximately 500 metres from Penallta Bog SSSI. The proposal involves the incineration of recycled wood chip and has the potential to cause emissions to atmosphere. However, information has been supplied that indicates that any emissions are capable of being effectively controlled via the environmental permit process and that the proposed 14-metre high chimney will disperse emissions effectively.

Guidance in Planning Policy Wales 9 and TAN21: Waste states that in determining planning applications it is reasonable for a planning authority to assume that other regulatory regimes, such as the pollution control regime, will operate effectively and that planning authorities should not duplicate controls more appropriately imposed as part of the permit. An application for a permit was duly made on 10 July 2018 and is being progressed.

The planning and pollution control regimes are complementary but separate processes and there is no requirement for a permit to be in place before planning permission is granted. Guidance states that the determination of a planning application should focus on whether the proposed development is an acceptable use of land at the location proposed, having regard to the likely effects on neighbouring land uses.

Cont....

Application No. 18/0084/RET Continued

The site is part of an existing waste management facility with permission for sorting, separating, storage and transfer of various waste types, including paper, card, plastics, wood and construction/demolition waste. A landscaped bund has been constructed around the facility in accordance with permissions granted in 2013. The proposed extension to the building would not have a material impact on the character of the area as the planting scheme matures and while the flue would be visible in the landscape due to its height, a dark, matt finish would assist in blending it in with the surrounding area. This can be required by condition. In land use terms, therefore, the proposed development is considered to be acceptable.

One additional objection from a local resident was received on 30 August 2018 on the grounds that the boiler was already in-situ and could cause emissions that may have health impacts. These matters are addressed above and in the report dated 15 August 2018.

The recommendation is still to approve for the following reasons:

- Information submitted with the application, which has been independently assessed by the Council's advisers, indicates that air quality impacts can be satisfactorily managed through the imposition of appropriate conditions and by the permit process. An application for a permit has now been duly made and is currently under consideration.
- The proposal is consistent with national policy in Planning Policy Wales 9, Technical Advice Note 21: Waste and TAN 8: Renewable Energy which support development that diverts waste from landfill and increases energy generation from renewable sources. The development would contribute to those aims, albeit on a small scale.
- The proposal relates to a small extension to an existing waste management facility which is screened by a bund and tree planting. The main landscape and visual impact is from the flue. However, the Council's Landscape Architect comments that the impact can be reduced by applying a matt, dark finish. This can be secured by condition.
- The proposal is consistent with policies in the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

**RECOMMENDATION:** That planning permission is GRANTED subject to the conditions contained in the report considered on 15 August 2018.

Cont....



Application No. 18/0084/RET Continued

However, if members are minded to refuse the application, the following reason is suggested:-

1. It has not been adequately demonstrated that the emissions from the biomass burner would not have an adverse impact on nature conservation interests in Waun Rhydd Site of Importance for Nature Conservation and Penallta Bog SSSI, contrary to policy CW4 in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0084/RET 31.01.2018	Bryn Recycling Ltd C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Retain extension to material recycling facility to include biomass boiler and chimney flue Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

**APPLICATION TYPE:** Retain Development Already Carried Out

**SITE AND DEVELOPMENT**

Location: The site is located at Gelliargwellt Uchaf, approximately 1.2 kilometres south-west of Gelligaer.

Site description: The site comprises a working dairy farm with land between Gelligaer, Trelewis and Nelson. Diversification has taken place over the last 30 years and the farm now contains an anaerobic digestion facility, small quarry, and materials recovery and transfer facility (MRF). The application site is within the MRF.

Development: The proposed development is an extension to the smaller of two recycling buildings at the MRF to house a biomass burner.

Dimensions: Width 13.8m, length 33.3m, height 9.2m. The height of the flue is 14m above ground level.

Materials: Profile sheet cladding.

Ancillary development, e.g. parking: Not applicable.

**PLANNING HISTORY 2005 TO PRESENT**

P/05/0944 - Construct building to enclose existing waste sorting area within waste transfer station - Granted 19.08.2005.

P/05/1038 - Vary Conditions (4), (8) and (16) of Consent Ref. P/01/0234 - Granted 06.10.05.

Cont'd.....

Application No. 18/0084/RET Continued

P/05/1103 - Vary Condition (4) opening hours, Condition (3) operation of shredder and Condition (5) height of windrows on Planning Application P/03/1555 - Granted 13.10.02.

07/1082/FULL - Erect building to enclose existing materials, recycling facility and retain and complete associated earthworks and hardstanding - Refused 24.04.09.

08/0675/NCC - Delete Condition 16 of planning permission ref. P/01/0234 to operate waste transfer station on a permanent basis - Refused 24.04.09.

09/0228/NCC - Delete Condition 16 and amend Condition 15 of previous consent 07/0063/NCC in respect of hours to receive waste, hours of operation and type of materials to be received - Granted 25.03.2010.

09/0968/FULL - Erect building to incorporate anaerobic digestion facility with associated engineering and landscaping works - Withdrawn 02.11.10.

10/0429/RET - Retain and complete earthworks - Granted 04.11.10.

11/0224/FULL - Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works - Refused 08.12.2011 Allowed on appeal 12/0020/REF 28.03.2013.

11/0226/FULL - Provide permanent operation of materials recycling facility and erection of new building - Refused 07.12.2011. Allowed on Appeal 28.03.2013.

11/0227/NCC - Delete condition 13 of planning permission ref 10/0429/RET to remove requirement to reduce height of bund to 1 metre above the adjoining ground level - Granted 08.12.2011.

14/0226/FULL - Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) - Granted 14.07.14.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside settlement boundaries and is within a Special Landscape Area.

Policies: The following policies in the Caerphilly County Borough Local Development Plan up to 2021 are relevant to the determination of this application: SP6 Place Making, CW2 Amenity, CW4 Natural heritage protection, CW15 Locational constraints.

Cont'd....

Application No. 18/0084/RET Continued

NATIONAL POLICY Planning Policy Wales November 2016, TAN 21: Waste 2014.

### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes. The proposed development falls within schedule 2 of the EIA Regs - Installations for the disposal of waste and it involves incineration.

Was an EIA required? No.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within a Development High Risk Area and the Coal Authority has been consulted.

### CONSULTATION

The Coal Authority - The Coal Authority raises concern because the site is within the Development High Risk Area where there are hazards and features that need to be considered in the determination of the application.

The application is supported by a Coal Mining Risk Assessment that was prepared for a previous development on the site and recommending that intrusive site investigations be carried out. However, there is no evidence that those works were carried out.

Objection is raised and the CA requests that the applicant demonstrates how coal mining legacy issues have been taken into account in the development.

Ecologist - The Council's Ecologist requests that provision is made for nesting birds through the provision of artificial nest boxes as a biodiversity enhancement.

Landscape Architect - The development site is located within the Mynydd Eglwysilan Special Landscape Area (SLA) NH1.3. This non-statutory designation seeks to protect this local area due to the distinctive landscape, historical, cultural, biodiversity and geological features and characteristics within the County Borough. As the current LDP states; 'The policy is not designed to preclude development. However, development proposals should not have an unacceptable impact on the specific distinctive features or characteristics associated with the SLA.'

Cont'd....

Application No. 18/0084/RET Continued

Whilst it is generally agreed that the footprint and height of the building will eventually be adequately screened by existing planted boundary bunds, once planting has matured. However, there are concerns over the visual impact the 14m high chimney flue has, due to its height and finish. Having visited viewpoints, approximately 1km from the site, officers note that primarily to the SE, SW and south of the site that it is clear that the chimney flue is visible above existing planting and unlikely to become screened. This is further exacerbated by the construction material, which appears to be a stainless steel finish, which catches the light and therefore stands out against the dark backdrop of existing woodland and vegetation located to the north and west.

Therefore it is recommended that the finish to the flue is conditioned and that a dark brown or black flue is used. This is in the interests of visual amenity and will assist to blend the chimney flue in with the SLA and sites woodland backdrop.

Head Of Public Protection - No objections received. Following receipt of a Chimney Height Assessment (Environmental Visage, June 2018).

Transportation Engineering Manager - No objection is raised.

Senior Engineer (Land Drainage) - The site is situated within an area susceptible to groundwater and surface water flooding. It is requested that the applicant provide a drainage strategy document to consider the viability of the intended method of surface water drainage. Should the Local Planning Authority be minded to grant permission, it is recommended as a minimum the following or similarly worded conditions be appended to any permission:

Condition: Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.

Reason: To ensure the development is served by an appropriate means of drainage.

It is also recommended the Planning Authority provide the applicant a copy of the document "Requirements Relating to Drainage & Flood Risk Management".

Gelligaer Community Council - No comment.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of notices posted at five locations in Gelligaer, Nelson and Penybryn and letters to one neighbouring property.

Cont'd....

Application No. 18/0084/RET Continued

Response: One letter of objection has been received.

Summary of observations: The grounds for objection are the retrospective nature of the application, smoke emissions, the nature of the fuel - only clean wood should be burnt.

#### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?  
The proposed development is unlikely to have a significant effect on crime and disorder in the local area.

#### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

#### ANALYSIS

Policies: Decisions on planning applications must be made in accordance with the development plan unless there are material planning considerations that indicate otherwise. Such considerations may include current circumstances, policies in an emerging development plan and policies of the Welsh government and the UK government. The main considerations in this case are as follows.

The principle of the development:

The proposed development would be within an established waste management facility and is considered to be acceptable in principle.

Impact on the amenity of local residents and on the local area:

Policy CW2 states that development proposals must ensure that there is no unacceptable impact on the amenity of adjacent properties or land and that the use is compatible with surrounding land uses. The proposal should not result in over-development of the site and should not compromise the viability of existing neighbouring land uses.

Cont'd....

Application No. 18/0084/RET Continued

The development comprises a small extension to a waste management building to house a biomass burner with a flue projecting 14m above ground level. The biomass burner would use 3,120 tonnes a year of materials received at the MRF but overall throughput to the MRF would not increase. The heat generated would be used to heat a drying floor within the building.

The biomass fuel and the boiler is contained within a building and the site is within an operational waste management facility. In this context it is not considered that there would be significant additional adverse impacts arising as a result of the biomass boiler, which would be regulated by a permit as well as by planning conditions. The nearest residential areas are located at a distance of 700 metres from the site.

Impact on natural heritage:

The site is within NH1.3 Mynydd Eglwysilian Special Landscape Area, which was designated for its open upland and lowland landscape providing a landscape setting and context for settlements in the County Borough. Development control issues include the desirability of preserving geological, and archaeological features, restricting urban spread and minimising landscape degradation.

Policy CW4 states that development proposals will be permitted where they conserve the distinctive or characteristic features of the SLA. The proposed development would not extend the waste management site. The 14m high flue has been designed to be Industrial Emissions Directive compliant. The chimney has an impact on the landscape, particularly due to its location at the edge of the plateau landform on which the MRF facility sits and due to its reflective materials. However, the landscaping scheme implemented around the site is maturing and softens views into the site and the flue is slim and seen in the context of other tall buildings within the site. A matt dark finish as suggested by the council's landscape architect would help to mitigate the visual impact of the chimney. This can be secured by condition.

Design and appearance:

Policy SP6 B requires new development to demonstrate a high standard of design that reinforces attractive qualities of local distinctiveness.

The extension is similar in form and materials to the existing industrial shed style building and is acceptable in terms of scale and design.

Cont'd....

Application No. 18/0084/RET Continued

Energy/sustainability:

*Energy Wales: A low carbon transition* sets out the Welsh Government's ambition of achieving a sustainable, low carbon economy for Wales. While energy policy is not a fully devolved matter, WG aims to meet the country's energy needs increasingly through renewable and low carbon sources and to deploy a range of technologies, including biomass. The proposed development would contribute to those aims, albeit in a small way.

The applicant states that the development could increase recycling rates by up to 5% by increasing the efficiency of the current operations at the site. This is in accord with guidance in TAN21: Waste in that it is making a contribution to diverting waste from landfill and managing waste more sustainably.

Comments from Consultees: The objection raised by the Coal Authority has been discussed with the applicant. The applicant intends to provide information to show that the concerns have been addressed. From a planning point of view, there is the extension to the existing building and therefore there are no objections in principle from a ground stability point of view.

The Council's Ecologist asks for a condition to secure artificial nest boxes as a biodiversity enhancement. While this is desirable, in view of the scale of the development, it is considered that such a condition would not meet the test in Welsh Government Circular WGC 016/2014 in that it is not essential in planning terms to enable the development to proceed. The circular states " In considering whether a planning condition is necessary, local planning authorities should ask themselves whether planning permission would have to be refused if a condition were not imposed, or if it would be expedient to enforce against a breach of the condition."

The Council's Landscape Architect has requested a dark, matt finish be applied to the chimney. This can be secured by condition.

Head of Public Protection has received the information supplied by the applicant, and has raised no objection. The proposed development is the subject of a permit application and emissions are properly controlled through that process.

Comments from public: Although the application is retrospective it should be assessed taking into account the same material planning considerations as for an application for new development. If the result of that assessment is that permission is refused, the Council can take action to secure the removal of the unauthorised development. It is not illegal to carry out building work without planning permission but the deterrent is that an applicant may face abortive costs if the development is found to be unacceptable in planning terms.

Cont'd....



Application No. 18/0084/RET Continued

The planning and pollution control regimes are complementary but separate processes. Planning control focuses on whether the development is an acceptable use of the land and on regulating the location of the development to minimise adverse effects on neighbouring land uses and the environment. The pollution control regime is concerned with the regulation of the proposed operations and processes in their day-to-day operation so that waste is managed without endangering human health or causing environmental harm.

Therefore, the operation of the biomass burner, including emissions, will be controlled through the permit for the site and in determining planning applications, advice in Technical Advice Note 21: Waste states that it is reasonable to assume that other regulatory regimes will operate effectively and planning authorities should not duplicate controls more appropriately imposed as part of the permit.

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.

Cont'd...

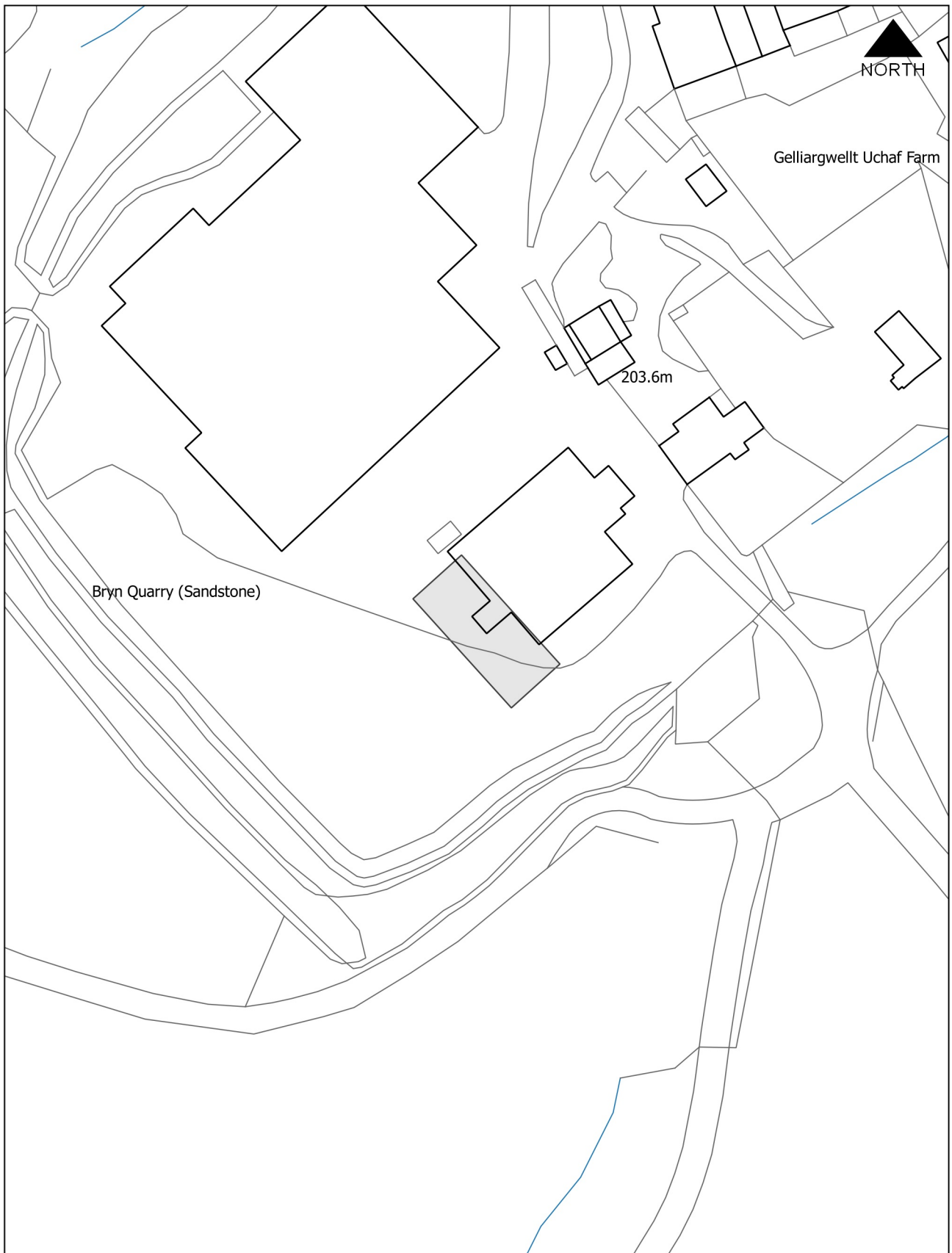
Application No. 18/0084/RET Continued

- 02) The development shall be carried out, except where modified by the conditions below, in accordance with the following documents
- a) The planning application and supporting statement received on 25 January 2018.
  - b) Submitted plans and documents:
    - Drawing boiler ash conveyor received 25 January 2018.
    - Drawing number BRL-MRF-2018-001 Proposed site layout received 25 January 2018.
    - Drawing number BRL-MRF-2018-003 Site location plan received 25 January 2018.
    - Drawing number BRL-MRF-2018-002 Elevations received 25 January 2018.
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Within two months of the date of this permission a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be implemented within 6 months of the date of their agreement.
- REASON: To ensure that the development is served by an appropriate means of drainage.
- 04) Notwithstanding the submitted details, the flue shall be finished in a dark, matt finish, details of which shall be submitted for the approval of the Local Planning Authority within two months from the date of this permission. The agreed finish shall be applied within 3 months of the date of that agreement and thereafter shall be maintained for the duration of the development.
- REASON: In the interests of visual amenity.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP6 Place Making, CW2 Amenity, CW4 Natural heritage protection, CW15 Locational constraints.

**DEFERRED FOR REASONS FOR REFUSAL**



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# Agenda Item 5

## PREFACE ITEM

APPLICATION NO. 17/0864/FULL

APPLICANT(S) NAME: Sirius Renewable Energy

PROPOSAL: Erect a wind turbine with a maximum overall tip height of 93m, 10m micro-siting, associated infrastructure including a transformer, hardstanding areas, a control building and cabling to operate for 25 years and subsequently decommission

LOCATION: Land at Durisol UK, Unit 4, Parkway, Pen-y-fan Industrial Estate

The above planning application to erect a wind turbine with a maximum overall tip height of 93m and associated works was reported to Planning Committee on 15<sup>th</sup> August 2018 with a recommendation for approval subject to conditions. A copy of the previous report is attached as an Appendix.

At the meeting, it was resolved that the application be deferred to allow officers to produce a reason to refuse the application on the basis that the development would be unacceptable because of the impact of noise and shadow flicker on nearby residential properties, and its detrimental impact on the visual amenity of the surrounding area and Pen-y-fan Pond Country Park by virtue of its cumulative impact when viewed in conjunction with the existing three very large wind turbine in close proximity to the application site. Each of these issues is discussed below.

### **Noise**

As outlined in the original Officer's report, the submitted noise report states whilst there will be exceedances, these would be very slight and again based on optimum weather conditions (temperature, humidity, wind speed, pressure etc.). Such low increases would not usually be detectable by the human ear. Notwithstanding this, several Conditions were attached to the proposed permission. These stated:

*"The level of noise from the wind turbine hereby approved shall not exceed the levels those stated in Table 8 of Report HM: 3095\_R02\_EXT2 submitted on 5th July 2018; when calculated in accordance with the attached Guidance Notes, or such other guidance as may be agreed in writing by the Local Planning Authority.  
REASON: In the interest of the amenity of noise sensitive properties."*

Cont....

Application No. 17/0864/FULL Continued

*“Should the wind turbine or turbines be identified as operating above the parameters specified in Condition 3 the applicant shall investigate and the wind turbines will be modified, limited or shut down as required to ensure compliance with this condition. These measures shall be applied until such time as maintenance or repair is undertaken sufficient to reduce the absolute noise level of the operating turbines to within the parameters specified.*

*REASON: In the interest of the amenity of noise sensitive properties.”*

*“Within 21 days from the receipt of a written request from the Local Planning Authority and following a noise complaint to the Local Planning Authority from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind turbine operator shall, at the operator's expense, engage an independent consultant approved by the Local Planning Authority to assess the level of noise emissions from the wind turbines at the complainant's property following the procedures described in the attached Guidance Notes or such other guidance as may be agreed in writing by the Local Planning Authority. The independent consultant's assessment and conclusions regarding the said noise complaint, including all calculations, audio recordings and the raw data upon which those assessments and conclusions are based, shall be submitted for the approval of the Local Planning Authority within 2 months of the date of the written request, unless otherwise extended in writing by the Local Planning Authority. The assessment recommendations as may be approved in writing by the Local Planning Authority shall be implemented and carried out within a set timescale agreed in writing by the Local Planning Authority.*

*REASON: In the interest of the amenity of noise sensitive properties.”*

Based on the comments of the Head of Public Protection, coupled with the level of control exercised by the suggested Conditions it is not considered reasonable to refuse the application on the basis of noise impact. This is a technical issue that would be very difficult to defend at appeal.

Further to the August Planning Committee additional information has been received from the applicant in relation to the possible exceedances referred to by members. This information states that the noise report provided is very clear about the assumptions used to predict the turbine noise levels at neighbouring dwellings. The predictions have been undertaken in accordance with the worst case scenario and 2 dB has already been added to the source noise levels for the proposed and other operational turbines in order to account for any uncertainty. The results indicate that, for the cumulative scenario, a marginal breach of the limits (0.2dB) would occur at Cefn-coch for downwind conditions and a specific wind speed. However, as stated in the report, this exceedance is not expected to occur due to the 2 dB uncertainty margin already applied to the predicted noise levels. It should also be noted that Cefn-coch will not be downwind of the site for the majority of the time.

Cont.....

Application No. 17/0864/FULL Continued

If members are minded to refuse planning permission on this ground, the following reason is suggested:

The proposed wind turbine would result in an increase in noise levels in the locality that would be detrimental to residential amenity, and would therefore be contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

However, there is no evidence to support such a reason, and the local planning authority would expose itself to a potential costs award if the applicant appealed against a refusal of planning permission.

### **Shadow Flicker**

As with the noise issue, the Head of Public Protection raised no objection to the proposed development on the basis of the potential impact of shadow flicker. Shadow flicker can only occur in very specific environmental conditions. If shadow flicker did become an issue, a Condition was suggested that would adequately control its detrimental impact. This Condition is:

*“Unless otherwise agreed in writing with the Local Planning Authority, prior to the commissioning of the wind turbine hereby approved it shall have been fitted with a control system that automatically shuts down the turbines during times that shadow flicker occurs, in accordance with a scheme of control that shall have been agreed in writing with the Local Planning Authority.*

*REASON: To control flicker in the interests of the amenity of nearby flicker-sensitive properties.”*

For this reason it is considered to be unreasonable to refuse the proposed development on the grounds of shadow flicker.

If members are minded to refuse planning permission on this ground, the following reason is suggested:

The proposed wind turbine would result in an increase in shadow flicker in the locality that would be detrimental to residential amenity, and would therefore be contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

However, there is no evidence to support such a reason, and the local planning authority would expose itself to a potential costs award if the applicant appealed against a refusal of planning permission.

Cont....

### **Visual Impact and cumulative impact**

Members raised concerns regarding the detrimental visual impact as a result of the cumulative impact of the proposed turbine when viewed in conjunction with the existing three very large wind turbines nearby, as well as the solar farm development adjacent to the Pen-y-fan Pond country park. It is considered that a case can be made that the cumulative impact would detract from the visual amenity enjoyed by users of Pen-y-fan Country Park, in accordance with Policy CW2 of the Adopted Caerphilly LDP.

### **Impact on residential amenity**

When the application was originally report to Planning Committee in April 2018 it was recommended for refusal on the basis that the turbine as originally proposed, i.e. 113m to tip height, would have a detrimental impact on the residential properties to the east. Further to the reduction in the height of the turbine from 113m to 93m this recommended reason for refusal was removed. However, it is considered that a case can be made in terms of the impact of the turbine on the residential amenity of properties to the east that would be afforded direct views of the turbine in relatively close proximity.

RECOMMENDATION – That planning permission be GRANTED subject to the conditions contained in the original report. However, should members be minded to refuse the application, the following reasons for refusal are suggested:

- By virtue of its proposed siting and overall height/rotor diameter, the proposed wind turbine would result in a majorly or moderately adverse impact on the nearby residential properties that would have direct views of it, and a moderately adverse impact on the area surrounding these properties. Such a detrimental adverse impact is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
- By virtue of its proposed siting and overall height/rotor diameter, the proposed wind turbine would result in a cumulative impact that would detract from the visual amenity of users of Pen-y-Fan Pond Country Park. Such a detrimental adverse impact is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
- By virtue of its proposed siting and overall height/rotor diameter, the proposed wind turbine would result in a cluster of large/very large wind turbines that would detract from the visual amenity of Landscape Unit 5 and Unit 8 as defined in the Heads of the Valleys Wind Turbine Development Landscape Sensitivity and Capacity Study (Gillespies Report, 2015).



Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0864/FULL 06.11.2017	Sirius Renewable Energy Mr Davies 4245 Park Approach Thorpe Park Leeds LS15 8GB	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 Durisol UK Unit 4 Parkway Pen-y-fan Industrial Estate Pen-y-fan Newport NP11 3EF

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The application site is within the curtilage of the industrial unit operated by Durisol, located on Parkway, Pen-y-Fan Industrial Estate.

Site description: Industrial unit curtilage. The proposed wind turbine would be located on land to the west of the existing unit.

Development: The application seeks full planning permission to construct a single wind turbine and associated infrastructure. The proposed wind turbine would have a rated output assumed capacity of up to 1.75 MW. The submitted turbine type has a maximum overall tip height of 93m, hub height of 60m, and rotor diameter of 66m.

The associated infrastructure includes an external transformer kiosk building, a substation kiosk building, underground cabling and crane pad. The total land take for the development measures approximately 310 square metres.

Ancillary development, e.g. parking: None.

**PLANNING HISTORY 2005 TO PRESENT**

06/0452/FULL - Erect new storage warehouse. Granted 08.12.2006.

Cont'd.....

Application No 17/0864/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies in the Pen-y-fan Employment Site (LDP Ref: 2.10) as well as the defined settlement boundary.

Policies: SP1 (Development Strategy), SP5 (Settlement Boundaries), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW15 (General Locational Constraints). The Local Planning Authority's guidance for smaller scale wind turbine developments.

NATIONAL POLICY Planning Policy Wales Edition 9 (November 2016), Technical Advice Note 8: Planning for Renewable Energy (July 2005) and Technical Advice Note 11: Noise (October 1997).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Conservation & Design Officer - No objection. Makes the following comments:

"I would agree with the assessments submitted with the application concluding that development within the site would have a small effect on the agricultural setting of the Grade II listed Gelli Farmhouse and attached farm range (21259), which lies some 425m to the northeast of the site. The effect of the proposed development would therefore, be of a very low level and concludes that the effects of the proposed development on heritage assets are such that they are not judged to constitute harm to the heritage significance of any identified assets."

Joint Radio Company Limited - No objection.

Transportation Engineering Manager - No objection subject to a condition requiring a revised Traffic Management Plan.

Cont'd.....

Application No 17/0864/FULL Continued

Countryside And Landscape Services - Based on the submitted ecology surveys, no objection is raised subject to the imposition of conditions. However concerns that are set out late in this report are raised in respect of the landscape impacts of the scheme.

Senior Arboricultural Officer (Trees) - No objection.

CADW - No objection.

Principal Valuer - No comments.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - No objection subject to a land drainage condition and advice being forwarded to the developer.

Strategic & Development Plans - No objection.

Police Liaison - Transport - No comments.

Ministry Of Defence - No objection.

Dwr Cymru - Provides advice to the developer.

Natural Resources Wales - Raises concerns regarding protected species.

Glam/Gwent Archaeological Trust - No objection subject of advice being forwarded to the applicant.

Joint Radio Company Limited - No objection.

Public Health Wales - States that it is the role of the Local Authority to comment on potential noise issues from development.

Head Of Public Protection - No objection subject to conditions.

Landscape Architect - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

Cont'd.....

Application No 17/0864/FULL Continued

ADVERTISEMENT

Extent of advertisement: 91 nearby residential properties and commercial premises were consulted by way of letter and a site notice was displayed on Parkway near the application site.

Response: 37 objection letters have been received as well as two separate petition signed by a total of 128 residents. A letter of objection was also received from the AM for the area.

A letter of support was received from the neighbouring factory owner stating

"In order to achieve our emissions reductions targets we need to take advantage of all opportunities to reduce our reliance on burning of fossil fuels which leads to reduction of associated GHG (greenhouse gas) emissions."

Summary of observations:

- Proposal represents exceedance to visual saturation of skyline;
- Detrimental impact on visual amenity of nearby properties;
- Noise pollution;
- Inadequacy of submitted noise report;
- Danger that the sustainable energy argument overrides all other material planning considerations;
- Detrimental impact on views from Pen-y-fan Country Park;
- Inadequacy of submitted ecology report, i.e. 3-hour survey too short;
- Shadow flicker report does not take account of climate change and its potential to alter weather patterns;
- Devaluation of neighbouring land and property;
- Submitted LVIA aims to devalue the importance of SLAs and VILLs;
- Damage to landscape character;
- Structure out of keeping with surrounding area;
- Submitted reports do not take account of all properties located within 1km range of the proposed turbine;
- Existing noise issues from factories on Pen-y-fan Industrial Estate;
- Loss of trees.

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.

Cont'd.....

Application No 17/0864/FULL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. Based on the submitted ecology surveys, conditions will be attached in the interests of biodiversity.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The application was originally reported to Planning Committee on the 18th April 2018 with a recommendation for refusal. However, the application was not heard at the April Planning Committee, and subsequently amended plans have been submitted reducing the overall height of the proposed turbine from 113 metres to tip height down to 93 metres to tip height. This significant reduction in the overall height of the proposed turbine warranted reconsideration. The reason for the reduced overall height was to address Officer's concerns that the scheme as original proposed would be detrimental to residential amenity by virtue of the overall height of the proposed turbine.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the adopted development plan for an area, unless material considerations indicate otherwise. This application has been considered in accordance with national guidance and local plan policy. The main issues in this application are considered to be the effects of the proposed development on the character and appearance of the landscape and its consequences in these terms for impact on residential visual amenity, the effects on the adjacent Pen y Fan Pond Country Park, the effects on nature conservation interests, the effects on the amenity of properties in terms of noise and shadow flicker, and the effect on the highway network. These issues will be considered in turn below against the backdrop of the need to produce renewable energy in line with national targets.

**VISUAL IMPACT IN LANDSCAPE AND IMPACT ON RESIDENTIAL AMENITY.**

In terms of the impact of the development on visual amenity and on the nearby Pen y Fan Pond Country Park, the Council's Landscape Architect has made the following comments on the updated Landscape and Visual Impact Assessment that was submitted in connection with the amended scheme:

Cont'd.....

Application No 17/0864/FULL Continued

“In light of the reduction in height of the proposed wind turbine from 113m to 93m, I have reviewed the revised Landscape and Visual Impact Assessment (LVIA) submitted and accompanying montages and would like to make the following observations.

**Landscape and visual sensitivity in relation to the three existing very large scale turbines**

Initially I had concerns over the scale of the proposed (large) 93m high turbine's height in relation to existing (very large) turbines. As outlined in the SPG Caerphilly County Borough Smaller Scale Wind Turbine Development Landscape Sensitivity and Capacity Study, Final Report November 2015 Part 2, within which the application site falls into LANDSCAPE UNIT 5: Greater Blackwood, the capacity study highlights the importance that the proposed turbine's scale in relation to the existing turbine cluster located on the Oakdale plateau, within which this new turbine would be viewed as part of this existing group.

Having studied the revised LVIA and all revised montages submitted, notably Viewpoint 1 - Pen y fan Pond Country Park and Viewpoint 2 - The Hollies, Oakdale, I concur with the LVIA that the reduced height turbine although lower in overall height, will not be significantly smaller in scale and therefore would be seen as an acceptable, reasonable balanced extension. The turbine would be seen as (providing that the turbine blades remain similar in size to the existing Pen y fan turbine) to be just within the limit of being in proportion to the existing (very large) turbines. It is worth also worth noting that the scale is assisted by the proposed turbine being located topographically higher than the existing nearest Pen y fan turbine.

**Visual Assessment - Level of Effects**

Having assessed the visual impact on the nearby 8 viewpoints including the sensitive residential receptors, I would take issue with the LVIA's revised generally low assessment of the visual impact on the viewpoints and communities as whole and notably at the following locations:

**Trinant & Pentwyn** (Trinant Terrace, Pentwyn Terrace and Philip Street)

**Impact on sensitive residential receptors**

Having studied the revised LVIA and accompanying montages, in relation to the reduced height turbine of 93m, and having been to site to visit notably Viewpoint 7 located adjacent to 16 Pentwyn Terrace and the additional Viewpoint 8 located adjacent to 33 Pentwyn Terrace, along with other publically accessible areas within the settlement of Pentwyn and Trinant that afford views of the proposed Parkway Turbine, it is apparent that my concerns related to the unacceptable adverse visual impact that the previously proposed 113m height turbine had on the sensitive visual receptors will be reduced as a result of the amended turbine height.

Cont'd.....

Application No 17/0864/FULL Continued

As a result the proposed turbine should appear less dominant and the overbearing visual nature will be reduced by the lower turbine height (as illustrated in the cumulative photomontage at viewpoint 7 and 8). In addition, existing buildings and vegetation when in leaf should assist to screen and filter views of the 93m high turbine and limiting views primarily to upper floors. I also acknowledge that views would be filtered and reduced by deciduous vegetation to an extent, landform and building orientation. I accept that that the majority of ground level views to the turbine would be either screened or filtered by buildings and small number of trees in the local area. However, there would still remain potential for visibility from first floor windows of properties that are orientated facing to the west, to the turbine blades, above the intermediate skyline. In addition, filtering and screening afforded by the deciduous trees and woodland will be subject to seasonal variation, as when not in leaf, during the winter months, trees will no longer provide screening and at best only filter views with a result in increased visibility and adverse visual impact during the late autumn through to the spring.

Therefore, as residential properties located on Trinant Terrace, Pentwyn Terrace and Philip Street are likely to experience views, all be it restricted of the turbine, I would take issue with the overall assessed by the LVIA as minor-neutral level of visual effect on the community, which given the fact that the turbine upper elements and blades will be visible particularly in the winter months when trees are not in leaf, a more accurately assessed would result in a moderate adverse visual effect.

Viewpoint 7 located adjacent to 16 at Pentwyn Terrace

I concur with the LVIA's revised assessment that the level of visual effect will be major - moderate adverse from Viewpoint 7 and representative of the upper part of the community and an acceptable visual effect, taking into account the buildings' orientation, season filtering and screening views, reduced height of turbine and uninterrupted views mainly being limited to upper floors.

Viewpoint 8 located adjacent to 33 Pentwyn Terrace

I however, do not concur with the LVIA's assessment that the level of visual effect will be minor for this location and would assess this as minor-moderate adverse for properties afforded seasonal screening and filtering but major - moderate adverse for properties that would not benefit from woodland screening. I would however, not see this as significant visual effect, taking into account the small number of residential properties likely to experience adverse effects, as any uninterrupted views likely being limited to upper floors.

Cont'd.....

Application No 17/0864/FULL Continued

**Conclusion Residential Visual Impact**

Overall I conclude that the proposed 93m turbine would have a reduced adverse visual effect on the residential area of Trinant and Pentwyn and that the majority of adverse impact is primarily limited to upper floor windows. Despite the relative close visibility from residential visual receptors represented by Viewpoints 1, and 2, 7 and 8 that they would not be considered to experience visual effects of a significant adverse nature overall. However, some localised significant visual impact may still be experienced but these will generally be limited and not significant enough to sustain a substantial objection to this revised turbine height.

**Cumulative Assessment**

In relation to cumulative assessment the Landscape and Visual assessment submitted as part of this application assesses the cumulative effect of the proposed revised to 93m high turbine. The assessment covers operational turbines and those under construction in the base line and effects section, further assessment has been undertaken with reference to turbines with a hub height of greater than 50m, which were either constructed, approved or within the planning system at the date of the application Figure 6.11. Cumulative Wind Sites Location Plan (15km) illustrates this. In addition, Cumulative wireframes and cumulative montages have been produced and referenced to the eight photo-viewpoints in the report. The LVIA concludes that overall the addition of the Parkway turbine, in conjunction with other cumulative developments, is considered to result in an indiscernible additional cumulative change to the cumulative view, with which I concur.

**Special Landscape Areas**

With regard to Caerphilly County Boroughs Special Landscape Areas, this development is still visible from this distinctive rural landscape, which the council policy is to protect from inappropriate development and encroachment. In this particular case the proposed turbine although visible from within visually highly sensitive Special Landscape Areas, the closest being Viewpoint 4 Gelligaer Common the change in the view was assessed by the LVIA at minor adverse, as the change is not seen as significant due to the distance of over 5km, and also due to the presence of the three existing very large turbines on the Oakdale plateau. Although reduced to 93m in height the proposed turbine would still be seen as within scale, of a similar design and located within the existing baseline views, and therefore be seen as part of this cluster and not have an significant effect on the SLA."

Policy CW2 of the Adopted Caerphilly Local Development Plan (Adopted November 2010) relates to amenity and states that developments proposals should not have an unacceptable impact on the amenity of adjacent properties or land. For the reasons outlined above, it is considered that the proposed development would not have an unacceptable impact on visual or residential amenity to a degree to warrant a refusal of planning permission.

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Application No 17/0864/FULL Continued

## **ECOLOGY**

The following surveys were undertaken and supported the planning application:

1. An Extended Phase 1 Habitat survey undertaken on the 18th of October 2016;
2. A great crested newt survey of two ponds that lie within 500m of the turbine location undertaken on 4 occasions in May 2017, and an assessment of the terrestrial habitat within the application boundary;
3. A bat survey including a roost assessment of adjacent buildings and trees, and 6 transect surveys and static surveys undertaken in spring summer and autumn 2016 and 2017;
4. A single 3 hour bird reconnaissance survey undertaken in October 2017;
5. A reptile survey comprising 6 visits to suitable habitat on the periphery of the development;
6. A badger survey was undertaken in May 2017.

Based on these surveys the Council's Ecologist provided the following comments.

"The surveys identified that there were no habitats of ecological value within the planning application boundary. The western perimeter has a band of young scrub and trees and the southern perimeter has a perimeter of tall ruderal herbs and scattered scrub.

The presence of ponds suitable to support great crested newts within 500m of the site, resulted in surveys being undertaken on two ponds, one to the east of the site and one to the west of the site. No evidence of great crested newts were recorded, although other amphibians were recorded within these ponds including palmate newt, common frog and common toad. The application site was considered not to support suitable terrestrial habitat for these species so the impact on great crested newts, or other amphibians is considered to be low.

A bat survey was undertaken which included walked surveys in spring summer and autumn in 2016 and 2017. The 2016 surveys centred on a previous location for the turbine, to the south of the current application site, but as part of the 2016 routes passed relatively close to the current turbine location, these are still relevant to this application. The surveys confirmed that bat usage of the adjacent vegetation to the west and south of the turbine was relatively low with only one survey (Autumn 2017) showing use of the adjacent vegetation by common pipistrelle and noctule bats. A much higher use of vegetation on the eastern edge of the industrial estate was demonstrated in all surveys undertaken, indicating a preference for using the vegetation away from the turbine location by all species of bats for foraging and commuting. Static bat detectors stationed at the wind turbine site and at a control site, adjacent to pond 1, east of the turbine showed a low use of the turbine site by bats and a significantly higher use of the control site.

Cont'd.....

Application No 17/0864/FULL Continued

As there is some use of the adjacent vegetation by foraging bats guidance recommends that turbine blade tips are located more than 50m from hedgerows or trees. The precise height and location of the turbine has not been set out in the application, so a condition will be required to control its final position to ensure that the turbine blade tips are greater than 50m from the perimeter trees and shrubs. This will ensure that there is a minimum impact on commuting and foraging bats. Bats are a European protected species, and in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended) Local Planning Authorities are required to consider whether three European tests should be applied to the planning application. In this instance it is unlikely that bats will be impacted by this proposal, and a derogation licence from Natural Resources Wales is unlikely to be required. In view of this the three European Tests do not need to be applied to this application."

Further to the submission of the amended scheme, the Council's Ecologist made the following comments.

"The proposed reduction in height of the turbine may potentially increase the likelihood of the end of the turbine blades being closer than 50m from the western and southern boundaries of the site. My previous comments and associated condition with regards to position of the turbine blade tips to be more than 50m from these two features remain valid."

This buffer requirement will be controlled by way of relevant Condition.

In relation to protected bird species, reptiles and mammals, the Council's Ecologist made the following comments.

"A desk study was undertaken to determine the impact of the proposed turbine on birds which identified a total of 8 Schedule 1 species within 1 km of the application site. Of these species only honey buzzard and red kite have been identified as having the potential to be impacted by wind turbines and if these species are considered to be breeding close to the turbine a full assessment would be required in accordance with guidance (Natural England's Technical Information Note TIN069 - there is no equivalent guidance in Wales). Habitat immediately adjacent to the turbine is not considered to be suitable breeding habitat for these species, as a result a breeding bird survey has not been undertaken. However one survey was undertaken to determine the use of the site by birds during October 2017 as a potential local flight path for birds on-route to Penyfan Pond. A total of 9 species of bird were recorded, none being identified as requiring further assessment in TIN069. The margins of the development site have some potential to support common nesting birds, so a condition should be proposed to minimise impact on these species. The impact of the proposed turbine is therefore unlikely to have a significant negative impact on birds.

Cont'd.....

Application No 17/0864/FULL Continued

The site was surveyed for the potential for reptiles on 7 separate occasions during May 2017. No evidence of reptiles were recorded and reptiles are not considered to be affected by the proposal.

A badger survey found no badger activity within the application site boundary, during a survey undertaken in May 2017, but evidence of badgers was found on the eastern periphery of the industrial estate, indicating that badgers could potentially forage within the application site. The hard surfaces of the application site are unlikely to be attractive to badgers, but the margins could be potentially used by badgers in the future. A condition should therefore be placed on any approval requiring a pre-commencement badger survey, to ensure that in the event that badgers have moved into the peripheral vegetation, measures can be put in place to minimise impact on this species."

On the basis of the studies undertaken and the comments of the Council's Ecologist, it is not considered that the proposal will have a detrimental impact on ecology subject to the imposition of relevant conditions.

## **NOISE AND SHADOW FLICKER**

The letter of concern received from the area's Assembly Member also raised the issues of the impact of the proposal in terms of noise pollution and shadow flicker, and the adequacy of the submitted reports. In response to this the Head of Public Protection made the following comments on the originally submitted scheme.

"1. The application uses background noise measurements from the previous Oakdale wind turbine application, this is due to the fact that it wasn't possible to carry out a background noise survey due to the influence of the existing wind turbines in the area on the readings. Therefore the Oakdale measurements were used as they contained background measurements prior to turbines in the area, this is the recommended approach in guidance. This also will provide worst case scenario as will provide lower background levels to be used for comparison.

2. The report does state there will be exceedances but these would be very slight and again based on optimum weather conditions (temperature, humidity, wind speed, pressure etc.). Such low increases would not usually be detectable by the human ear. However this department has imposed noise levels which it believes will not have a negative impact on neighbouring properties.

3. The noise report has focused on residential properties in the area and has based its predictions on the locations of those. This is as recommended practice in guidance.

Cont'd.....

Application No 17/0864/FULL Continued

4. As the turbine is not present to monitor the applicant uses manufacturer data of the proposed turbine to predict noise levels. This will be done factoring in factors such as ground conditions, wind speed, temperature, atmospheric absorption and distance. Again this is recommended practice in guidance.

5. This planning application is assessed independently to any noise nuisance complaints in the area; Environmental Health previously investigated an allegation against an industrial unit, however, that investigation has now ended. There are no active noise investigation currently in this area.

6. With regard to shadow flicker again this is predicted using worst case scenario weather conditions when estimating the effects of shadow flicker. However shadow flicker can be controlled by preventing the turbines operating during times when shadow flicker may occur. This has been conditioned by Environmental Health which will require the proposed turbine not to operate if shadow flicker is proven."

Further to the submission of the revised scheme, an updated noise assessment was submitted. In response to this assessment the Head of Public Protection raises no objection but would recommend all previously submitted comments still apply, but the condition stating noise levels is replaced to relate to the information contained in the updated Noise Assessment undertaken by Hayes McKenzie Acoustic Consultants.

## **HIGHWAYS**

The Transportation Engineering Manager raises no objection subject to a condition requiring a revised Traffic Management Plan (TMP). As three very large wind turbines have been erected on adjacent land, Highway safety in terms of the delivery of the turbine is not considered to be a significant issue for this application.

## **THE NEED FOR RENEWABLE ENERGY**

Concerns have been raised by the area's Assembly Member regarding the excessive weight being given to the need for renewable energy and that this may be outweighing all other material planning considerations, including the impact on visual amenity. The renewable energy targets set out in the EU Renewable Energy Directive, and the UK Renewable Energy Roadmap includes a target of 15% of energy to be generated from renewables by 2020. Welsh Government 'has made a commitment to tackling climate change, resolving that the Government and people of Wales will play the fullest possible part in reducing its carbon footprint' (para 4.5.1 Planning Policy Wales 9th Edition, 2016). Welsh Government has also endorsed the use of renewable energy in its Policy Statement 'Energy Wales: A Low Carbon Transition'. Within both documents, the presumption is in favour of a low carbon transition to more renewable energy generation techniques.

Cont'd.....

Application No 17/0864/FULL Continued

The Welsh Government sees renewable energy as key to tackling climate change and increasing prosperity in Wales and is committed to using all possible levers it has to increasing the supply of renewable energy for the benefit of the next generation. The Welsh Government expects local planning authorities to take the initiative in delivering sustainable outcomes for the future.

The former Welsh Government's Minister for Natural Resources wrote to local authorities in Wales setting out his expectations of their role in the Welsh approach to energy creation. He wrote:

"Our vision for future energy generation is based on embracing Wales' abundant renewable energy resources which provide exciting and immediate opportunities. Wales is a green and clever land and we want to ensure, in accordance with the principles set out in the ground breaking Well-being of Future Generations Act, that we address the issue of climate change immediately through the effective deployment of renewable energy technologies."

In September 2017, the Cabinet Secretary for the Environment, Lesley Griffiths, announced new ambitious targets for energy generation in Wales. She outlined that electricity generation from renewables in Wales has trebled since 2010, and last year (2016) provided 32% of the electricity we use. She told Assembly Members she wanted Wales to generate 70 per cent of its electricity consumption from renewable energy by 2030, and that Wales must be able to compete in global low carbon markets, particularly now we face a future outside the EU. The ability to meet our needs from clean energy is the foundation for a prosperous low carbon economy.

As such, there is strong pressure to ensure that renewable energy generation is allowed, subject to all other material planning considerations being satisfied. For this application, it is considered that for the reasons outlined above, those material planning considerations are satisfied.

Comments from Consultees: The Council's Landscape Architect raises objection to the proposal in light of the significant major adverse visual impact on residents afforded direct views (as shown on the additional information at Viewpoint 7 from Pentwyn Terrace Trinant) as well as in additional areas in the community which will also receive significant visual impact.

The Transportation Engineering Manager raises no objection subject to a condition requiring a revised Traffic Management Plan (TMP) to be submitted and agreed by the Local Planning Authority.

Cont'd.....

Application No 17/0864/FULL Continued

The Head of Public Protection confirms that the submitted noise assessment is satisfactory and raises no objection subject to conditions. In terms of potential shadow flicker, again, conditions are recommended to prevent such an impact occurring.

The Council's Ecologist is satisfied with the submitted ecological reports, and offers no objection subject to relevant conditions.

Natural Resources Wales raises concerns regarding the potential impact on protected species in the area, i.e. Bats. The Council's Ecologist is satisfied that, subject to conditions, this matter can be adequately controlled.

No objection is raised by other statutory consultees subject to conditions and advice.

Comments from public:

1. Proposal represents exceedance to visual saturation of skyline - This has been addressed in the analysis section above.
2. Detrimental impact on visual amenity of nearby properties - This has been addressed in the analysis section above.
3. Noise pollution - This has been addressed in the analysis section above.
4. Inadequacy of submitted noise report - The Head of Public Protection considers the submitted noise report to be satisfactory.
5. Danger that the sustainable energy argument overrides all other material planning considerations - Each case is considered on its merits, and the analysis above concludes that in this case any adverse effects are not so significant as to justify a refusal of planning permission, or to outweigh the need for renewable energy.
6. Detrimental impact on views from Pen-y-fan Country Park - The Council's Landscape Architect considers the impact on Pen y Fan Pond Country Park to be a moderate adverse impact. However, when viewed as part of a group with the existing 3 very large turbines in the surrounding area, this impact, i.e. the Country Park alone, would not warrant a refusal of planning permission.

Cont'd.....

Application No 17/0864/FULL Continued

7. Inadequacy of submitted ecology report, i.e. 3-hour survey too short - The Council's Ecologist is satisfied with the ecology survey that has been undertaken. The three hour reconnaissance survey relates to a bird survey that was undertaken to provide additional information to supplement the information provided via the desk study. Additional bird surveys are usually only required on larger scale wind farms, or where the site lies adjacent to sensitive sites such as SSSI's and SPA's, or where there are known breeding bird records of species vulnerable to blade strike. This accords with guidance produced by Natural England (TIN069 Jan 2010).
8. Shadow flicker report does not take account of climate change and its potential to alter weather patterns - The Head of Public Protection is satisfied with the information that has been submitted in relation to shadow flicker.
9. Devaluation of neighbouring land and property - This is not a material planning consideration.
10. Submitted LVIA aims to devalue the importance of SLAs and VILLs - The Council's Landscape Architect considers that the impact on the nearest SLA (Gelligaer Common) to be minor adverse, and the proposal would be viewed as part of the existing group. Notwithstanding this, all applications for wind turbines will be considered on their own individual merits.
11. Damage to landscape character - This issue has been addressed above.
12. Structure out of keeping with surrounding area - The proposed structure is located on an employment site where other very large wind turbines are present. Therefore it is not considered that the development would be incongruous given previous permitted turbines in the locality.
13. Submitted reports do not take account of all properties located within 1km range of the proposed turbine - The impact of the proposal on the amenity of nearby properties has been carefully considered by the Local Planning Authority.
14. Existing noise issues from factories on Pen-y-fan Industrial Estate - Existing noise issues in relation to industrial units and processes are a matter for the Council's Environmental Health Department. This matter is addressed in point 5 of the Head of Public Protection's comments in the analysis section above.
15. Loss of trees - The development does not affect any trees.

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Application No 17/0864/FULL Continued

Other material considerations: In support of the application, the agent submitted information relating to the economic needs for the proposed wind turbine. This letter stated the following:

"The proposed wind turbine is located on land owned by Border Group, a commercial property owner whose tenants together employ some 1,000 people. The Border Group has helped local, national and international companies re-locate to the area bringing with them investment and large-scale employment opportunities. The Border Group are significant contributors to the local economy.

The potential to utilise renewable energy, is a major selling point in the process of attracting and retaining companies as tenants on the Pen-y-Fan Industrial Estate. Businesses are being pressured to reduce their carbon footprint and meet green credentials as they seek to address the causes of climate change, seek to reduce their energy costs and thus safeguard employment. Thermo Fisher, one of Border Group's tenants employing 214 people, are expected to benefit from the renewable energy supply. The company has a Carbon Disclosure Project aimed at reducing the reliance on fossil fuels. Whilst the initial 113m tip turbine proposed was expected to produce 2,733 MWh per annum; the revised 93m tip turbine is still expected to produce 2,567 MWh per annum, which only represents a reduction of 6% of the yield. The revised proposed turbine could therefore still provide 30% of Thermo Fishers electricity requirements.

If businesses are not able to meet their stated green credentials there is the risk they could re-locate to areas with the potential to utilise renewable energy. The proposed Parkway wind turbine will provide low carbon renewable energy, assisting in retaining businesses in the area and thus safeguard employment and investment in the locality.

The need to retain employment at the site is a material planning consideration, and the provision of renewable energy onsite will be beneficial in terms of companies satisfying their environmental targets and retaining such companies within the area."

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.

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Application No 17/0864/FULL Continued

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:  
Noise Assessment prepared by Hayes McKenzie (Consultants in Acoustics) received 05.07.2018;  
Drawing No. Figure 2.4A, Typical Wind Turbine Details, received 16.05.2018;  
Drawing No. SRE1042/02/01, Location Plan, received 19.10.2017.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The level of noise from the wind turbine hereby approved shall not exceed the levels those stated in Table 8 of Report HM: 3095\_R02\_EXT2 submitted on 5th July 2018; when calculated in accordance with the attached Guidance Notes, or such other guidance as may be agreed in writing by the Local Planning Authority.  
REASON: In the interest of the amenity of noise sensitive properties.
- 04) Should the wind turbine or turbines be identified as operating above the parameters specified in Condition 3 the applicant shall investigate and the wind turbines will be modified, limited or shut down as required to ensure compliance with this condition. These measures shall be applied until such time as maintenance or repair is undertaken sufficient to reduce the absolute noise level of the operating turbines to within the parameters specified.  
REASON: In the interest of the amenity of noise sensitive properties.

Cont'd.....

Application No 17/0864/FULL Continued

- 05) Within 21 days from the receipt of a written request from the Local Planning Authority and following a noise complaint to the Local Planning Authority from the occupant of a dwelling which lawfully exists or has planning permission at the date of this consent, the wind turbine operator shall, at the operator's expense, engage an independent consultant approved by the Local Planning Authority to assess the level of noise emissions from the wind turbines at the complainant's property following the procedures described in the attached Guidance Notes or such other guidance as may be agreed in writing by the Local Planning Authority. The independent consultant's assessment and conclusions regarding the said noise complaint, including all calculations, audio recordings and the raw data upon which those assessments and conclusions are based, shall be submitted for the approval of the Local Planning Authority within 2 months of the date of the written request, unless otherwise extended in writing by the Local Planning Authority. The assessment recommendations as may be approved in writing by the Local Planning Authority shall be implemented and carried out within a set timescale agreed in writing by the Local Planning Authority.  
REASON: In the interest of the amenity of noise sensitive properties.
- 06) Following the commission of the wind turbines hereby approved, the power generation, the wind speed and direction data, shall be continuously logged in accordance with a method that shall have been agreed in writing by the Local Planning Authority and such data shall be retained for a period of not less than 24 months and it shall be provided to the Local Planning Authority at its written request within 14 days of such request.  
REASON: To monitor the wind turbine use and provide information to the Local Planning Authority to retain effective control.
- 07) Deliveries and construction works associated with the wind turbine hereby approve shall not take place outside the hours of 08.00 and 18.00 Mondays to Fridays, 09.00 and 16.00 Saturdays and not at all on Sundays and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.  
REASON: In the interest of residential amenity.
- 08) In the event that the proposed turbine model for installation differs from the machine utilised in the noise information submitted, a revised noise impact assessment report shall be submitted, demonstrating that predicted noise levels indicate likely compliance with the noise condition levels stated in condition 3.  
REASON: In the interest of residential amenity.

Cont'd.....

Application No 17/0864/FULL Continued

- 09) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commissioning of the wind turbine hereby approved it shall have been fitted with a control system that automatically shuts down the turbines during times that shadow flicker occurs, in accordance with a scheme of control that shall have been agreed in writing with the Local Planning Authority.  
REASON: To control flicker in the interests of the amenity of nearby flicker-sensitive properties.
- 10) No vegetation clearance associated with the development shall be undertaken between the months of March and August unless otherwise agreed in writing with the Local Planning Authority.  
REASON: To protect nesting birds.
- 11) Prior to commencement of development a pre commencement badger survey shall be undertaken by a suitably qualified ecologist. The details of the badger survey together with any necessary mitigation measures shall be submitted to the Local Planning Authority for approval. Mitigation measures shall be implemented in accordance with the approved details.  
REASON: To safeguard protected species.
- 12) Prior to the commencement of development, details of the type, height and position of the wind turbine to include a distance between blade tips and the nearest tree, shall be provided to the local planning authority for approval. The development shall be carried out in accordance with the agreed details. If by virtue of the final siting position the turbine blade tips are located within 50 metres of the nearest tree that contains bat habitat, before the commissioning of the wind turbines hereby approved, details of bat activity surveys by a competent bat ecologist to monitor foraging and commuting bat activity around the turbines for a minimum of 2 years post-completion of the development shall be submitted to and agreed in writing by the Local Planning Authority. The agreed activity surveys shall be carried out unless otherwise agreed in writing by the Local Planning Authority and the results of the surveys shall be submitted to the Local Planning Authority annually along with details of any proposed identified mitigation measures arising from the survey results to be agreed in writing by the Local Planning Authority. The agreed mitigation measures shall thereafter be implemented.  
REASON: To provide information on the level of bat activity in close proximity to the turbines and any interaction between foraging bats and the turbine blades, in the interests of biodiversity.

Cont'd.....

Application No 17/0864/FULL Continued

- 13) Notwithstanding the submitted details the development shall not commence until after a revised Traffic Management Plan (TMP) has been submitted to and agreed in writing by the Local Planning Authority. The TMP shall indicate full consultation and approval with neighbouring Authorities which the loads pass through and consultation and approval with the Welsh Government. The TMP shall provide evidence that the necessary permits have been given by the South Wales Police Liaison Transport Officer who co-ordinates the safe passage of abnormal vehicles and shall also include full details of the hauliers indemnity insurance for approval. The applicant will be required to apply to the Highway Authority for the necessary Temporary Traffic Regulation Order - Section 14 (1) of Road Traffic Regulations Act 1984. Any highway improvements required to the highway network shall also be provided for approval by the Local Planning Authority and be completed prior to delivery of the loads. The development shall proceed in accordance with the TMP following approval in writing by the Local Planning Authority.  
REASON: In the interests of highway safety.
- 14) The wind turbine and tower hereby approved together with the ground equipment and plant shall be removed from the application site, either before the end of 25 years from the date of commencement of the development hereby approved or within six months upon their becoming no longer operationally active in the generation of electricity, whichever is the earlier.  
REASON: In order to define the extent of the permission hereby granted.
- 15) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.
- 16) The wind turbine, tower and ancillary equipment shall be removed from the site and the land restored to its former condition upon cessation of the use in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The cessation of the use shall be defined as the wind turbine becoming inoperative for a continuous period of six months.  
REASON: In the interests of visual amenity.
- 17) Notwithstanding the submitted plans details of anti collision lighting to be fitted to the turbine shall be submitted for the written approval of the Local Planning Authority prior to any works commencing on site, and thereafter installed in accordance with a timetable agreed as part of those details.  
REASON: In the interests of health and safety.

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Application No 17/0864/FULL Continued

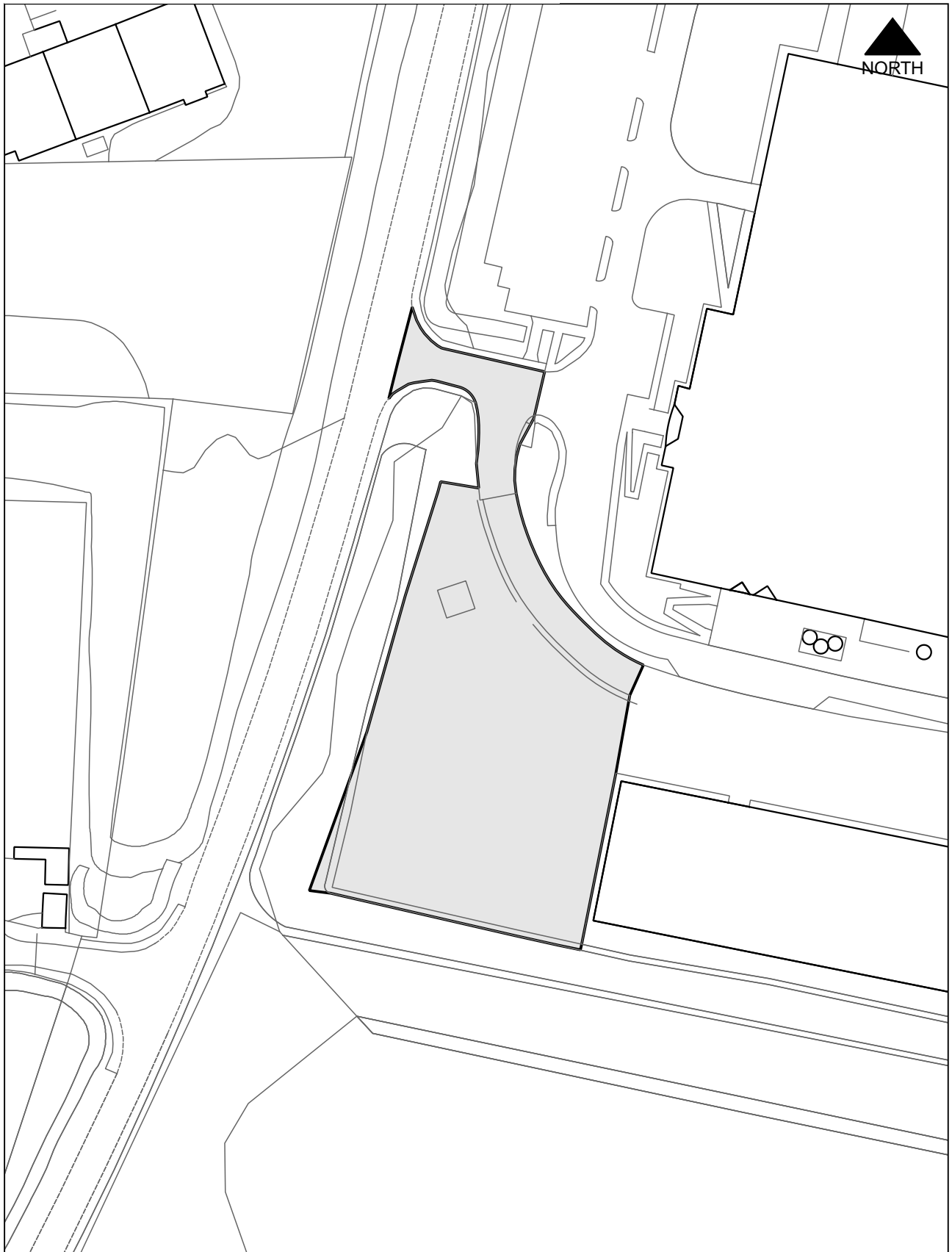
- 18) Prior to the construction of the sub-stations details of the external finishes shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be completed and maintained thereafter in accordance with the agreed finishes.  
REASON: In the interest of visual amenity.
- 19) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 20) Prior to the commencement of the development hereby approved a landscape management plan shall be prepared and submitted to the Local Planning Authority for its agreement. The agreed plan shall be complied with during and after the completion of the development hereby approved.  
REASON: To ensure adequate protection to protected species.

Advisory Note(s)

Please find attached the comments of CADW, Welsh Water, The Senior Engineer (Land Drainage), Countryside and Landscape Services, NRW, GGAT 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, CW4, CW5.

**DEFERRED FOR REASONS FOR REFUSAL**



# Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0706/COU 05.12.2017	Mr A Jones 18 New Road Deri Bargoed CF81 9GJ	Change the use from shop with flats above to shop with flat on the first floor and additional accommodation on second and third floors by the creation of space within a raised roof and raised terrace and steps to rear 32 New Road Deri Bargoed CF81 9GJ

**APPLICATION TYPE:** Change of Use

## SITE AND DEVELOPMENT

Location: The application property is located on New Road, Deri, and due to the slope of the land is three-storey at the front, and two-storey at the rear.

Site description: Two-storey end of terrace residential property, but at the front there is a shop unit at a lower level fronting New Road.

Development: Second floor extension, and increase in rear roof ridge height level to facilitate use of attic room.

Dimensions: The resultant two-storey rear extension measures 3.0 metres in depth, 4.7 metres in width, with a height of 7.5 metres to ridge level.

Materials: Spar dash walls and concrete roof tiles.

Ancillary development, e.g. parking: The applicant has shown a formal hardstanding on land to the rear of the property to provide off-street car parking for 2 vehicles.

## PLANNING HISTORY 2005 TO PRESENT

17/0372/COU - Change the use of first floor into studio apartment. Application not determined and returned to applicant.

Cont....

Application No. 17/0706/COU Continued

## POLICY

### LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways), as well as advice contained in Supplementary Planning Guidance LDP7: Householder Developments.

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

### COAL MINING LEGACY

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

### CONSULTATION

Transportation Engineering Manager - Considers the provision of two parking spaces to be sufficient to serve the application site.

Head Of Public Protection - No objection. Forwards advice from the housing section about smoke detection measures.

Countryside And Landscape Services - Requests a bat survey.

Countryside And Landscape Services - No comments.

### ADVERTISEMENT

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

Response: Two objections have been received.

Cont....



Application No. 17/0706/COU Continued

Summary of observations:

- Loss of light;
- Loss of air;
- Poor workmanship on previous developments at the application property;
- Previous build-up of soil along boundary wall with neighbour resulting in loss of privacy;
- Additional rainwater entering guttering of neighbouring property.

SECTION 17 CRIME AND DISORDER ACT

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

Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Given the proximity of the site to the Nant Bargoed Sinc of Importance for Nature Conservation (SINC) and bat survey was requested by the Council's Ecologist. The bat survey, which was carried out by a suitably qualified Ecologist, confirmed that there were no bats, no bat droppings or signs that bats were using the property.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? As it is proposed to create a new dwelling the proposal is CIL liable. However as the application site is located in the Lower Viability CIL Zone, the chargeable amount is £0.

ANALYSIS

Policies: The principal considerations for this application for a two storey rear extension are the impact of the development on the visual amenity of the area, and the impact of the development on the residential amenity of the adjoining property at No. 31 New Road. In terms of visual amenity, and more specifically the rear street scene, whilst no other properties along this section of New Road have first floor rear extensions with roofs at the same ridge level as the main dwelling, it is not considered that the proposed development would detract from the visual amenity of the area to a degree to warrant the refusal of the application.

Cont....

## Application No. 17/0706/COU Continued

In terms of the impact of the adjoining property at No. 31 New Road, it is noted that the ground floor rear facing windows already receive limited daylight due to the presence of the existing two storey extension at the application property. As the main window of No. 31 impacted by the existing two-storey extension at No. 32 is a ground floor kitchen window, and as the proposed development does not project any further to the rear than the existing situation, it is not considered that the proposed development would result in an increased overbearing or overshadowing impact, and therefore it is considered to be unreasonable to refuse the proposed development for such reasons.

In terms of the proposed raised hardstanding area to the rear of the application property, it is noted that material has been deposited on this area over a period of time which has resulted in the level of the land being raised over time. As the majority of this tipping occurred over four years ago, these works are now immune from enforcement action. It is considered that the proposed formalisation of a rear hardstanding to serve the proposed development represents an opportunity to tidy up this unkempt area. A condition will be attached to the permission requiring details of boundary treatments to be agreed prior to occupation of the proposed development to allow an element of control to reduce potential overlooking impact on the adjoining property at No. 31 New Road.

Comments from consultees: No objection subject to advice.

The Council's Ecologist has requested a bat survey prior to the determination of the application. Based on the submitted bat survey, which found no evidence of bats, this is not considered to be an issue for this application.

Darren Valley Community Council does not object to the proposal but is concerned about the development not being in keeping with neighbouring properties on New Road and Hill Street. This matter is discussed above.

Comments from public:

1. Loss of light - This issue has been addressed above in the analysis section.
2. Loss of air - It is not clear how the proposal will impact on air to the neighbouring property. The roof of the rear annex will be raised by 0.2m, but not to such a degree as to affect the general impact on the neighbouring property.
3. Poor workmanship on previous developments at the application property - The proposed development would require Building Regulations approval. Previous work undertaken cannot be remedied via the current application.

Cont....

Application No. 17/0706/COU Continued

4. Previous build-up of soil along boundary wall with neighbour resulting in loss of privacy - It is understood that the depositing of material to the rear of the application property was undertaken over 4 years ago. It is therefore likely to be immune from planning enforcement action. If this material is causing damage to the neighbour's wall, this would represent a private legal matter.
5. Additional rainwater entering guttering of neighbouring property - This is private legal matter.

Other material considerations: Whilst the applicant has submitted a plan showing a detached garage on the hardstanding to the rear of the property, as this is not referred to in the description of the development on the submitted forms, this element has not been considered as part of the planning application. Furthermore, the applicant is discouraged from proposing such a garage as it would result in only one off-street parking space to serve the development compared to the two parking space as originally proposed. To reduce the available off-street parking in this way may well attract an objection from the Transportation Engineering Manager based on a lack of off-street parking to serve the proposed development.

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.  
REASON: In the interests of the visual amenities of the area.

Cont....

Application No. 17/0706/COU Continued

03) Prior to the first occupation of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the development is first occupied.

REASON: In the interests of the visual amenities of the area.

04) The development shall not be first occupied until the area indicated for the parking of vehicles has been laid out in permanent materials in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.

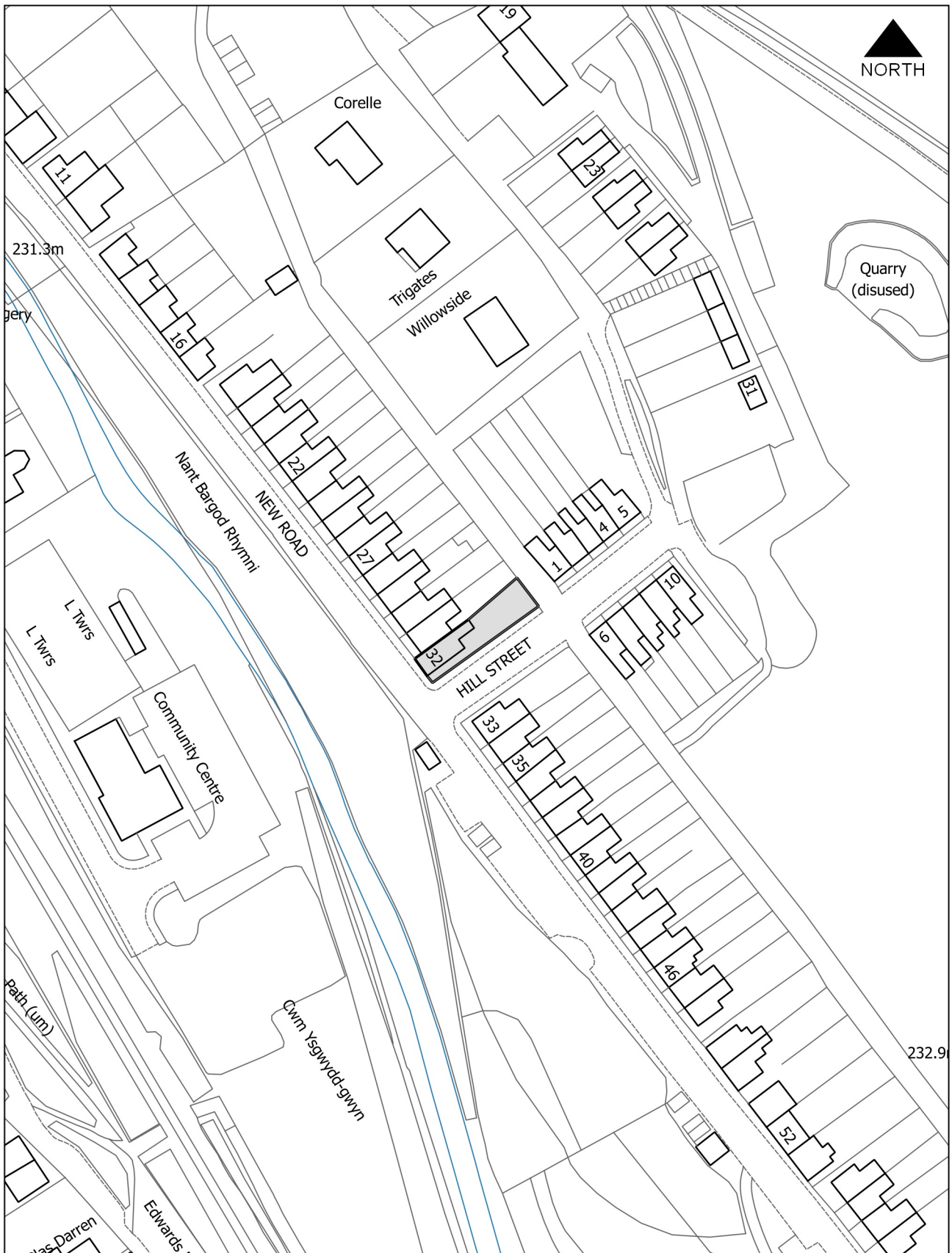
REASON: In the interests of highway safety.

Advisory Note(s)

Please find attached the comments of Head of Public Protection 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.

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# Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0668/FULL 27.07.2018	Mr N Liversuch Meadow Side Windy Ridge Pontllanfraith Blackwood NP12 2DR	Erect single storey kitchen extension and change use of land to side of dwelling to domestic curtilage Meadow Side Windy Ridge Pontllanfraith Blackwood NP12 2DR

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: The application property is located at the most southern point along Windy Ridge, Pontllanfraith.

House type: The application property is semi-detached dormer bungalow elevated above the highway.

Development: Planning permission is sought to erect a single storey side extension and change the use of the land to side of the dwelling to domestic curtilage. The extension will provide an enlarged kitchen/diner and utility room.

Dimensions: The proposed single storey side extension measures 4.3 metres in width by 3.1 metres in depth with a height of 2.4 metres to the eaves and 3.7 metres to ridge height. The application is reported to Planning Committee because the applicant is related to an employee of this Council.

Materials: Rendered concrete blockwork, concrete roof tiles with upvc windows and doors to match existing.

Ancillary development, e.g. parking: Extend the existing retaining wall to wrap around the extension works and demolish the garden store.

## PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application No. 18/0668/FULL Continued

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Policies: Policy SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW7 (Protection of Open Space), CW15 (General Locational Constraints) and advice contained within Supplementary Planning Guidance LDP7: Householder Developments and LDP8: Protection of Open Space.

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

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is located within an area where no coal mining report is required, however standing advice will be provided.

### CONSULTATION

None.

### ADVERTISEMENT

Extent of advertisement: A site notice was displayed near the application site and five neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

Cont....



Application No. 18/0668/FULL Continued

### SECTION 17 CRIME AND DISORDER ACT

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

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? 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 is not CIL liable as the proposal intends to create less than 100 square metres of additional floor space.

### ANALYSIS

Policies: This application proposes to erect a single storey side extension and change the use of the land to the side of the dwelling to domestic curtilage. As such the main considerations in the determination of this application are the loss of the open space, the design of the proposed extension and whether there would be any adverse impacts in terms of amenity.

The application site is located within settlement limits and the proposal involves incorporating previously undeveloped land into domestic curtilage, as such there is a requirement to undertake an Open Space Assessment (OSA) in accordance with policy CW7 and the accompanying Supplementary Planning Guidance LDP8: Protection of Open Space. Outputs from the OSA provide a robust assessment of needs and deficiencies within communities in order to provide an up to date evidence base, which can be maintained to aid implementation of the policies and the provision of open spaces during the Local Plan period. In areas of limited open space, it is important that the creation of new provision is encouraged and that existing spaces are retained and improved where possible. Valuable existing facilities should be protected whilst the provision of new and improved open spaces should be facilitated.

Cont....

Application No. 18/0668/FULL Continued

In that regard the land subject to this application is private and has no significant value as a recreational resource or as an area of visual amenity. Furthermore, the land has been enclosed with a hedgerow and the applicant can demonstrate a continuous and uninterrupted use of the land for garden purposes for over ten years. In that regard the change of use of land to domestic curtilage is now lawful and the Local Planning Authority is unable to afford any weight to the loss of this small parcel of open space. Nonetheless an OSA has been undertaken and the analysis confirms that there is still sufficient recreational provision and visual amenity space in the area as a result of the loss of this land. As such the proposal accords with policy CW7.

With regards to the proposed side extension, it is considered that the design, materials, scale and setting will integrate well with the host dwelling and street scene subject to a condition imposed to any permission ensuring matching materials are used in the external surfaces of the development. Furthermore there would be no undue harm caused to neighbouring amenity.

In conclusion the proposal accords with Policies CW2 and CW7 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: There was no requirement for statutory consultees to comment on this application.

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.

Cont....

Application No. 18/0668/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:  
Site Location Plan received on 27.07.2018;  
Drawing No. 4 Proposed Part Ground Floor Plan received on 27.07.2018;  
Drawing No. 5 Proposed Elevations received on 27.07.2018; and  
Drawing No. 6 Proposed Part Roof Plan received on 27.07.2018.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.  
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2 and CW7.

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

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

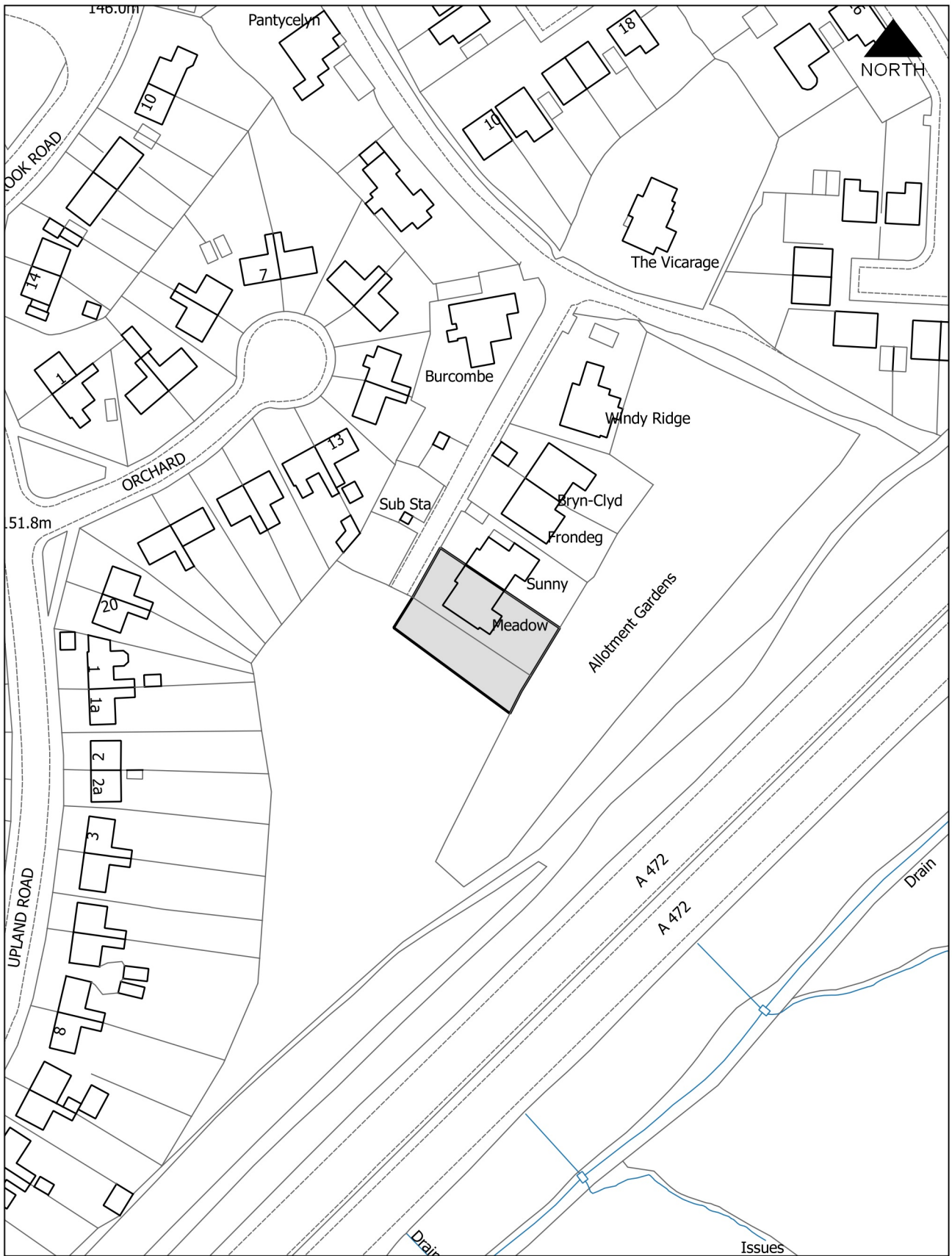
Cont....

Application No. 18/0668/FULL Continued

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

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

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# Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0671/FULL 30.07.2018	Mr & Mrs K & S Powell 5 Chave Terrace Maesycwmmmer Hengoed CF82 7RZ	Erect a rear flat roof kitchen and living area extension with internal alterations to the ground floor level to provide an accessible shower room, side porch extension to provide new entrance and extend into the loft space to provide bedrooms and bathrooms contained within a flat roof dormer to the rear and roof lights added to the front 13 Lon Fawr Caerphilly CF83 1DA

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: 13 Lon Fawr, Caerphilly, CF83 1DA.

House type: Semi-detached bungalow located to the western side of Lon Fawr, a residential street within the Bondfield Park housing development in Caerphilly. To the south is the attached neighbouring bungalow (11 Lon Fawr), north is the neighbouring bungalow (15 Lon Fawr). To the west is the rear amenity area of a detached property (40 Lon-Y-Llyn) in the neighbouring street. To the east is Lon Fawr road with detached bungalows (12 and 14 Lon Fawr) beyond.

Development: Erect a rear flat roof kitchen and living area extension with internal alterations to the ground floor level to provide an accessible shower room, and a side porch extension to provide new entrance. It is also proposed to extend into the loft space to provide bedrooms and bathrooms contained within a flat roof dormer to the rear, and roof lights added to the front.

### Dimensions:

Single Storey rear extension: 6.8m wide by 2.9m deep with a height of 3m (excluding a glazed lantern which projects 0.5m higher).

Cont....

Application No. 18/0671/FULL Continued

Proposed Porch: 1.6m wide by 2.9m deep with a height of 3.6m.

Proposed Dormer Window: 5.6m wide by 4.5m deep with a height of 2.8m.

Materials:

Existing Bungalow: Walls: Brick and render. Roof: Concrete Interlocking Tiles.

Rear Single storey extension: Render Walls.

Porch: Walls: Rendered. Roof: To match existing dwelling.

Dormer: Walls: Timber or tile cladding to dormer face and cheeks. Roof: Glass reinforced plastic or similar.

Ancillary development, e.g. parking: Insertion of a bathroom window in the apex of the bungalow. Additional parking space in front amenity area.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

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

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), 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? No.

Cont....



Application No. 18/0671/FULL Continued

### COAL MINING LEGACY

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

### CONSULTATION

Ecologist – No objection.

### ADVERTISEMENT

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

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

Summary of observations: None.

### SECTION 17 CRIME AND DISORDER ACT

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

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

### EU HABITATS DIRECTIVE

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

### COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

### ANALYSIS

#### Policies:

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

Cont....

Application No. 18/0671/FULL Continued

The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area. The application is being reported to Planning Committee as a relative of the applicant is employed by the Council.

The main elements of the development are a proposed single storey flat roof extension (to enlarge the existing kitchen and lounge areas) and a dormer window (to facilitate a loft conversion providing two bedrooms) are to be located on the rear elevation of the application property and as such will not be significantly visible within the street scene. A small single storey pitched roof side extension is also proposed to provide an entrance porch and will be located on the northern side elevation of the bungalow and three roof lights are to be inserted in the principal roof slope facing Lon Fawr road. An obscurely glazed window is proposed to be inserted into the existing apex area of the bungalow to serve a new bathroom. The visual impact of the development is acceptable within the existing street scene according with adopted Local Development Plan Policy SP6 (Placemaking) and Supplementary Planning Guidance note LDP7 (Householder Development).

The impact of the proposed development on the existing levels of amenity enjoyed by surrounding neighbours has been considered. The adjoining attached bungalow (11 Lon Fawr) has a rear conservatory close to the boundary with its northern side elevation facing the application property. The existing side boundary with number 11 Lon Fawr where the new rear single storey extension is proposed to be located is presently comprised partially of a brick wall (circa 1.8m high) and beyond that a lower chain link fence forms the boundary with a portion of the neighbour's conservatory (which has opaque upvc panels) facing the application site. The proposed single storey rear extension would be higher than the eaves height of the conservatory of number 11 Lon Fawr which has a polycarbonate roof; however, the proposed rear extension is not considered to have such an impact on light to the existing conservatory to warrant refusal of the application on this basis. The proposed rear dormer window is of a substantial size but is lower than the bungalow's ridge height and is stepped in from the side walls of the proposed rear single storey extension.

Number 11 Lon Fawr has two pitched roof rear dormer windows which the proposed dormer window would project beyond. The impact on light and outlook to these dormer windows on number 11 Lon Fawr from the proposed dormer window is considered to be acceptable. It is also noted that Permitted Development rights would provide a fall back position to the applicant to construct a dormer window which though slightly shorter in length would still impact on the existing dormer windows on the adjacent property.

Cont....

Application No. 18/0671/FULL Continued

The proposed development is considered to have an acceptable impact on the existing levels of amenity enjoyed by other surrounding properties. Number 15 Lon Fawr to the north has its driveway closest to the boundary with the application site providing a buffer to the development. Number 40 Lon-Y-Llyn has the closest part of its rear amenity area around 20 metres from the development and windows on the main dwelling will be over 30 metres away and as such no unacceptable overlooking will occur. The development will also have an acceptable impact on the amenities of properties on the eastern side of Lon Fawr. It is considered that the proposed development would accord with adopted Local Development Plan Policy CW2 (Amenity) in having an acceptable impact on neighbour amenity of all surrounding residential properties.

The proposed side extension would prevent vehicular access to the existing garage and shorten the length of the existing driveway. The bungalow is currently a two bedroom property and the internal works proposed would create an en-suite at ground floor level from one of these existing bedrooms. The proposed loft conversion would provide two new bedrooms making the resultant property a three bedroom dwelling. The remaining driveway would accommodate two cars and a new portion to the side is shown on the proposed block plan to provide an additional car parking space within the front amenity area, resulting in three car parking spaces in total. This proposed level of parking provision would accord with adopted Parking Guidelines and Policy CW3 (Highways) and a planning condition is proposed to require this parking to be provided prior to the occupation of the development. The application property would retain sufficient amenity space following the development.

Comments from Consultees: None.

Comments from public: None.

Other material considerations:

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

The proposed development would have an acceptable impact on the character of the area and upon neighbour amenity and is recommended for approval accordingly.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 18/0671/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
  - Site Location Plan, drawing reference PL-100, received 30.07.18;
  - Proposed Site Plan, drawing reference PL-300 revision A, received 30.07.18;
  - Proposed Floor Plans, drawing reference PL-301 revision A, received 30.07.18;
  - Proposed Elevations, drawing reference PL-302 revision A, received 30.07.18.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 development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the first floor bathroom window facing north-west shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.  
REASON: In the interests of residential 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.

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).

Cont....

Application No. 18/0671/FULL Continued

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: SP6, 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 implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.

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# Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0635/FULL 09.08.2018	Mr S McCarthy Mynydd Dimlaeth House Pandy-Mawr Road Bedwas Caerphilly CF83 8EQ	Construct a machinery store and associated works Mynydd Dimlaeth House Pandy-Mawr Road Bedwas Caerphilly CF83 8EQ

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: Mynydd Dimlaeth House, Pandy-Mawr Road, Bedwas, Caerphilly, CF83 8EQ.

Site description: The application site is part of the side amenity area of Mynydd Dimlaeth House, a large detached property located to the south-east side of Mynydd Dimlaeth common (north of Bedwas). The application property is in a rural setting, in relative isolation with the exception of Yew Tree Cottage which is another detached property located at a lower level to the south and in the control of the applicant. These two properties are accessed via a private track from Pandy Mawr Road. The topography broadly rises to the west of the site and falls to the east before rising again.

Development: Construction of a machinery store and associated works.

Dimensions: 11.5m wide by 6m deep (maximum extent reduces to 4.5m towards the northern end) with an overall height of 4.6m.

Materials: Walls: Timber support structure with Timber Cladding. Roof: Dark grey roof tiles.

Ancillary development, e.g. parking: None.

## PLANNING HISTORY 2005 TO PRESENT

None.

## POLICY

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

Cont....

Application No. 18/0635/FULL Continued

Site Allocation: The site lies outside the defined settlement boundary but within the North Caerphilly Special Landscape Area (SLAs) and the Mynydd Dimlaeth and Cwm y Bwch Site of Importance for Nature Conservation (SINCs).

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), NH1 (SLAs), NH3 (SINCs), SP5 (Settlement Boundaries), SP6 (Place making), SP8 (Mineral Safeguarding), SP10 (Conservation of Natural Heritage).

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

### SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 10 (Buildings in the Countryside).

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

### COAL MINING LEGACY

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

### CONSULTATION

Head Of Public Protection - Environmental Health have no adverse comments to make with regards to the planning application.

Landscape Architect - No objection, but recommends that a quality finish be agreed to ensure that visual amenity is not adversely affected.

Ecologist - No Ecological issues with the proposed location. Recommends ecological enhancement for birds is conditioned.

### ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and one neighbour notification letter was sent.

Cont....



Application No. 18/0635/FULL Continued

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

Summary of observations: None.

#### SECTION 17 CRIME AND DISORDER ACT

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

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

#### EU HABITATS DIRECTIVE

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

#### COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

#### ANALYSIS

##### Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity and the visual appearance of the development on the character of the area including its designation as a Special Landscape Area and SINC. The application is reported to Planning Committee because the agent is related to a member of staff in Planning.

The applicant has submitted a supporting letter with the application detailing that the reason for the proposed outbuilding is for the storage of machinery associated with the maintenance of the surrounding Common land. He has recently acquired ownership of a large area of Common and is now responsible for its maintenance and upkeep.

Cont....

Application No. 18/0635/FULL Continued

The proposed location for the machinery store is approximately 25 metres to the south of Mynydd Dimlaeth House on an area of land which is associated with the house and presently forms a continuation of the property's driveway. An existing block retaining wall is located to the rear of the area where the store is proposed (and will be incorporated into its construction). There has been some terracing of the land and due to the sloping topography the land behind is at a higher level and has a smaller shed located on it. The proposed outbuilding would provide some screening of the existing block wall and would screen the majority of the existing shed behind, especially from the extensive open views from the east. The form of the proposed machinery store is open fronted with timber supports, areas of timber cladding and a pitched roof in dark grey effect tiles.

It is considered that whilst it would be located within the area associated with the dwelling that due to the rural location it would broadly conform with the relevant advice contained within adopted Supplementary Planning Guidance note LDP10 (Buildings in the Countryside) for agricultural buildings in that it would be sited to minimise visual impact being away from any exposed ridge, grouped within the context of the two dwellings and existing outbuildings and would have roofing material of a dark colour and non-reflective materials to minimise the effect of glare. It is considered that the development would have an acceptable visual impact noting its position within the Special Landscape Area and would accord with adopted Local Development Plan Policies SP6 (Placemaking) and NH1 (Special Landscape Areas).

The impact of the development on the amenity of the neighbouring property (Yew Tree Cottage) has been considered. Yew Tree Cottage is located at a lower level than the proposed building to the south-east. The primary outlook from the property is southwards facing away from the proposed development. It is noted that there is limited fenestration in the west facing gable end of Yew Tree Cottage which has a retaining wall close to it and a gable apex window. The north facing rear elevation of Yew Tree Cottage is unfenestrated close to the proposed building, although three rooflights are present in the north facing roof slope. It is considered that the proposed outbuilding will not have an unacceptable impact on light or outlook nor have an overbearing impact on the occupants of Yew Tree Cottage according with adopted Local Development Plan Policy CW2 (Amenity).

The location and existing condition of the area where the building is proposed has been considered by the Council's Ecologist to have no negative impact on the SINC designation.

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Application No. 18/0635/FULL Continued

Comments from consultees:

The comments of the Landscape Architect and Ecologist have been considered and planning conditions are proposed to ensure suitable materials and mitigation for birds are agreed.

Any further consultee responses received following completion of this report will be verbally reported to Members at Planning Committee.

Comments from public: None received at the time of writing this report however the consultation period had yet to elapse, and any representations will be verbally reported to Members at Planning Committee.

Other material considerations:

The application site lies within an area defined within the adopted Local Development Plan as a mineral safeguarding area for sandstone. The site's location within the amenity space of an existing dwelling means that it is not considered that the Sandstone resource's availability will be materially affected by the granting of the proposed development.

There are several Public Rights of Way within the vicinity of the site however the proposed development does not appear to directly impact on any of them. An informative note is proposed to be attached to draw attention to the rights of way and advise the applicant to contact the Countryside and Rights of Way Team should clarification be required in this regard.

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.

The development is considered to be acceptable and with materials to be agreed by condition will have an acceptable impact on the character of the area and upon neighbour amenity. It is recommended for approval accordingly.

RECOMMENDATION that Permission be GRANTED

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Application No. 18/0635/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
  - Site Location Plan, received 12.07.18;
  - Combined Plan, drawing reference AI.00.001 revision A, received 12.07.18.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (Swallow) in the new machinery store at Mynydd Dimlaeth House, Bedwas, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new machinery store hereby approved is first utilised.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 04) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
REASON: In the interests of the visual amenity of the area.

Advisory Note(s)

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

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Application No. 18/0635/FULL Continued

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).

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

The applicant is reminded that it is an offence to obstruct a Public Right of Way. There are Public Right of Way's in the area of this application. The planning permission does not authorise the stopping up or diversion of the Right of Way. The Right of Way may be stopped up or diverted by Order under Section 257 of the Town and Country Planning Act 1990, provided that the Order is made before the development is carried out. If the Right of Way is obstructed before the Order is made, the Order cannot proceed until the obstruction is removed. The applicant is advised to contact the Countryside and Rights of Way Team on 01443 866669 if they need clarification in this regard.





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# Agenda Item 10

## APPLICATIONS DETERMINED BY DELEGATED POWERS

<b>APP NO. DATE REC'D</b>	<b>NAME AND ADDRESS OF APPLICANT(S)</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>DECISION</b>
18/0531/COND 08.06.2018	Penyrheollas Solarfield Limited Hamilton House 25 High Street Rickmansworth Hertfordshire WD3 1ET	Discharge condition 20 (monitoring programme for grassland habitats and bats) of planning consent 15/0451/FULL (Install ground mounted photovoltaic solar arrays with transformer stations; internal access tracks; biodiversity enhancement; landscaping; stock fencing; security measures; access gate and ancillary infrastructure) Pen-Yr-Heol-Las Solar Park Manmoel Road Manmoel	Decided - Discharge of Conditions 06.08.2018
18/0532/FULL 11.06.2018	Miss B Hutcherson 4 Aberfawr Terrace Abertridwr Caerphilly CF83 4EL	Erect single storey side extension 4 Aberfawr Terrace Abertridwr Caerphilly CF83 4EL	Granted 06.08.2018
18/0487/FULL 24.05.2018	Mr D O'Neill 3 Y Dolydd Watford Caerphilly CF83 1NT	Demolish existing garage and construct single storey extension 3 Y Dolydd Watford Caerphilly CF83 1NT	Granted 07.08.2018
18/0493/FULL 29.05.2018	Mrs Dani Evans Kirkstall 25 Graig Road Newbridge Newport NP11 5FS	Erect side extension comprising of ground floor and garage, basement, existing roof to be extended and extend rear dormer to match roofline Kirkstall 25 Graig Road Newbridge Newport	Granted 07.08.2018
18/0496/FULL 29.05.2018	Mr A Smith 15 Meadowland Close Caerphilly CF83 3SB	Erect ground floor rear extension 15 Meadowland Close Caerphilly CF83 3SB	Granted 07.08.2018

18/0506/NCC 31.05.2018	Mr A Anderson Pechan Fi Central Avenue Pantside Newport NP11 5GD	Vary Condition 2 (Approved Plans) to amend siting of extension of previous planning consent 17/0867/FULL (Construct a single storey extension to side of house) Pechan Fi Central Avenue Pantside Newport	Granted 07.08.2018
18/0530/FULL 11.06.2018	Mrs D Fox 41 Highfield Road Pontllanfraith Blackwood NP12 2EB	Demolish garage and erect an extension to side of bungalow with raised patio/decking area to rear 41 Highfield Road Pontllanfraith Blackwood NP12 2EB	Granted 07.08.2018
18/0579/TCA 27.06.2018	Diocese Of Monmouth Mr G Reeder 64 Caerau Road Newport NP20 4HJ	Reduce height of 4 hawthorn trees to a manageable height, approximately 1.5m St Pauls Vicarage High Street Newbridge Newport	No objection raised 07.08.2018
18/0540/RET 13.06.2018	Mr S Matthews 2 Gelliwen Street Penybryn Hengoed CF82 7FT	Retain outbuilding and its use for embroidery and printing business 2 Gelliwen Street Penybryn Hengoed CF82 7FT	Granted 08.08.2018
18/0631/NMA 12.07.2018	Mr & Mrs M Elliott 9 The Drive Gilfach Bargoed CF81 8JX	Seek approval of a non-material amendment to planning consent 17/0380/FULL (Erect part two storey, part single storey rear extension) to change the pitched roof to a flat roof on the single storey element of the extension 9 The Drive Gilfach Bargoed CF81 8JX	Granted 09.08.2018
18/0373/RET 25.04.2018	Mr R Price Cwmdarren Bargoed Terrace Deri CF81 9JA	Change the use of the land to keep chickens, ducks and birds and to retain and complete chicken shed, duck shed and bird aviary Land Adjacent To Ogilvie Terrace Deri Bargoed	Granted 10.08.2018

18/0526/FULL 08.06.2018	Mr R Thomas 62 Heol Trecastell Caerphilly CF83 1AD	Erect single storey rear extension, loft conversion with rear dormer and new porch to front elevation 62 Heol Trecastell Caerphilly CF83 1AD	Granted 10.08.2018
18/0556/NCC 19.06.2018	CCBC Community & Leisure Services Mr P Griffiths Ty Bargoed Bargoed CF81 8AB	Vary condition 02 (Approved Plans) of planning consent 16/0533/LA (Develop a new cemetery for the provision of approximately 2000 burial plots and 1800 cremated remains plots, a new building comprising offices and welfare facilities together with public toilets, site infrastructure and car parking) to accommodate cemetery buildings and associated infrastructure to more suitable natural topography Land At Grid Ref 312984 186278 Old Nantgarw Road Groeswen	Granted 10.08.2018
18/0558/FULL 20.06.2018	Mr & Mrs Reader 15 The Elms Oakdale Blackwood NP12 0EP	Erect single storey rear extension to replace existing conservatory 15 The Elms Oakdale Blackwood NP12 0EP	Granted 10.08.2018
18/0485/COU 24.05.2018	Tan Lines Limited Miss S Clayton 17 Edmund Place Pentwynmawr Newbridge NP11 4HR	Change the use from offices to tanning salon Unit 1A Block C Newbridge Road Industrial Estate Pontllanfraith	Granted 13.08.2018
18/0520/FULL 06.06.2018	Mr & Mrs Eynon C/o Stephen Waldron Architects Suite 2 Tower Business Centre Hirwaun Industrial Estate Hirwaun Aberdare CF44 9UP	Erect detached dwelling 45 Gelynos Avenue Argoed Blackwood NP12 0AT	Granted 13.08.2018

18/0552/FULL 18.06.2018	Mr A Penny 5 Y Cedrwydden Blackwood NP12 1FD	Construct a new double garage including a bedroom and an en-suite above Yew Tree Cottage New Bethel Road New Bethel Mynyddislwyn	Granted 13.08.2018
18/0557/FULL 20.06.2018	Mr & Mrs P Michael 76 Coed Celynen Drive Abercarn Newport NP11 5AT	Erect two storey extension to side/rear of dwelling 76 Coed Celynen Drive Abercarn Newport NP11 5AT	Granted 13.08.2018
18/0543/TPO 21.06.2018	Mr S Dixon 3 Beech Tree Mews Pontygwindy Road Caerphilly CF83 3HH	Reduce crown of T1 Sycamore tree by 2-3 metres back to strong growth points and remove lower epicormic growth (Tree Preservation Order 2/96/CCBC) 3 Beech Tree Mews Pontygwindy Road Caerphilly CF83 3HH	Granted 13.08.2018
18/0504/FULL 31.05.2018	Mr R Cooper Upper School House Wellington Way Rhymney NP22 5PU	Construct dormer bungalow with attached garage Land At Upper School House Wellington Way Rhymney	Granted 14.08.2018
18/0529/FULL 11.06.2018	Mr R Huxley 19 Penywaun Close Oakdale Blackwood NP12 0BL	Erect detached domestic motorbike and vintage car store 19 Penywaun Close Oakdale Blackwood NP12 0BL	Granted 14.08.2018
18/0554/COND 19.06.2018	Mr G Bevan Ty Mynydd Monmouth View Llanbradach Caerphilly CF83 3LX	Discharge conditions 03 (drainage), 12 (provision of bat roosts) and 13 (provision of bird nesting sites) of planning consent 18/0039/RM (Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale reserved under outline planning consent 17/0293/OUT (Erect detached dwelling) Ty Mynydd Monmouth View Llanbradach Caerphilly	Decided - Discharge of Conditions 14.08.2018

18/0634/COND 12.07.2018	Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun Rhondda Cynon Taff CF72 8AE	Discharge Condition 18 (Ground Investigation Report) of planning consent 15/0038/OUT allowed on appeal APP/K6920/A/15/3136679 (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities) Land North Of Pandy Road Bedwas Caerphilly	Decided - Discharge of Conditions 14.08.2018
18/0198/LBC 28.02.2018	Mr & Mrs Leader Horeb Welsh Baptist Chapel Castle Street Gelligaer CF82 8EB	Convert Grade II listed chapel into a residential property Horeb Baptist Chapel Castle Hill Gelligaer	Granted 15.08.2018
18/0439/COND 14.05.2018	R & M Williams Mr N Morgan Williams House West Point Industrial Estate Penarth Road Cardiff CF11 8JQ	Discharge condition 2 (materials) of planning consent 17/0266/LA (Construct new three storey, nine classroom infill block) Newbridge Comprehensive School And Leisure Centre Bridge Street Newbridge	Decided - Discharge of Conditions 15.08.2018
18/0553/FULL 19.06.2018	Mrs T Morgans 26 Clos Gwastir Caerphilly CF83 1TD	Erect single storey extension to side and rear and first floor front extension 26 Clos Gwastir Caerphilly CF83 1TD	Granted 15.08.2018

18/0539/COND 20.06.2018	Mr D Williams 66 Bryn Road Markham Blackwood NP12 0QF	Discharge of conditions 04 (land and surface water drainage), 05 (provision of bat roosts), 06 (provision of bird nesting sites) and 07 (replacement parking scheme) of planning consent 18/0187/NCC (Vary condition 12 (Approved plans) of planning consent 16/0600/FULL (Erect a four bedroom detached dwelling) to amend the existing footprint of the dwelling to square off the design) Land Adjacent To 66 Bryn Road Markham Blackwood	Decided - Discharge of Conditions 15.08.2018
18/0563/FULL 21.06.2018	Miss L Shipp 9 Woodward Avenue Crosskeys Newport NP11 7BS	Erect two storey extension to the rear of property and single storey to side 9 Woodward Avenue Crosskeys Newport NP11 7BS	Granted 15.08.2018
18/0648/COND 19.07.2018	Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun CF72 8AE	Discharge conditions 15 (drainage) and 16 (slab levels) of planning consent 15/0038/OUT allowed on appeal APP/K6920/A/15/3136679 (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities) Land At Grid Ref 315897 189288 Pandy Road Bedwas	Decided - Discharge of Conditions 15.08.2018

18/0547/NCC 14.06.2018	Mrs N John 16 Brynview Avenue Tredomen Hengoed CF82 7DB	Vary condition 02 (time period for permitted use) and 03 (hours of operation) of planning consent 17/0184/COU (Change the use of existing garage at ground floor to mixed residential/B1 Business use) 16 Brynview Avenue Tredomen Hengoed CF82 7DB	Granted 16.08.2018
18/0562/FULL 21.06.2018	Mrs S Harrison Cren Bungalow 8 Railway View Fleur-de-lis Blackwood NP12 3UR	Erect single storey rear extension Cren Bungalow 8 Railway View Fleur-de-lis Blackwood	Granted 16.08.2018
18/0565/COU 22.06.2018	Messrs M & I Javra 48 Penylan Road Penylan Cardiff CF24 3PF	Change the use from A1/A2 to A3 Unit 6 Llanfabon Drive Shops Llanfabon Drive Trethomas	Refused 17.08.2018
18/0528/FULL 08.06.2018	Abingdon Flooring Mr R Dight Unit 1 Parkway Pen-y-fan Industrial Estate Pen-y-fan Newport NP11 3XG	Demolish existing and construct new reception area to front entrance of the existing factory Abingdon Flooring Ltd Unit 1 Parkway Pen-y-fan Industrial Estate	Granted 20.08.2018
18/0534/COND 12.06.2018	Mrs Evans 19 Lon Ty Gwyn Aberbargoed Bargoed CF81 9AN	Discharge conditions 01 (commencement), 02 (approved plans), 03 (parking areas), 04 (materials) and 05 (off street parking spaces) on planning consent 16/0088/FULL (Erect new build dwelling) 19 Lon Ty Gwyn Aberbargoed Bargoed CF81 9AN	Decided - Discharge of Conditions 20.08.2018
18/0542/FULL 13.06.2018	Mrs J Roberts 43 Heol Gwaun Rhos Caerphilly CF83 3ER	Erect part two storey, part single storey extension to side and rear 43 Heol Gwaun Rhos Caerphilly CF83 3ER	Refused 20.08.2018

18/0572/FULL 25.06.2018	Mr & Mrs Walsh 14 Carmarthen Court Hendredenny Caerphilly CF83 2TX	Erect two storey side extension 14 Carmarthen Court Hendredenny Caerphilly CF83 2TX	Granted 20.08.2018
18/0650/NMA 20.07.2018	Emtrek Limited Mr J Davies 1 St Christophers Close Bedwas CF83 8UA	Seek approval of a non- material amendment to condition 14 of planning consent 17/0278/OUT (Erect residential development of 9 residential properties (7 x detached dwelling houses and 2 x semi-detached properties) with all matters reserved) in order to include detailing regarding maximum lengths and width parameters for the proposed units Land At Grid Ref 314117 193622 Troedyrhiw Ystrad Mynach	Refused 20.08.2018
18/0083/COND 25.01.2018	Rectory Homes (Wales) Ltd Mr M Miller C/o C2J Architects & Town Planners Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Discharge conditions 3 (landscaping), 4 (full engineering details), 13 (foul and surface water drainage), 14 (construction method statement) and condition 08 (grassland compensation plan) of planning application 15/0782/FULL - granted on appeal reference APP/K6920/A/17/3173196 (Erect residential development for 45 No. dwellings, associated highway infrastructure and open space) Land At (Woodfield Park Funeral Home) Woodfield Park Lane Penmaen Oakdale	Decided - Discharge of Conditions 21.08.2018



18/0122/FULL 05.02.2018	Mr R Bruce C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Convert and extend existing chapel to 7 No. self-contained apartments with on site parking, cycle and refuse storage facilities Seion Baptist Church Glenview Terrace Llanbradach	Granted 21.08.2018
18/0566/ADV 22.06.2018	Greggs Plc Mrs S Humphries B3 Mucklestone Business Centre Eccleshall Road Mucklestone TF9 4FB	Erect one fascia sign, one projecting sign and two internal posters Greggs Plc 128 High Street Blackwood NP12 1AF	Granted 21.08.2018
18/0570/CLEU 25.06.2018	Mr P Bergin 29 The Garth Abertridwr Caerphilly CF83 4ES	Obtain a Lawful Development Certificate for the existing use as two flats 73 Commercial Street Senghenydd Caerphilly CF83 4GZ	Granted 21.08.2018
18/0573/FULL 26.06.2018	Mr Edwards 24 Garden Close Llanbradach Caerphilly CF83 3NA	Erect conservatory to rear 24 Garden Close Llanbradach Caerphilly CF83 3NA	Granted 21.08.2018
18/0594/NCC 02.07.2018	Mr A Jenkins C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Ocean Park Cardiff CF24 5HL	Extend the period of time for implementation of Planning consent 12/0787/FULL (Convert former public house into 7 No. flat units (change of use) including demolition of southern single-storey annexe and construct 6 No. new terraced houses to include new site access road, car parking, external works and landscaping) for a further five years Tredegar Junction Hotel Commercial Street Pontllanfraith Blackwood	Granted 21.08.2018

18/0605/COND 05.07.2018	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Discharge condition 09 (provision of footway) of planning application 15/0567/OUT (APP/K6920/A/16/3160200 - Erect residential development of up to 175 units including open space provision, access and parking arrangements) Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale	Decided - Discharge of Conditions 21.08.2018
17/0999/COU 20.11.2017	Mrs S Powell Castle Farm Cwm-Y-Nant Ochrwyth Newport NP11 6ES	Change the use of barn to living accommodation Castle Farm Cwm-Y-Nant Ochrwyth Newport	Granted 22.08.2018
18/0584/FULL 27.06.2018	Llanarth Estate C/o R E Phillips & Partners Mrs S Phillips 23A Goldtops Newport NP20 4UL	Erect cowshed for overwintering calves and associated works Lower Ton-y-felin Farm Ton-Y- Felin Farm Lane Croespenmaen Newport	Granted 22.08.2018

<p>18/0633/COND 12.07.2018</p>	<p>Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun CF72 8AE</p>	<p>Discharge Condition 5 - Construction Environmental Management Plan , Condition 6 - Aboricultural Method Statement and Tree Protection Plan , Condition 7 - Details of Play Equipment, Condition 9 - Travel Plan, Condition 13 - Bird and bat box details, Condition 14 - Bird and bat box details and Condition 20 - Enclosure details sheets of planning consent 15/0038/OUT allowed on appeal APP/K6920/A/15/3136679 (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities) Land North Of Pandy Road Bedwas Caerphilly</p>	<p>Decided - Discharge of Conditions 22.08.2018</p>
<p>18/0680/COND 31.07.2018</p>	<p>Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun CF72 8AE</p>	<p>Discharge condition 8 (Landscape Management Plan) of planning consent 15/0038/OUT allowed on appeal APP/K6920/A/15/3136679 (Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities) Land North Of Pandy Road Pandy Road Bedwas</p>	<p>Decided - Discharge of Conditions 22.08.2018</p>

17/0738/COND 24.08.2017	Au Trust SIPP - DM Watts C/O Au Trust Ltd Imperial Way Newport NP10 8UH	Discharge condition 09 (site investigation report) of planning application 17/0915/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) Land At Grid Ref 315319 197123 Glan-Yr-Afon Lane Fleur-de-lis	Decided - Discharge of Conditions 23.08.2018
18/0305/FULL 04.04.2018	Mrs R Green Belle Vue Manor Efail Shingrig Trelewis CF46 6DP	Erect 2 No. detached bungalows, private drive with off road parking Land At Grid Ref 318118 196697 Church View Woodfieldside Pontllanfraith	Granted 23.08.2018
18/0524/FULL 07.06.2018	Mr & Mrs A Bennetts 14 Trem Y Castell Caerphilly CF83 1TH	Increase ridge height to form new dormer roof to rear of dwelling 14 Trem Y Castell Caerphilly CF83 1TH	Granted 23.08.2018
18/0535/RET 12.06.2018	Mr N Cleverley Gelli Haf Bungalow Rock Villas Argoed NP12 0AD	Retain the change of use from a two storey training facility and gymnasium to 2 No. two bedroom flats Land Within The Curtilage Of Gelli-haf Bungalow 11 Rock Villas Argoed Blackwood	Refused 23.08.2018
18/0589/COND 02.07.2018	Mr H Yearsley Bridge House The Square Church Street Bedwas Caerphilly CF83 8DY	Discharge Condition 3 (flood action plan) of planning consent 18/0311/COU (Change the use of property from retail unit and three bedroom flat to 1 No. one bedroom flat and 1 No. two bedroom flat) Bridge House The Square Church Street Bedwas	Decided - Discharge of Conditions 23.08.2018

18/0590/OUT 02.07.2018	Mr H Edwards 30 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Erect end of link dwelling 5 Pandy Road Bedwas Caerphilly CF83 8EH	Granted 23.08.2018
18/0474/LBC 23.05.2018	Ms E Rundle 12 Middle Row Bute Town Rhymney Tredegar NP22 5QJ	Remove existing A-frame loft structure to be replaced by an alternative support beam solution 12 Middle Row Bute Town Rhymney Tredegar	Granted 24.08.2018
18/0588/FULL 02.07.2018	Mr K Bennett The Old School House, 48 School Street Tirphil New Tredegar NP24 6ET	Carry out roof alterations, raise the eaves of the existing school house by 1m whilst maintaining the ridge height in order to gain sufficient headroom at first floor level, increase the dormer size from the approved application to the front and rear of the side extension St Michaels Church School Street Tirphil	Granted 24.08.2018
18/0651/NMA 30.07.2018	Miss L Harris 7 Clos Mynach Penpedairheol Hengoed CF82 7TD	Seek approval of a non- material amendment to planning consent 17/1062/FULL (Erect two storey side extension) to remove cupboard window and add extra window to side elevation 7 Clos Mynach Penpedairheol Hengoed CF82 7TD	Granted 24.08.2018
18/0564/OUT 22.06.2018	Mrs G Anstice 15 Camnant Ystrad Mynach Hengoed CF82 7FF	Erect a two storey three bedroom detached house Land Within The Curtilage Of 2 Duffryn Street Ystrad Mynach Hengoed	Granted 28.08.2018

18/0546/COND 14.06.2018	Mr R Coopey 5 Nant-y-Ffyddlon Penpedairheol Hengoed CF82 8DQ	Discharge of conditions 03 (Finished floor levels), 05 (Boundary treatment), 08 (Drainage), 17 (Provision of bat roosts) and 18 (Provision of nesting sites for birds) of planning consent 16/0749/FULL (Erect a three bedroom dormer bungalow) Land At Grid Ref 315588 196086 Adj To Arthlena Bungalow Beili Glas Road Fleur-de-lis	Decided - Discharge of Conditions 29.08.2018
18/0596/FULL 30.06.2018	Mr L Humphreys 15 Myrtle Grove Hengoed CF82 7JL	Replace shop front to include external canopy and associated housing unit China Diner 58 Main Road Maesycwmmwr Hengoed	Granted 29.08.2018
18/0598/ADV 30.06.2018	Fish Kitchen 1854 Mr L Humphreys 15 Myrtle Grove Hengoed CF82 7JL	Erect light box sign that only illuminates lettering China Diner 58 Main Road Maesycwmmwr Hengoed	Granted 29.08.2018
18/0602/COND 04.07.2018	Linc Cymru C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Discharge Conditions 8 (Japanese Knotweed Method Statement), 9 (Groundwater and Gas Monitoring) and 18 (Trees) of Planning Consent 17/1027/FULL 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 Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG	Decided - Discharge of Conditions 29.08.2018

18/0603/COND 04.07.2018	Linc Cymru C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Discharge Conditions 12 (Site Control), 13 (Construction - Engineering Details), 16 (Highway Improvements) and 17 (Construction - Traffic Management Plan) of Planning Consent 17/1027/FULL 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 Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG	Decided - Discharge of Conditions 29.08.2018
18/0544/COND 13.06.2018	Charter Housing Association Mr S Traves Exchange House The Old Post Office High Street Newport NP20 1AA	Discharge condition 19 (Contamination - validation) of planning consent 15/0408/FULL (Demolish former derelict buildings and erect 29 residential units and associated works) for plots 1 to 7 and 21 to 25 inclusive Former Crumlin Mining School Site Mining School Hill Crumlin Newport	Decided - Discharge of Conditions 30.08.2018
18/0609/FULL 06.07.2018	Mrs Lewis 21 Tai'r Heol Penpedairheol Hengoed CF82 8DL	Erect single storey rear extension and replace front porch 21 Tai'r Heol Penpedairheol Hengoed CF82 8DL	Granted 30.08.2018
18/0615/FULL 06.07.2018	Mr M Allen 93 Bloomfield Road Blackwood NP12 1LY	Erect garage 93 Bloomfield Road Blackwood NP12 1LY	Granted 30.08.2018

18/0613/FULL 09.07.2018	Mr G Evans-Jones 13 Collin's Row Butetown Rhymney Tredegar NP22 5QL	Erect detached garage 13 Collins' Row Bute Town Rhymney Tredegar	Granted 30.08.2018
18/0672/NMA 30.07.2018	Mr P Welsh Brynmelyn Park Road West Trecelyn Newport NP11 4RU	Seek approval of a non- material amendment to planning consent 17/0557/FULL (Erect two storey side extension) for modification to front and rear first floor elevations Brynmelyn Park Road West Trecelyn Newbridge	Granted 30.08.2018



# Agenda Item 11

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

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery Fochriw Road Fochriw Bargoed	Awaiting additional information.
16/0886/NCC 11.10.16	Vary condition 1 of planning consent 06/0848/NCC (Reclaim former quarry - operate recycling and transfer station with associated storage) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0887/NCC 11.10.16	Vary Condition 1 of planning consent 06/0849/NCC (Reclaim former quarry with inert waste and extend access/haul road to landfill site) to extend the life of the permission for a further five years so that the development hereby permitted shall cease not later than 31st December 2021 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
17/0494/FULL 10.06.17	Construct 4 No. detached dwellings with associated drainage, road, access and landscaping on Land at Beili Glas Road Fleur de lis Blackwood	Subject to further discussion and consideration.
17/0551/COU 29.06.17	Change the use of lower ground floor of previous fitness club to one bedroom flat at 17 High Street Llanbradach Caerphilly	Awaiting additional information.
17/0589/FULL 10.07.17	Erect single-storey side and rear extension at Avanate 6 Gellideg Lane Maesycwmmmer	Subject to further discussion and consideration.

17/0681/OUT 07.08.17	Erect residential development together with associated open space, landscaping and parking provision and seek approval of access and scale on Land At Grid Ref 316731 198680) Beaumaris Way Cefn Fforest	Subject to further discussion and consideration.
17/0746/FULL 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.
17/0804/OUT 18.09/17	Erect up to 350 homes including affordable housing, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access at Virginia Park Golf Club And Driving Range Virginia Park Caerphilly CF83 3SN	Subject to further discussion and consideration.
17/0918/COND 30.10.17	Discharge condition 03 (Highways) , 05 (Land Drainage) , 06 (Surface Water Drainage), 07 (Drainage Scheme), 10 (Remediation Strategy) 17 (Japanese knotweed) and 19 (Lighting Scheme) of planning consent 14/0518/NCC granted on appeal reference APP/K6920/A/15/3084354 (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) Land At Glan-Yr-Afon Lane Fleur-de-lis	Awaiting view of consultees.
17/0971/NCC 13.11.17	Vary condition 18 of planning permission 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to enable the variation of the approved restoration scheme details to reflect the positioned earth bund and landscaping Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	Subject to discussion and consideration.

18/0037/RM 15.01.18	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0563/OUT in respect of the construction of 50 residential units, access and associated works Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	Subject to further discussion and consideration.
18/0107/COND 31.01.18	Discharge condition 17 (Affordable Housing) of planning application 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 - Residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Subject to further discussion and consideration in respect of the reserved matters application for the development of this site.
18/0160/OUT 16.02.18	Erect residential development up to 131 dwellings and associated works at Land Adj To Tiryberth Farm Hengoed Road Penpedairheol Hengoed	Subject to further discussion and consideration.
18/0181/RET 23.02.18	Retain and complete works to roof to change from hip to gable and external alterations Mapledene 10 Dan-y-coed Caerphilly CF83 1HU	Awaiting amended elevation.
18/0211/FULL 06.03.18	Erect detached dwelling and detached garage Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Awaiting views of consultees.
18/0214/FULL 06.03.18	Erect extensions at Unit 1 and subdivide into 3 independent units, erect extensions at Unit 2 and subdivide into 3 independent units and erect new industrial building to provide 4 independent units at Block G - Old Foundry Penmaen Industrial Estate Pontllanfraith Blackwood	Awaiting views of consultees.

18/0224/COND 08.03.18	Discharge conditions 5 (habitat management and mitigation plan), 7 (land drainage), 13 (shadow flicker mitigation protocol), 14 (MOD), 15 (finishes/colour of wind turbine) and 16 (archaeological brief) of planning consent 15/0774/FULL (Erect a single turbine up to a blade tip height of 76.45m, 50.0m hub height, 52.9m rotor diameter and output of 800kW with associated track access, electric cabinet and crane pad) at Land At Tyle Crwth South West Of Ynysddu	Awaiting views of consultees.
18/0264/LBC 20.03.18	Carry out remedial works to footbridge, including replacement deck, strengthening, redecorating and the addition of a passenger safety hand rail at Llanbradach Railway Station Plas Cae Llwyd Llanbradach	Awaiting views of consultees.
18/0268/COND 22.03.18	Discharge conditions 15 (Sustainable drainage system) and 16 (Foul and surface water) of planning consent 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 Erect residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Awaiting views of consultees.
18/0413/COND 04.05.18	Discharge conditions 02 (drainage), 03 (contamination), 08 (landscaping), 09 (construction - structural calcs), 10 (biodiversity method statement), 11 (tree protection plan), 12 (dormice survey), 13 (reptile clearance method statement), 15 (biodiversity mitigation/enhancement) and 16 (construction - engineering details) of planning consent 16/0628/FULL (Erect nine bungalows and associated works) at Land At Grid Ref 312939 201547 Riverside Walk Deri	
18/0432/FULL 10.05.18	Obtain a Lawful Development Certificate for a proposed building for the treatment, storage and removal of dust at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Seeking further information.

18/0453/RET 14.05.18	Retain existing garage with proposed extension to side at Land Rear Of 153 Commercial Street Senghenydd Caerphilly	Seeking further information.
18/0460/FULL 17.05.18	Erect detached house and garage at Land At Grid Ref 321955 187224 West Of Nant Y Wenol Yew Tree Cottage To The Row Draethen	Subject to discussions about landscaping and flooding.
18/0490/COND 25.05.18	Discharge conditions 03 (rooflights), 05 (contamination - scheme to treat), 06 (contamination - soil import testing), 08 (hard/soft landscaping), 09 (tree protection scheme), 10 (reptile survey), 11 (bat loft), 15 (land drainage), 16 (vision splays) and 21 (nesting sites for birds) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) at Former Church Hall Church Street Llanbradach	Awaiting the views of consultees.
18/0497/COU 29.05.18	Change the use from petrol station to car washing facility at Rhymney Garage Victoria Road Rhymney Tredegar NP22 5NU	Subject to discussions about the impact on the character of the area.
18/0545/COND 12.06.18	Discharge conditions 3 (Drainage), 4 (Hedgerow), 5 (Swallow Nesting Sites), 6 (Car Parking Facilities), 7 (Passing Bay) and 8 (Contamination - Soil Import Testing) of planning consent 17/0883/FULL (Develop an equine business and outdoor menage area of 40m x 30m) at Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd CF37 4HN	Awaiting the views of consultees.
18/0567/COND 25.06.18	Discharge conditions 6 (Materials), 11 (Tree Protection) and 14 (Japanese Knotweed) of planning application 16/0628/FULL (Erect nine bungalows and associated works) at Land At Grid Ref 312939 201547 Riverside Walk Deri	Awaiting the views of consultees.

18/0576/COND 27.06.18	Discharge conditions 02 (access and materials) and 03 (parking) of planning consent 18/0036/COU (Convert existing commercial property into a residential dwelling) at 15 Woodbine Road Blackwood NP12 1QF	Awaiting the views of consultees.
18/0586/COU 29.08.18	Change of use from commercial offices to childcare services at Unit 6-8 Block C Western Industrial Estate Caerphilly CF83 1BQ	Awaiting information about parking facilities.
18/0601/COND 04.07.18	Discharge condition 03 (Drainage) of planning application 17/1027/FULL (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	Awaiting the views of consultees.

# Agenda Item 12

## 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 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Received draft agreements. Waiting for internal comments. Can't agree over some clauses regarding Affordable Housing. Waiting for instructions from Planning.
09/0243/OUT 31.03.09	Erect residential development and associated recreation space on land at Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association. File closed due to no progress.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	Sent draft for approval. Also waiting for plan. Chased. Chased again.
16/0016/NCC 08.01.16	Vary condition 1 of planning consent 2/06678 (Quarrying of Grit stone. 8.5 hectares) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Approved new plan. Change with title so amended draft and sent for approval. Chased. They were in discussions with Trustees solicitors. Chased again. Not getting a response.
16/0017/NCC 08.01.16	Vary condition 1 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Approved new plan. Change with title so amended draft and sent for approval. Chased. They were in discussions with Trustees solicitors. Chased again. Not getting a response.
16/0076/OUT 28.01.16	Erect residential development at Land To The North Of Meadowland Close Caerphilly	Signed documents received for sealing.
16/0085/NCC 05.02.16	Vary conditions 03 and 04 of planning permission 13/0058/NCC to extend the period of time for the submission of reserved matters and the commencement of the development at Land Off Pencoed Avenue Cefn Fforest Blackwood	Waiting for instructions from housing. No change.

16/0508/OUT 16.06.16	Erect a residential self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed. Amended plan submitted. Still waiting for everything to be resolved from an application point of view. Not likely to proceed given new applications on list below. Not proceeding.
16/0510/OUT 16.06.16	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Drafts agreed. Amended plan submitted. Still waiting for everything to be resolved from an application point of view. Not likely to proceed given new applications on list below. Not proceeding.
17/0088/OUT 03.02.17	Construct housing development of 17 properties at Land At Fair View Garage Pengam Road Pengam Blackwood	Just received title evidence. Numerous issues with title so queried. Sols said they are in discussions with client to resolve issues.
17/0545/NCC 28.06.17	Vary Condition 3 of planning consent 12/0531/OUT (Erect mixed residential development comprising of fifteen new build dwellings) to extend the time for submitting reserved matters applications Land At (Grid Ref 323900 190615) Station Approach Risca	Requested solicitor's details. Chased. May not proceed.
17/0616/COU 14.07.17	Convert former night club at second floor level to 7 No. flats (D2 to C3) at Pulsars Niteclub 3A Pentrebane Street Caerphilly	Issues with title and changes to plan. In process of resolving.
17/0617/COU 14.07.17	Convert first and second floors to 6 No. 1 bedroom flats at 1 Pentrebane Street Caerphilly	Issues with title and changes to plan. In process of resolving.
17/0973/FULL 13.11.17	Retain and formation of a repositioned approved earth bund, landscaping and associated works at Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	New matter.
18/0090/FULL 26.01.18	Partly demolish existing building and change the use of the existing Class A3 (public house) and erect new extension to create two Class A1 (retail) units, servicing area, car parking and associated works at The New Forge Brynhoward Terrace Oakdale Blackwood	Requested Solicitors details. Chased.



18/0152/FULL 13.02.18	Demolish existing house/associated structures and erect eight dwellings and associated works at Gelli Pystyll Farm Elm Drive Ty Sign Risca	Sent final draft for approval.
18/0286/OUT 27.03.18	Outline planning permission for up to 22 dwellings and seek approval of access at PD Edenhall Ltd Dan Y Graig Works Dan Y Graig Road Risca	New matter.
18/0580/NCC 15.06.18	Vary condition 01 of planning consent 12/0376/FULL (Erect one four bedroom dwelling and one three bedroom dwelling including outbuildings) to extend the time to implement the development by a further 5 years at Land At Grid Ref 314499 200312 Adjacent To 128 - 134 Llancayo Street Bargoed	Requested Solicitors details.

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# Agenda Item 13

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

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery Fochriw Road Fochriw Bargoed	Awaiting additional information.
16/0886/NCC 11.10.16	Vary condition 1 of planning consent 06/0848/NCC (Reclaim former quarry - operate recycling and transfer station with associated storage) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0887/NCC 11.10.16	Vary Condition 1 of planning consent 06/0849/NCC (Reclaim former quarry with inert waste and extend access/haul road to landfill site) to extend the life of the permission for a further five years so that the development hereby permitted shall cease not later than 31st December 2021 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
17/0494/FULL 10.06.17	Construct 4 No. detached dwellings with associated drainage, road, access and landscaping on Land at Beili Glas Road Fleur de lis Blackwood	Subject to further discussion and consideration.
17/0551/COU 29.06.17	Change the use of lower ground floor of previous fitness club to one bedroom flat at 17 High Street Llanbradach Caerphilly	Awaiting additional information.
17/0589/FULL 10.07.17	Erect single-storey side and rear extension at Avanate 6 Gellideg Lane Maesycwmmmer	Subject to further discussion and consideration.

17/0681/OUT 07.08.17	Erect residential development together with associated open space, landscaping and parking provision and seek approval of access and scale on Land At Grid Ref 316731 198680) Beaumaris Way Cefn Fforest	Subject to further discussion and consideration.
17/0746/FULL 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.
17/0804/OUT 18.09/17	Erect up to 350 homes including affordable housing, public open space, a local centre and community building, new vehicular, cycle and pedestrian accesses, associated engineering works and seek approval of access at Virginia Park Golf Club And Driving Range Virginia Park Caerphilly CF83 3SN	Subject to further discussion and consideration.
17/0918/COND 30.10.17	Discharge condition 03 (Highways) , 05 (Land Drainage) , 06 (Surface Water Drainage), 07 (Drainage Scheme), 10 (Remediation Strategy) 17 (Japanese knotweed) and 19 (Lighting Scheme) of planning consent 14/0518/NCC granted on appeal reference APP/K6920/A/15/3084354 (Vary Condition 01 of planning permission 09/0197/NCC (Remove condition (1) from planning application P/04/0219 to erect residential development) to extend the time limit within which development can commence for a further five years) Land At Glan-Yr-Afon Lane Fleur-de-lis	Awaiting view of consultees.
17/0971/NCC 13.11.17	Vary condition 18 of planning permission 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to enable the variation of the approved restoration scheme details to reflect the positioned earth bund and landscaping Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	Subject to discussion and consideration.

18/0037/RM 15.01.18	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0563/OUT in respect of the construction of 50 residential units, access and associated works Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	Subject to further discussion and consideration.
18/0107/COND 31.01.18	Discharge condition 17 (Affordable Housing) of planning application 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 - Residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Subject to further discussion and consideration in respect of the reserved matters application for the development of this site.
18/0160/OUT 16.02.18	Erect residential development up to 131 dwellings and associated works at Land Adj To Tiryberth Farm Hengoed Road Penpedairheol Hengoed	Subject to further discussion and consideration.
18/0181/RET 23.02.18	Retain and complete works to roof to change from hip to gable and external alterations Mapledene 10 Dan-y-coed Caerphilly CF83 1HU	Awaiting amended elevation.
18/0211/FULL 06.03.18	Erect detached dwelling and detached garage Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Awaiting views of consultees.
18/0214/FULL 06.03.18	Erect extensions at Unit 1 and subdivide into 3 independent units, erect extensions at Unit 2 and subdivide into 3 independent units and erect new industrial building to provide 4 independent units at Block G - Old Foundry Penmaen Industrial Estate Pontllanfraith Blackwood	Awaiting views of consultees.

18/0224/COND 08.03.18	Discharge conditions 5 (habitat management and mitigation plan), 7 (land drainage), 13 (shadow flicker mitigation protocol), 14 (MOD), 15 (finishes/colour of wind turbine) and 16 (archaeological brief) of planning consent 15/0774/FULL (Erect a single turbine up to a blade tip height of 76.45m, 50.0m hub height, 52.9m rotor diameter and output of 800kW with associated track access, electric cabinet and crane pad) at Land At Tyle Crwth South West Of Ynysddu	Awaiting views of consultees.
18/0264/LBC 20.03.18	Carry out remedial works to footbridge, including replacement deck, strengthening, redecorating and the addition of a passenger safety hand rail at Llanbradach Railway Station Plas Cae Llwyd Llanbradach	Awaiting views of consultees.
18/0268/COND 22.03.18	Discharge conditions 15 (Sustainable drainage system) and 16 (Foul and surface water) of planning consent 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200 Erect residential development of up to 175 units including open space provision, access and parking arrangements) at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Awaiting views of consultees.
18/0413/COND 04.05.18	Discharge conditions 02 (drainage), 03 (contamination), 08 (landscaping), 09 (construction - structural calcs), 10 (biodiversity method statement), 11 (tree protection plan), 12 (dormice survey), 13 (reptile clearance method statement), 15 (biodiversity mitigation/enhancement) and 16 (construction - engineering details) of planning consent 16/0628/FULL (Erect nine bungalows and associated works) at Land At Grid Ref 312939 201547 Riverside Walk Deri	
18/0432/FULL 10.05.18	Obtain a Lawful Development Certificate for a proposed building for the treatment, storage and removal of dust at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Seeking further information.

18/0453/RET 14.05.18	Retain existing garage with proposed extension to side at Land Rear Of 153 Commercial Street Senghenydd Caerphilly	Seeking further information.
18/0460/FULL 17.05.18	Erect detached house and garage at Land At Grid Ref 321955 187224 West Of Nant Y Wenol Yew Tree Cottage To The Row Draethen	Subject to discussions about landscaping and flooding.
18/0490/COND 25.05.18	Discharge conditions 03 (rooflights), 05 (contamination - scheme to treat), 06 (contamination - soil import testing), 08 (hard/soft landscaping), 09 (tree protection scheme), 10 (reptile survey), 11 (bat loft), 15 (land drainage), 16 (vision splays) and 21 (nesting sites for birds) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) at Former Church Hall Church Street Llanbradach	Awaiting the views of consultees.
18/0497/COU 29.05.18	Change the use from petrol station to car washing facility at Rhymney Garage Victoria Road Rhymney Tredegar NP22 5NU	Subject to discussions about the impact on the character of the area.
18/0545/COND 12.06.18	Discharge conditions 3 (Drainage), 4 (Hedgerow), 5 (Swallow Nesting Sites), 6 (Car Parking Facilities), 7 (Passing Bay) and 8 (Contamination - Soil Import Testing) of planning consent 17/0883/FULL (Develop an equine business and outdoor menage area of 40m x 30m) at Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd CF37 4HN	Awaiting the views of consultees.
18/0567/COND 25.06.18	Discharge conditions 6 (Materials), 11 (Tree Protection) and 14 (Japanese Knotweed) of planning application 16/0628/FULL (Erect nine bungalows and associated works) at Land At Grid Ref 312939 201547 Riverside Walk Deri	Awaiting the views of consultees.

18/0576/COND 27.06.18	Discharge conditions 02 (access and materials) and 03 (parking) of planning consent 18/0036/COU (Convert existing commercial property into a residential dwelling) at 15 Woodbine Road Blackwood NP12 1QF	Awaiting the views of consultees.
18/0586/COU 29.08.18	Change of use from commercial offices to childcare services at Unit 6-8 Block C Western Industrial Estate Caerphilly CF83 1BQ	Awaiting information about parking facilities.
18/0601/COND 04.07.18	Discharge condition 03 (Drainage) of planning application 17/1027/FULL (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	Awaiting the views of consultees.