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For all enquiries relating to this agenda please contact Kim Houghton
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Date: 1st October 2018

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 10th October, 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' or similar, enclosed in a large, loopy oval shape.

Christina Harrhy
INTERIM CHIEF EXECUTIVE

A G E N D A

Pages

1 To receive apologies for absence.

2 Declarations of Interest.

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

A greener place Man gwyrddach

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



To approve and sign the following minutes: -

- 3 Planning Committee held on 12th September 2018. 1 - 6

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

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

- 4 17/0681/OUT - Land at Grid Ref 316731 198680, Beaumaris Way, Cefn Fforest. 7 - 42
- 5 18/0793/RM - Plot 1, Land adjacent to Islywn Indoor Bowls Centre, Gelli Lane, Pontllanfraith. 43 - 50

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

- 6 18/0362/FULL - Land at Grid Ref 313945 195746, Winding Wheel Lane, Penallta, Hengoed. 51 - 72
- 7 18/0478/FULL - Texaco, Mabon Filling Station, Heol Mafon, Nelson, CF46 6PE. 73 - 80

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

- 8 Applications determined by delegated powers. 81 - 94
- 9 Applications which are out of time/not dealt with within 8 weeks of date of registration. 95 - 98
- 10 Applications awaiting completion of a Section 106 Agreement. 99 - 102
- 11 Appeals outstanding and decided. 103 - 104

Circulation:

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

And Appropriate Officers

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PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH
ON WEDNESDAY, 12TH SEPTEMBER 2018 AT 5:00PM

PRESENT:

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

Councillors:

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

Together with:

R. Kyte (Head of Regeneration and Planning), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Environmental Health Officer), C. Boardman (Principal Planner), R. Amundson (Principal Planner), M. Davies (Team Leader South), A. Pyne (Senior Planner) and K. Houghton (Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. Bevan, M. Davies, A.G. Higgs, Mrs G.D. Oliver and J. Taylor.

2. DECLARATIONS OF INTEREST

Declarations of interest were received at the start of the meeting as follows: Councillors W. David and B. Miles (Agenda item 4 – 18/0084/RET) and Mr C. Boardman (Agenda Item No. 7 - 18/0668/FULL). Details are minuted with the respective items.

3. MINUTES – 15TH AUGUST 2018

It was moved and seconded that the minutes of the meeting held on the 15th August 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 15th August 2018 (minute nos. 1-16) be approved and signed as a correct record.

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

4. PREFACE ITEM CODE NO. 18/0084/RET – 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.

Councillor W. David declared a personal and prejudicial interest in that a complaint had been made against him by the applicant, he had also addressed a public meeting in relation to the application site and discussed this matter with individual local residents and therefore had pre-determined on this application and he left the Chamber while the application was discussed.

Following consideration of the application it was 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 6 against and 2 abstentions this motion was declared lost.

A further motion was moved and seconded that the application be refused for the reason as set out in the Officer's preface report and by a show of hands and in noting there was 4 against and 2 abstentions this was agreed by the majority present.

RESOLVED that for the reason as set out in the Officer's preface report this application was refused

5. PREFACE ITEM CODE NO. 17/0864/FULL – LAND AT DURISOL UK, UNIT 4, PARKWAY, PEN-Y-FAN INDUSTRIAL ESTATE, NP11 3EF

Following consideration of the application it was moved and seconded that the application be refused for the reasons as set out in the Officer's preface report and by a show of hands and in noting there was 3 against and 1 abstention this was agreed by the majority present.

RESOLVED that for the reasons as set out in the Officer's preface report this application was refused.

6. CODE NO. 17/0706/COU – 32 DERI ROAD, ABRGOED, CF81 9GJ

Councillor D. Hardacre spoke in objection of the application.

It was noted that a site visit took place on Monday 10th September 2018.

The Principal Planning Officer informed the Committee that Condition 2 as set out in the Officer's report had been amended to read;

'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. Such details shall include details of a bright, reflective colour scheme on the north facing elevation facing No. 31 New Road. The development shall be carried out in accordance with the approved details.'

REASON: In the interests of the visual amenity of the area

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 0 against and 2 abstentions this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's original report this application be granted.
- (ii) The applicant be advised of the following policies of the Caerphilly Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: Policy CW2 and CW3

7. CODE NO. 18/0668/FULL – MEADOW SIDE, WINDY RIDGE, POLLANFRAITH, BLACKWOOD, NP12 2DR

Mr C. Boardman declared a personal and prejudicial interest in that the applicant is a family friend and he left the Chamber while the application was discussed.

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application be granted.
- (ii) The applicant is advised of the following policies of the Caerphilly Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW7.
- (iii) The applicant is advised that many species of bat depend on buildings for roosting, with each having its own 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. Bat are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised , that if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing.
- (iv) The applicant 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 of breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (029 20 772400).

- (v) The applicant be advised that the 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

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

8. CODE NO. 18/0671/FULL – 13 LON FAWR, CAERPHILLY, CF83 1DA

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

RESOLVED that: -

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

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

- (iii) The applicant is advised of the following policies of the Caerphilly Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: SP6 and CW3.
- (iv) The applicant is advised that many species of bat depend on buildings for roosting, with each having its own 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. Bat 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.

9. CODE NO. 18/0635/FULL – MYNYDD DIMLAETH HOUSE, PANDY-MAWR ROAD, BEDWAS, CF83 8EQ

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

RESOLVED that: -

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

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant safety and engineering risks and exposes all parties to potential financial liabilities. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should wherever possible be avoided. In exceptional circumstances where this is unavoidable, expert advice must be sought to ensure that a suitable 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 and boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

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

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at;

www.gov.uk/government/organisations/the-coal-authority

- (iii) The applicant is advised of the comments attached to the Officer's report, from the Council's Ecologist.
- (iv) The applicant is reminded that it is an offence to obstruct a Public Right of Way. There are Public Rights 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 development is carried out, 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.

10-13. 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 18.28pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 10th October 2018, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0681/OUT 21.08.2017	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Erect residential development together with associated open space, landscaping and parking provision and seek approval of access and scale Land At Grid Ref 316731 198680 Beaumaris Way Cefn Fforest

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land at Beaumaris Way, Cefn Fforest.

Site description: The application site, measuring 9.72 hectares, is greenfield and comprises a number of field parcels, each of which is characterised by existing boundary demarcation. The site is dissected by an electricity cable which extends from the north-east corner to the south-west corner, and is suspended by two pylons. A telecommunications mast is located in the south-east corner of the northernmost field parcel.

Immediately to the south of the site is the residential area of Grove Park and the village of Cefn Fforest lies further to the south west. To the north, east and west is largely agricultural land comprising farm buildings and dwellings. Further to the north west is the former Bedwellty School site.

The site is bounded to the south by Beaumaris Way and to the west by Heol y Cefn which leads from Cefn Fforest north to Markham. A public right of way runs through the site.

Development: Outline planning permission is sought in respect of residential development of up to 300 dwellings with associated access, landscaping, open space and parking arrangements. The planning application is in outline with layout, appearance and landscaping reserved for future consideration.

The proposal comprises of:

- A range of 2, 3 and 4 bedroom homes;
- A mix of detached, semi-detached, terraced properties and flats at a scale comparable to the surrounding residential context (i.e. between 2 and 2.5 storeys in height);

Cont....

Application No. 17/0681/OUT Continued

- The provision of 25% affordable housing;
- Open space and formal (LEAP) and informal (LAP) play areas.

Vehicular access to the proposed development will be gained via a new access off Heol Pit-Y-Ceiliogod and Beaumaris Way, with pedestrian access gained from the existing footpath opposite the frontage of the proposed development.

The Illustrative Layout plan shows various blocks of development laid out around internal roads. The layout also shows the provision of two formal Local Areas of Equipped Play (LEAPs) located at the north-western corner of the site, and another more centrally located. Three Local Areas of Play (LAPs) are also shown in various locations within the application site. The site layout plan shows that the existing hedgerows that bound the site will remain largely intact, with openings created in two locations to facilitate the related access points for vehicles. A drainage attenuation pond is shown located in the south-west corner of the site. This is also the lowest part of the site, with the land generally falling from north-east to south-west.

The planning application and related plans were supported with the following documents:

- Design & Access Statement;
- Planning Statement;
- Arboricultural Constraints Plan;
- Tree Report;
- Heritage Desk Based Assessment;
- Invertebrate Survey;
- Bat Tree & Activity Report;
- Dormouse Survey;
- Reptile Survey;
- NVC Vegetation Survey;
- Hedgerow Survey;
- Phase 1 Habitat Survey;
- Landscape Character & Visual Impact Assessment;
- Transport Assessment;
- Travel Plan;
- Pre-Application Consultation (PAC) Report; and
- EIA Screening Opinion.

Dimensions: The site amounts to 9.72 hectares. The site is an irregular shape, but roughly triangular tapering from west to east to follow the existing field parcel pattern. The site has maximum dimensions of approximately 410 metres measured north to south, and 600 metres east to west.

Cont....

Application No. 17/0681/OUT Continued

It is proposed that the development will feature residential dwellings with a maximum height of 2.5 storeys, with a range of densities spread across the site to reflect its edge of settlement location. The higher density sections will be located where the blocks adjoin the primary streets within the site, i.e. the two main entrances into the site.

Materials: Not applicable at outline stage.

Ancillary development, e.g. parking: Not applicable at outline stage.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside of the settlement boundary.

Policies:

Strategic Policies;
Policy SP2 Development Strategy (NCC);
Policy SP4 Settlement Strategy;
Policy SP5 Settlement Boundaries;
Policy SP6 Place Making;
Policy SP7 Planning Obligations;
Policy SP8 Minerals Safeguarding;
Policy SP10 Conservation of Natural Heritage;
Policy SP14 Total Housing Requirements;
Policy SP15 Affordable Housing Target;
Policy SP19 Transport Infrastructure Improvements.

Countywide Policies;
Policy CW1 Sustainable Transport, Accessibility and Social Inclusion;
Policy CW2 Amenity;
Policy CW3 Design considerations (Highways);
Policy CW4 Natural Heritage protection;
Policy CW5 Protection of the Water Environment;
Policy CW6 Trees, Woodland and Hedgerow Protection;
Policy CW10 Leisure and Open Space provision;
Policy CW11 Affordable Housing Planning Obligation;
Policy CW15 General locational constraints;
Policy CW22 Locational Constraints – Minerals.

Cont....

Application No. 17/0681/OUT Continued

Supplementary Planning Guidance;
LDP1: Affordable Housing Obligations;
LDP4: Trees and Development;
LDP 6: Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales (Edition 9, November 2016);
Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
Technical Advice Note 2: Planning & Affordable Housing (2006);
Technical Advice Note 5: Nature Conservation and Planning (2009);
Technical Advice Note 12: Design (2016);
Technical Advice Note 16: Sport Recreation and Open Space (2009);
Technical Advice Note 18: Transport (2007);
Technical Advice Note 24: The Historic Environment (2017).

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

Blackwood Town Council - Raises objection to the proposal on the basis that the proposed development contradicts the Local Development Plan, and will have a considerable environmental impact. Also raise concerns regarding the impact on highways, school and surgeries (doctors) in the area.

Transportation Engineering Manager - Based on the updated Transport Assessment, no objection is raised subject to several conditions relating to highway safety. These conditions include visibility splays for the new accesses to serve the site; the estate layout to comply with the principles of Manual for Streets; no pedestrian (excluding any existing PROWs) or vehicular access onto Heol Y Cefn/Bedwellty Road; the requirement for a residential travel plan; and off-street parking provision to accord with the requirements of LDP5: Car Parking Standards.

A requested Condition will also require full engineering details of the off-site infrastructure improvement relating to:

- Road junction improvements at the junction of the A4049 (Pengam Road) and the unnamed lane (referred to locally as Harry's Hill);
- A proposed village 'Gateway' feature on Heol Y Cefn with appropriate road markings and signage;

Cont....

Application No. 17/0681/OUT Continued

- Footway improvements to Heol Pit Y Ceiliogod and Beaumaris Way by way of a pedestrian crossing provision; and
- a proposed new bus stop and shelter located on Heol Pit Y Ceiliogod.

Furthermore, a Section 106 Agreement will be required to be entered into with the developer in order to secure the sum of £60,000 required for the traffic signal control equipment upgrade for the Fairview/A4049 Pengam Road junction in order to mitigate the traffic impact. The sum will be payable on the occupation of the 50th dwelling.

As well as the Fairview/A4049 Pengam Road traffic light improvement contribution, the Section 106 agreement will also be required to secure the necessary funding of the proposed Travel Plan and the sustainable transport measures contained therein. These include:

- £5,000 per annum for 5 years to fund a Travel Plan coordinator;
- £5,000 Travel Plan Reserve or fighting fund to improve the Travel Plan if required;
- £150,000 to support the provision of a package of sustainable travel measures aimed to encourage residents to use alternative modes of travel and minimise single occupancy car trips. For example: funding of £100,000 to improve bus service times to serve the development, Active Travel route enhancements to support accessibility on foot and bicycle, public transport travel vouchers, bicycle purchase, or cycling/walking equipment, etc. The sum will be payable on beneficial occupancy of the first dwelling. The developer is invited to engage the Highway Authority to undertake the role of Travel plan Coordinator.

Rights Of Way Officer - Advises that the line of Byway 111 in the Community of Bedwellty crosses the site. The developer is advised to ensure that the layout of the site does not block this Public Right of Way, but if this cannot be achieved the Restricted Byway will need to be dealt with by legal order prior to works commencing on-site. However, as layout is a reserved matter, there is no reason the final layout could not be designed to ensure the Right of Way remains un-impacted by the development.

Minerals Officer - The site lies within the sandstone safeguarding area identified in the adopted LDP. The Pennant Sandstone resource in this area is highly valued nationally as it meets the requirements for High Specification Aggregate and the South Wales Coalfield is one of a very limited number of locations within the UK where such a resource exists. There is, therefore, a need to protect the resource because of its special properties and its scarcity nationally.

Prior extraction is unlikely to be a realistic option for minerals other than sand or gravel because of the timescales involved and the investment required. However, the Pennant Sandstone resource within the county borough is extensive and consultation with mineral operators via the LDP process has not identified any interest in development of the resource near the application site. The most likely location for future development of the resource is from extensions to existing sites. It is unlikely that the proposed development could be accommodated on a site outside the sandstone safeguarding area. On balance, therefore, if there is considered to be an overriding need for the development proposal, it may be unreasonable to refuse permission when there is no immediate prospect of the sandstone being worked in this area.

Application No. 17/0681/OUT Continued

Countryside And Landscape Services - Provides the following comments:

Existing Vegetation

The retention of hedgerows, individual and groups of trees on this site is crucial to assimilating any development into the landscape. Despite an outline arboricultural plan accompanying the application the layout as submitted pays little regard to the existing internal field pattern or existing trees within the site, other than those associated with the north/western third of the public right of way. The layout will need essential further development to ensure that the significant majority of existing native hedgerows, associated vernacular stone walls along with all existing category A, B and C trees are protected and retained as part of the proposed layout. Also, if permitted the submitted tree survey will require further expansion prior to any development layout being agreed, and retained mature trees will need to be considered for TPO status.

Indicative Layout

The buildings shown on the southern and western perimeter of the proposed development are situated with their facades facing out into the wider landscape or streetscape which is a positive aspect of the layout design. This approach assists in ensuring that the perimeter hedgerows and trees are retained and located within public areas. However, properties that are obliquely positioned on to public or semi-private space will require high quality finishes, including boundary treatments.

Properties bordering the North perimeter and adjacent to the N/W section of the PROW are shown as having their backs to the wider landscape and adjacent PROW. Therefore, essential work is required to the layout to ensure new dwellings face outwards onto the surrounding landscape.

Details of the two proposed entrances into the site will need to be developed further showing how the loss of existing hedgerows will be mitigated and how the rural character of this area can be maintained and enhanced. This is also suggested for the eastern boundary of the site.

In terms of the proposed public open space it is noted that it is crossed at several points by access roads, which would benefit from reduction and rationalisation. It is also recommended that appropriate tree planting follows an informal approach (to avoid framing the corridor, and outside the immediate powerline corridor), with existing trees retained and additional groups of trees planted to create positive open spaces.

The use of softer green approaches to the area between the fronts of properties and the highway is encouraged, as well as the use of Sustainable Urban Drainage Solutions (SUDS), for example, permeable block driveways and parking areas, and swales along with detention/retention ponds could be located appropriately through the site.

The indicative layout is also lacking any street trees. Street and front garden trees would add visual quality to the development. Therefore, if approved, a detailed palette of soft and hard landscaping should be provided to ensure the proposal reflects the existing landscape character.

Cont....

Application No. 17/0681/OUT Continued

Soft landscape maintenance and management

A 5 year maintenance and 25 year management plan are recommended prior to the Full approval (for clarification this would refer to a Reserved Matters approval), and that a Section 106 agreement be obtained to guarantee the long term management for all existing vegetation and proposed soft landscaping which is outside of residents' ownership.

Senior Arboricultural Officer (Trees) - Raises no objection to the proposed development but recommends that the applicant provide a detailed Tree Protection Plan for the retained trees that will be incorporated into the site specific Arboricultural Method Statement, that shall be required prior to the granting of full planning permission (or in this instance, a Reserved Matters approval). A hedgerow and tree placement planting plan shall also be submitted by the applicant in accordance with the recommendations of the Hedgerow Regs Survey Report and the Arb Constraints Plan. These requests can adequately be addressed by way of suitably worded conditions.

CADW - Based on the submitted Heritage Desk-based Assessment that considers the potential impact of the development on Maes Manor Historic Park and Garden, which is located some 475 metres to the west of the application site, no objection is raised.

CCBC - 21st Century Schools - Confirms that adequate school place provision exists at present.

Head Of Public Protection - Requests an air quality impact assessment to be undertaken by the developer to assess the air quality impacts of the proposed development upon the immediate highway network.

CCBC Housing Enabling Officer - Requires the provision of 25% affordable housing to be provided onsite. Based on the proposed number of dwellings at 300, this would equate to 75 affordable dwellings. All affordable homes will need to be delivered in clusters of no more than 6 homes.

Senior Engineer (Land Drainage) - No objection subject to a Condition requiring details of land and surface water drainage to be agreed with the Local Planning Authority prior to the commencement of works onsite.

Parks And Open Spaces - Endorses the provision of play provision in the forms of LAPS (3 no.) and LEAPS (2 no.). Given the scale of the development it would be prudent to provide a space for older children too. This could come in the form of a tarmac surface area (16 metres x 12 metres) enabling safe ball play and in doing so moving children off the streets. It would also be relevant to explore options of enhancing connectivity to the local network of cycle paths.

Head Of Public Services - Provides advice to the developer regarding refuse collection to inform any reserved matters application.

Cont....

Application No. 17/0681/OUT Continued

Dwr Cymru - Confirms that sewer capacity exists at present to accommodate foul flows from the proposed development, but that capacity does not exist to accommodate any surface water flows (an issue to be addressed by way of land and surface water drainage scheme condition to be agreed).

The issue of potable water to serve the proposed development is raised, and more specifically that the current water supply system could not accommodate the proposed development. The developer is advised by Welsh Water that a hydraulic assessment is required in order to understand the impact of the proposed development would have on the existing water supply system.

Given the scale of the development, and the subsequent revenue created, the proposed development should be sufficient to offset the cost of the improvement (if necessary). In light of this issue, a Condition will be attached to the permission requiring a potable water scheme to serve the development to be submitted to and approved in writing by the Local Planning Authority. This pre-commencement Condition suitably manages the issue of potable water supply.

Police Architectural Liaison Officer - Raises no objection to the development. Advise the applicant to follow the standards found within Secured by Design to ensure the development is safe and sustainable for the future, and minimise the risk of anti-social behaviour and crime occurring.

Strategic & Development Plans - Raises no objection to the proposal. Full comments are contained in the 'Principle of the Development' section of the Analysis found below.

Ecologist - No objection subject to several conditions. More detailed information relating to ecology is outlined below.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, in various locations around the periphery of the site and 30 neighbour consultation letters were sent out.

Response: A total of 39 responses from local residents objecting to the proposal have been received and a summary of the objections is set out below.

Summary of observations: Three petitions against the development have been received. It should be noted that one of these petitions relates to the Candidate site allocation previously submitted in relation to the Replacement LDP. This petition was submitted in April 2016 and is therefore not directly arising from the current application. However, for completeness the petition was received on 3rd April 2016 and contained 397 signatures. The basis of the petition was based on the following:

- Development is outside of settlement;
- Impact on wildlife;
- Impact on public Right of Ways;

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- Disturbance during construction phase;
- Increased road traffic;
- Local services (health care facilities, schools, etc.) will not be able to cope with increased demand;
- Impact on utilities (sewerage, water supply, etc.);
- Coalescence of villages; and
- Pylons cross the site.

In relation to the current application, two petitions have been received.

The first petition was received on 12th October 2017 and contained 67 signatures. This petition specifically related to the highway implications of the development having a negative impact on the existing highway infrastructure.

The second petition was received on 20th November 2017 and contained 90 signatures. The petition requested a full feasibility study by the Highways Authority to assess the impact of the development on the existing highway network.

Summary of observations:

The local objection can be summarised as follows (in no particular order):

1. Development is against planning policy;
2. Redevelopment of Brownfield sites should be prioritised;
3. Welsh Government are pressurising Local Councils to develop 'any available land' for development purposes;
4. The development represents 'area cramming'/development is too large;
5. The application was not communicated to residents satisfactorily;
6. Loss of greenfield land/area of natural beauty;
7. Lack of green space in Cefn Fforest;
8. The Site is a Green wedge;
9. Development will result in the coalescence of villages;
10. Adverse Impact on Air Quality;
11. Access Road proposed is inadequate;
12. Improvement to 'Harry's Lane' are insufficient;
13. Increased traffic volume;
14. Local road network not suitable for additional traffic;
15. Transport Assessment inadequate;
16. Existing road network is in a poor state of repair and will get worse as a result of the development;
17. Park and Ride Facilities at Bargoed and Pengam Train Stations will not cope;
18. Public transport is not sufficient to deal with the development;
19. The development will adversely affect Public Rights of Ways crossing the site;
20. Sewerage system cannot cope with additional foul discharge;
21. The water pressure in the area may be negatively affected;
22. The site was previously mined which may impact on ability to develop site;

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23. Local services (health care facilities, schools, etc.) will not be able to cope with increased demand;
24. Unacceptable loss of open space;
25. Adverse impact on wildlife/ecology features including the Special Area of Conservation at Aberbargoed Grasslands;
26. Prevent persons being able to access the site for dog walkers;
27. Decrease in value of properties in area;
28. Housing developments should be included in 'All Wales' Plan and not brought forward in advance;
29. The development will have an adverse visual impact;
30. The disruption during the construction phase will be unacceptable;
31. Pylons crossing the site would result in a sub-standard development;
32. The pylons cause noise pollution that will impact future dwellings;
33. Loss of views;
34. Loss of privacy;
35. Adverse impact on quality of life;
36. Existing local residents should have a council tax reduction.

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? The Council's Ecologist has made the following comments regarding the application.

There is no statutory or non-statutory nature conservation sites located within the boundary of the site. The western boundary of the site lies within 200m of the Aberbargoed Grasslands National Nature Reserve (NNR), Special area of conservation (SAC) and Site of Special Scientific Interest (SSSI). A number of Sites Important for Nature Conservation (SINC's) lie within a 1.5km radius of the site. The closest of which is 100m to the west of the proposed site, Tyn-y-Pwll Wood and Tip SINC.

An Extended Phase 1 Habitat Survey undertaken in September 2015 (which is outside the optimal period for the identification of grassland species) identified that the dominant habitat type across the site is semi improved grassland. Small areas of unimproved grassland are located within a mosaic of bracken and semi improved grassland along the course of the track that runs through the site. An extensive system of hedgerows is present within the site, including both intact and defunct hedges and hedgerows with standard trees. The hedgerows provide linkages to the hedgerow system present within the wider countryside.

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There are a number of individual trees on site, some of which have Tree Preservation Orders as well as a small area of woodland/woodland copse. Remnants of dry stone walls are located at the base of some of the hedgerows including those associated with the old track way/green lane. Bracken is common at the base of all hedgerows, along the periphery of the old track and along the field margins.

Hedgerows

Thirteen of the nineteen hedgerows present on the site were assessed under the Hedgerow Regulations 1997 and were confirmed as being 'important' hedgerows. The hedgerows were also confirmed as being used by bats for foraging and commuting through the site, particularly hedgerows H10, H11, H12, H13, H6, H8, H19, H18, H16 as well as the small patch of woodland/woodland copse in the north west corner. These hedgerows were an important link through the site from the woodland SINC to the west to open countryside in the east. The current submitted site layout plan has retained the majority of the boundary hedgerows, but has only retained H10 and H11 within the site, resulting in connectivity through the site to the wider countryside for bats being lost. The bat survey report confirms that H12 was frequently used by several species of bat, which was part of the important link through the site allowing bats to get from the east to the woodland SINC in the west. Therefore, an amended site layout plan that retains the hedgerow links through the site (as dark corridors) needs to be submitted. The lighting of the dark route through the site in the form of hedgerows needs to be retained. Also the wooded copse/ small patch of woodland in the north west corner also needs to be kept as a dark area so that bats are not adversely affected. The submitted block plan shows that a LEAP is to be located in front of the wooded copse. If this area requires lighting then it will need to be directed away from the confirmed bat roost and be low level lighting. Based on these considerations, several Conditions will be required to ensure appropriate protection of these hedgerows.

In regards to Protected Species, several were recorded to be using the site.

Bats

The submitted survey work is dated 2015. The current guidance on standards for Bat Surveys (Bat Conservation Trust, Bat Surveys for Professional Ecologists, Good Practice Guidelines, 3rd Edition, 2016) states that survey data should be from the last survey season before a planning or licence application is submitted. Therefore, an updated Bat Roost and Transect Survey will be required as part of the reserved matters application. Conditions are requested to ensure no clearance works are undertaken that may impact on existing Bats using the site.

Reptiles

The Reptile survey was carried out during the optimal time of year for reptile surveying. The site contained several areas within the survey site that were suitable for basking reptiles, such as south facing banks, rubble piles, the base of hedgerows and walls, and areas of rough grassland. Two reptiles species were recorded during the survey visits. Slow worm and common lizard were found to be present on site. Both of which are a Section 42 Species. Common toad was also found which is also a Section 42 Species and a UK Biodiversity Priority Species. The animals recorded were notably concentrated along the old track/carriageway with its associated walls and banks.

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The stone walls at the base of the hedgerows bordering the track afford extensive potential reptile habitat and therefore the attractiveness of the artificial refuge and therefore the use made of the mats by reptiles is likely to be affected, resulting in a lower count leading to an underestimation of population size. The unmanaged hedgerows dividing the field system afford excellent basking and natural refuge areas for reptiles such as slow worm although numbers recorded were lower in these areas. The main grassland areas have limited value to reptiles as they are subject to periodic disturbance through grazing and through the cutting for hay. Conditions are requested based on these findings.

Breeding Birds

15 species of bird were recorded feeding within the site during the extended phase 1 survey. Anecdotal evidence from a local resident suggests that barn owl have been seen foraging in fields immediately outside of the survey area. The retention of the small area of woodland/woodland copse and hedgerows within the site will ensure that birds can continue to breed on site. Some bird nesting habitat will be removed to facilitate development and the timing of vegetation removal should therefore be conditioned.

Invertebrates

Initial surveys of fields F1 and F2 indicate that these fields contain some species favoured by Marsh fritillary Butterflies, an important population of which is known to be present within 200m of the site boundary. Records obtained during the data search show that Small Pearl Bordered Fritillary and Dingy Skipper Butterflies have also been recorded in close proximity to the site. The mosaic of habitat associated with the track also provides habitats suitable for butterflies. Further survey work will be required in order to ascertain the importance, if any, of the site to butterfly species. These surveys shall be undertaken during the appropriate season (May to September) and should concentrate on identifying areas important for protected and/or rare species. Should Marsh Fritillary be found then further consultation with Natural Resources Wales will be required and appropriate licences and consents obtained before works on areas where the species has been found can commence.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The application is for residential development and as such if granted it would be liable to pay the Community Infrastructure Levy at the reserved matters stage. Cefn Fforest/Blackwood lies within the Mid Viability Area and new general market housing is liable to pay £25 per square metre (index linked). In order for the development to benefit from any social housing relief, any exemptions need to be claimed strictly in line with the CIL Regulations. It is also noted that the Community Council will benefit to the sum of 15% of the CIL levy collected.

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ANALYSIS

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

The site lies outside the settlement boundary for Blackwood/Cefn Fforest as designated in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP). The main issues are:

- Whether the proposed development conflicts with national and local policies designed to protect the countryside.
- Whether the proposed development would result in an increased level of highway traffic to result in a detrimental impact on highway safety.
- The impact of the proposed development on the ecological and landscape value of the existing site.
- What weight should be afforded to the Council's lack of a 5-year housing land supply in light of the dis-application of paragraph 6.2 of TAN1.

These issues are discussed in turn below in relation to the relevant planning policies coupled with the comments of Consultees.

Development outside the Settlement Boundary

Strategy Policies

The application site is a greenfield site located in the Northern Connection Corridor (NCC) located on the edge of the settlement of Blackwood.

Policy SP5 Settlement is the key policy mechanism for achieving resource efficient settlements within the LDP. This Policy states that settlement boundaries are defined in order to define the area within which development would normally be allowed, taking into account material planning considerations; promote full and effective use of urban land and thus concentrate development within settlements; prevent the coalescence of settlements, ribbon development and fragmented development; and prevent inappropriate development in the countryside. The site falls outside but immediately to the north of the settlement boundary for Blackwood. Therefore, the application is contrary to Policy SP5 of the Adopted LDP. However, notwithstanding this, there are material planning considerations weighing in favour of approving the site for development, and these are discussed below.

Policy SP2 Development Strategy (NCC) requires development proposals within the Northern Connections Corridor (NCC) to promote sustainable development. Specifically proposals in this area should: be targeted to both greenfield and brownfield sites having regard to the social and economic functions of the area; reduce car borne trips by promoting more sustainable modes of travel; make the most efficient use of existing infrastructure; and protect the natural heritage from inappropriate forms of development.

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The application site is a greenfield site that is very well related to the existing settlement of Cefn Fforest and will contribute to the social and economic function of the area. Furthermore, by way of Section 106 agreement, a variety of measures have been agreed, primarily in terms of encouraging the use of public transport that should reduce car borne trips. A number of relevant conditions will be attached to the permission to ensure the proposal pays full regard to the natural heritage of the site and surrounding area.

Within the NCC development can be permitted on both brownfield and greenfield sites, where it has regard to the social and economic function of the area. Policy SP4 Settlement Strategy identifies Blackwood as one of two Principal Towns that serve the NCC. The LDP seeks to enhance the role and function of existing Principal Towns in order to respond to the social, economic and environmental needs of individual settlements. Blackwood is the area's major retail centre and as a result of significant investment in recent years is increasingly recognised as a sub-regional shopping centre. The emphasis for Blackwood in the LDP is largely on strengthening the retail offer of the town whilst developing the area as an economic hub by exploiting opportunities for business, in particular office development.

As a consequence there are very few residential land allocations identified in the LDP within the Greater Blackwood area. Only one allocated housing site remains available for residential development within the town itself, namely HG1.26 Blackwood Ambulance Station and this is in active use as an ambulance station. The other allocated site within the town is HG1.29 South of Thorncombe Road and this has been developed.

Outline permission for 115 dwellings on land at Cwm Gelli was granted on Appeal in 2016. A total of 13 units have been completed in the last year at Woodbine Road and 30 are under construction at the Former Blackwood Junior School. Permission has also recently been granted for development at Coronation Road (7 dwellings) and the Former Red Lion Pub (17 affordable flats), which are both closely related to Blackwood Town Centre.

Within the Greater Blackwood Area a number of sites remain available for development, most notably: Land at Hawtin Park, Pontllanfraith, which has planning permission for 263 dwellings and development has commenced; and Land at Gellideg Heights, Maesycwmmmer, which can accommodate 95 dwellings subject to the signing of the S106 Agreement. When developed, these sites will contribute toward the social and economic functioning of Blackwood Town.

Additionally the nearby former Bedwellty School site is also available for development; however this development is more closely related to Bargoed.

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Policy SP2 also requires that new proposals reduce car borne trips by promoting sustainable modes of travel and make the most efficient use of existing infrastructure. The site is within walking distance of a number of local shops and services at Cefn Fforest and within easy reach of Blackwood Town Centre. There are a number of bus stops within the vicinity of the site which travel between Cefn Fforest and Blackwood. Whilst Blackwood is not on the main rail network, there is a regular bus service that runs cross-valley to Ystrad Mynach and a regular service to Newbridge, both of which are on the main rail network providing access to the wider region. The site is located in a sustainable location in close proximity to a wide range of services and facilities and would be capable of utilising existing infrastructure.

In line with national planning policy, SP6 Place Making requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features. Policy SP6 requires new development to incorporate resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation and the where appropriate through the use of SUDs. Welsh Water have confirmed there is no capacity within the existing sewer network to take additional surface water flows. In accordance with the drainage hierarchy the development will be required to implement Sustainable Urban Drainage Systems (SUDS) as part of the development of the site.

This policy also requires mitigation measures that improve and maintain air quality. The nearest air quality management area is Blackwood High Street. Given the distance of the site from Blackwood High Street, the development is unlikely to result in a detrimental impact on this air quality management area. Notwithstanding this, the Section 106 agreement requires the developer to make substantial financial contributions to encourage use of modes of transport other than the car. This modal shift in travel patterns is an essential part of reducing the growing concerns related to air quality.

Policy SP7 Planning Obligations recognises that new development has the potential to increase pressure on existing community facilities and as such requires the developer to enter into Planning Obligations to mitigate the effects of that development. In the context of this application, the Council has secured the provision of appropriate on site formal and informal open and leisure space, infrastructure improvements to facilitate walking and cycling, the provision of 25% affordable housing, highway improvements, and a financial contribution towards sustainable forms of travel.

The site lies within a Minerals Safeguarding Area as identified by Policy SP8 Minerals Safeguarding. The Minerals Officer's views are outlined above, and for the reasons given, the proposal is considered to comply with the requirements of this Policy.

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Policy SP10 Conservation of Natural Heritage recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Based on the comments the relevant consultees, the impact on natural heritage can appropriately be controlled by way of conditions that will be attached to the Outline planning permission, or subsequent Reserved Matters approval.

Policy SP14 Total Housing Requirements makes provision for 10,269 dwellings for the 15-year period 2006 to 2021. This represents 1,644 (19%) residential units more than the 8,625 units required to meet the dwelling housing requirement identified for the plan period. The 19% over-allocation allows for flexibility and choice in recognition of the fact that not all sites will be developed.

The Annual Monitoring Report (AMR) is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The main principle of the monitoring process is to identify when the revision of the LDP should take place.

The 2017 AMR was approved by Council in October 2017 and the same recommendation as that in the 2016 AMR was included, confirming the intention to consider each application on its merits having regard to the need to increase the housing land supply. Recommendation R3 of the AMR states that "the Council will need to continue to address the shortfall in the five year housing land supply through proactive action, including:

- To consider proposals for new residential development on their relative planning merits on a site-by-site basis and have due regard for the need to increase the housing land supply in line with national planning policy and guidance;"

National indicators are also included within the AMR for housing land supply and notably these require housing land supply to be monitored based on the residual method as outlined in Technical Advice Note 1: Joint Housing Land Availability Studies (2015). TAN 1 seeks to ensure that there is a genuine 5 year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the 2017 JHLAS indicated that there was only a 2.3 year supply. The housing land supply figure is a material consideration in determining planning applications for housing.

The development of the site is contrary to the provisions of the Adopted LDP in so far as the site lies outside of the settlement boundary for Blackwood. However this needs to be balanced against the urgent need to increase the housing land supply within the county borough, and the strategy in the LDP that supports development on greenfield sites in this area.

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Policy SP15 Affordable Housing Target seeks to deliver through the planning system at least 964 affordable dwellings over the plan period in order to contribute to balanced and sustainable communities. The application proposes 300 dwellings in an area of housing pressure and in an area with considerable housing need. Within the NCC the plan seeks to secure 25% affordable housing to meet the identified needs in the area. Consequently there is the potential for the proposal to deliver in the region of 75 affordable homes. In the interests of creating sustainable communities a variety of tenures should be considered. LDP 1 Affordable Housing Obligations (Revision), July 2017, provides supplementary planning guidance on the delivery of affordable housing through the planning system.

Policy SP19 Transport Infrastructure Improvements seeks to implement improvements to the existing transport infrastructure, in particular those that: address social exclusion; improve transport links in the Northern Connections Corridor and Southern Connections Corridor; reduce the level of traffic movements and/or congestion within any identified air quality management area; and promote the most efficient use of the transport network. As the application proposes 300 dwellings, appropriate measures have been secured by way of Section 1056 legal agreement which aim to ensure that any existing problems are not further compounded.

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion requires development proposals that have the potential to generate a significant number of trips (either as an origin or a destination) to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot. This will be secured in terms of the layout submitted at reserved matters stage, as well as the Section 106 agreement as discussed previously in this report.

Policy CW2 Amenity requires new development to be compatible with surrounding land-uses. The proposal is for residential development immediately to the north of Blackwood adjacent to an existing residential area.

It is acknowledged that there will be some impact on neighbouring residents and therefore sympathetic development with sensitive boundaries should be sought. Many existing residents use the footpaths that exist on the site. Therefore, the Public Right of Way and bridleways that cross the site shall be retained to ensure connectivity within the development and help link the development with the surrounding built form and open countryside.

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All new housing sites capable of accommodating 10 or more dwellings are required to make adequate provision for well-designed open space and appropriate provision for children's play facilities as an integral part of the development under the provisions of Policy CW10 Leisure and Open Space Provision. Areas of formal and informal open space have been proposed, and more detailed specification of these areas will be required at reserved matters stage.

Policy CW11 Affordable Housing Planning Obligations seeks appropriate levels of affordable housing in order to meet an identified housing need within the area. This site lies within the NCC and as such 25% of the units on the site should be provided in line with the requirements of the policy. The developer has agreed to provide this level of affordable housing and therefore the proposal satisfies the requirements of this Policy.

Policy CW15 General Locational Constraints specifies the type of development that will be permitted outside of the settlement boundary. The proposal is for housing and this type of development cannot meet the provisions of Policy CW15. The proposal is therefore contrary to this policy.

Policy CW22 Locational Constraints Minerals requires proposals for permanent development that impact on minerals safeguarding areas to meet specified tests as laid out in the policy. The whole of the site is within a safeguarded sandstone area, whilst parts of the site are within an identified safeguarded coal area. The Minerals Officer's views have been sought and are summarized above. No objection is raised based on the need to provide additional housing within the county borough.

HIGHWAY IMPACT

Policy CW3 Design Considerations Highways requires development proposals to have regard for the safe, effective and efficient use of the transportation network. A Transport Assessment was submitted with the planning application. Based on this submitted document the Transportation Engineering Manager requested further work be undertaken to assess the impact of the proposed development on multiple key junctions impacted by the proposed development. On receipt of this Updated Transport Assessment (dated December 2017), further information to look at specific key junction was requested. This additional information was submitted in the form of a Transport Assessment Addendum (April 2018).

Based on these three reports, a very robust Transport Assessment of the impact of the proposed development on the surrounding highway network has been undertaken. These documents were sent to a Transport consultancy who confirm the findings of the reports, i.e. that the development will not have an impact on the surrounding highway network to a degree to warrant a refusal of planning permission. For this reason, coupled with the imposition of several Highways Conditions the application is considered to be acceptable in highway safety terms and therefore compliant with Policy CW3.

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LANDSCAPE AND ECOLOGY

Trees and Hedgerows make a positive contribution to both the natural and built environment. They enhance the character and diversity of the landscape and offer substantial environmental benefits. Policy CW6 Trees, Woodland and Hedgerow Protection therefore requires proposals to ensure that effective measures are taken to ensure the protection of existing trees and hedgerows on development sites. LDP 4: Trees and Development supplements this policy.

The planning application was accompanied by the following documents: Arboricultural Constraints Plan; Tree Report; Heritage Desk Based Assessment; Hedgerow Survey; and a Landscape Character & Visual Impact Assessment.

The comments of the Council's Landscape Architect and Senior Arboricultural Officer are outlined earlier in the report. In summary, both consultees raise no objection to the proposed development subject to the reserved matters application being strongly informed by their requested conditions and related comments. These conditions will ensure that any development is delivered in a way that pays due regard to the existing landscape value of the site and the existing trees and hedgerows contained within it. For these reasons it is considered that the development accords with Policy CW6 and is acceptable in landscape terms.

Policy CW4 relates to Natural Heritage Protection. The planning application was accompanied by the following documents: Invertebrate Survey; Bat Tree & Activity Report; Dormouse Survey; Reptile Survey; NVC Vegetation Survey; and a Phase 1 Habitat Survey.

The comments of the Council's Ecologist are outlined earlier in the report. In summary, based on the information submitted, no objection is raised subject to the imposition of various conditions that ensure the proposal does not have an unacceptable impact on the ecology of the site. Several of these conditions will inform the reserved matters application. For these reasons it is considered that the proposed development is acceptable with regard to Policy CW4.

5 year Housing Land supply

Planning Policy Wales (PPW) has a presumption against inappropriate development. It confirms that inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations would clearly outweigh the harm. In this instance, the exceptional circumstance that needs to be considered is the lack of a 5 year housing land supply. This is discussed in more detail below.

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PPW requires local planning authorities to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing. There must be sufficient sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study (JHLAS). Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (TAN1) says that the results of the JHLAS should be treated as a material consideration in determining planning applications for housing.

The Caerphilly JHLAS for 2017 shows that there is a 2.3 year land supply when calculated using the residual method as required by TAN 1. The lack of a five-year housing land supply is a matter of serious concern that needs to be addressed if the overall housing requirement is to be met over the plan period. The monitoring evidence indicates that it is unlikely that this position will improve in the short term.

Welsh Government's decided on 18 July 2018 to dis-apply Paragraph 6.2 of TAN1. Paragraph 6.2 of TAN 1 stated:-

"The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study...the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies".

The effect of this paragraph was to give increased weight to the need for housing to address a deficiency in the 5-year land supply, over other material factors. Its dis-application removed the "considerable weight" that would otherwise have been given to the issue of a lack of a 5-year land supply. It should be noted that the WG decision to dis-apply Paragraph 6.2 only removes the considerable weight to be given to the land supply issue, but the requirement to maintain a 5-year land supply remains and is a material consideration in considering development proposals.

Given the recent change in circumstances in respect of Paragraph 6.2, the merits of the proposed development need to be reconsidered.

The proposed development is considered to be contrary to the Adopted LDP on the following grounds:

- 1 The proposed development is located outside of the designated settlement boundary for Blackwood. As such the proposed development is contrary to the provisions of Policy SP5, particularly Criterion D, and is also contrary to Criterion C of policy CW15, which restricts the forms of development that are acceptable outside of settlement boundaries.

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However, the following issues weigh in favour of the development:

1. Policy SP2 of the Adopted LDP promotes sustainable development on both brownfield and greenfield sites in this part of the borough.
2. There are no landscape or ecological designations associated with the site.
3. The council does not have the required 5-year land supply and the application proposes 300 dwellings, including circa 75 affordable homes, to assist in addressing the issue.
4. The proposed development would have significant knock-on economic and social benefits to the wider community.

The key factor in considering the principle of this application is whether the lack of a 5-year housing land supply, and the consequent need to increase it, outweighs the conflict with the Adopted LDP policies.

Conclusion

Section 38(6) of the 2004 Planning & Compulsory Purchase Act requires a decision on this proposal to be made in accordance with the development plan unless material considerations indicate otherwise. The Adopted Caerphilly County Borough Local Development Plan up to 2021 is the development plan for purpose of Section 38(6).

The proposed development is outside of the defined settlement boundary and is therefore contrary to the adopted development plan. However, given its proximity to the Principal Town of Blackwood, development of the land at Beaumaris Way for housing would represent a sustainable extension to the town, providing much needed family and affordable housing for which there is an acknowledged need and an acknowledged shortfall.

On balance, there is a need for this development and when all factors are considered, it is considered that the need for housing and the requirement to maintain a 5 year housing land supply outweigh the conflict with the development plan policies previously referred to. On this basis no objection is raised on policy grounds.

If members are minded to permit development on the site, then in order to ensure that the site can genuinely contribute toward the 5-year housing land supply, it would be appropriate to specify that development should commence within three years from the date that outline consent is granted (as opposed to the usual five years), with reserved matters submission within one year instead of three.

Comments from Consultees: Blackwood Town Council object to the proposal on the basis that the site is contrary to the Local Development Plan, will have considerable adverse environmental effects, and will impact on the local highway network, schools and surgeries. No such objections have been raised by statutory consultees.

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The Head of Public Protection requested that an air quality assessment be carried out.

However this is not considered to be a reasonable request for the proposed development. The nearest air quality management area is Blackwood High Street and given the location of the application site, and the logical movement of vehicles to and from the site, Blackwood High Street will be largely unaffected by the proposal. In the absence of existing air quality information that establishes there are air quality issues within close proximity of the site, this request is considered to be unreasonable.

The developer has agreed to make a significant financial contribution by way of a Section 106 legal agreement that will encourage future users to utilise forms of transport other than the private car, i.e. buses, bike travel and walking. A condition will also be attached to the permission requiring 20% of new homes being fitted with provision to allow for the installation of electric charging points for vehicles. Such measure will act to counter any air quality impact.

Furthermore, a financial contribution has been agreed with the developer to improve the traffic signals at the junction of Fairview and the A4049 Pengam Road. This will act to improve traffic flows through this busy junction thereby reducing idling times.

For these reasons air quality is not considered to represent a reason to refuse the planning application subject to the conditions contained at the end of the report coupled with the financial contributions towards sustainable forms of travel to be secured by way of a Section 106 legal agreement.

No objection is raised by all other statutory consultees subject to conditions and advice being forwarded to the developer.

The issues raised in the consultation responses from The Landscape Architect, Senior Arboricultural Officer, the Council's Ecologist, the Rights of Way Officer and Welsh Water can be appropriately controlled by way of relevant planning conditions, and should not prejudice the determination of the application.

Comments from public:

1. Development is against planning policy - This issue has been addressed at length above.
2. Redevelopment of Brownfield sites should be prioritised - The issue has been addressed above. Policy SP2 allows for the development of greenfield sites in sustainable locations. The proposal is considered to accord with the requirements of this Policy.
3. Welsh Government are pressurising Local Councils to develop 'any available land' for development purposes - The requirement to provide housing is well established, with each application being considered on its own individual merits.

Cont....

Application No. 17/0681/OUT Continued

4. The development represents 'area cramming'/development is too large - It is considered that the proposed development is of an appropriate density (approximately 30 dwellings per hectare), for this edge of settlement location.
5. The application was not communicated to residents satisfactorily - Properties along the boundary of the site were consulted by way of letter, and several site notices were displayed in the vicinity of the application site.
6. Loss of greenfield land/area of natural beauty - This issue has been addressed above.
7. Lack of green space in Cefn Fforest - As the application site is located outside settlement boundary the applicant was not required to undertake an open space assessment in accordance with Policy CW7 of the Adopted LDP.
8. The Site is a Green wedge - The site is not designated as a green wedge. A green wedge bounds the application site to the west.
9. Development will result in the coalescence of villages - Given the position of the site in relation to surrounding settlements this is not considered to be the case. Furthermore, a Green Wedge to the west of the site forms a buffer between the application site and Britannia, which is located over 400 metres away.
10. Adverse Impact on Air Quality - The nearest Air Quality Management Area is Blackwood High Street. For the reasons outlined above, coupled with the Section 106 Agreement that will secure funds for sustainable modes of travel other than the private motor car, it is not considered that the development will have a detrimental impact on air quality.
11. Access Road proposed is inadequate - The Transportation Engineering Manager raises no objection to the proposal based on the submitted Transport Assessment (TA) subject to the imposition of Conditions.
12. Improvement to 'Harry's Hill' is insufficient - An improvement to the junction from 'Harry's Hill' onto the A4049 Pengam Road is a requirement of the planning permission. This junction improvement will improve highway safety.
13. Increased traffic volume - The application was supported by a robust Transport Assessment that was verified by an independent Highways consultancy. Based on the information contained with the TA it is not considered that the development will have an impact on traffic volumes in the area to warrant a refusal of planning permission. A contribution to improving the traffic signals at the junction of Fairview and the A4049 Pengam Road will also be secured by way of the Section 106 agreement. These works will improve flows through these signals.

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Application No. 17/0681/OUT Continued

14. Local road network not suitable for additional traffic - This issue has been address above at point 13.
15. Transport Assessment inadequate - The application was supported by a robust Transport Assessment that was verified by a Highways consultancy.
16. Existing road network is in a poor state of repair and will get worse as a result of the development - The maintenance of the local highway network is the responsibility of the Local Authority. The proposed new homes will generate Council Tax that will contribute to this highway maintenance.
17. Park and Ride Facilities at Bargoed and Pengam Train Stations will not cope - There is no evidence that is the case, but should it be so, then consideration will have to be given to the improvement of such facilities.
18. Public transport is not sufficient to deal with the development - The Section 106 agreement secures a significant amount of financial contributions to support public transport provision.
19. The development will adversely affect Public Rights of Ways crossing the site - this issue has been addressed above.
20. Sewerage system cannot cope with additional foul discharge - Welsh Water has confirmed there is adequate capacity to serve the proposed development.
21. The water pressure in the area may be negatively affected - This issue has been addressed above as well as by way of relevant condition. The developer will be required to undertake a hydraulic assessment to ensure the current water supply system is able to serve the proposed development. If considered necessary, and depending on the likely date of commencement, the developer may have to contribute to the upgrading of the current system.
22. The site was previously mined which may impact on ability to develop site - The application site is located entirely within the Low Risk Coal Mining Legacy area as defined by the Coal Authority Maps. High risk areas are to the west and east of the application site, but they do not impact on the acceptability of this development.
23. Local services (health care facilities, schools, etc.) will not be able to cope with increased demand - The Council's Education department have confirmed that adequate space is available in local schools to accommodate the new development. Additional pressure on local doctor's surgery is a matter for the health board to consider.
24. Unacceptable loss of open space - The Council's Landscape Architect does not object to the development of the site subject to conditions ensuring its landscape value is preserved as much as practicable.

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Application No. 17/0681/OUT Continued

25. Adverse impact on wildlife/ecology features including the SAC - No objection is raised by the Council's Ecologist subject to conditions.
26. Prevent persons being able to access the site for dog walkers - The existing right of way through the site will be retained as part of any development.
27. Decrease in value of properties in area - This is not a material planning consideration.
28. Housing developments should be included in 'All Wales' Plan and not brought forward in advance - Planning applications must be determined in accordance with relevant local and national planning policy taking into account all material planning considerations. This has been the case for this application.
29. The development will have an adverse visual impact - See point 24.
30. The disruption during the construction phase will be unacceptable - Whilst there will inevitably be a degree of disruption during construction, given the position of the application site and related available space, this is unlikely to be a significant issue. Notwithstanding this, Conditions would be attached to any reserved matters approval to protect the amenity of nearby properties during construction works.
31. Pylons crossing the site would result in a sub-standard development - This is not considered to be the case. The powerlines crosses the site are a constraint that will inform the proposed layout.
32. The pylons cause noise pollution that will impact future dwellings - This is not considered to be an issue, and no objection has been raised by the Head of Public Protection in this regard.
33. Loss of views - This is not a material planning consideration.
34. Loss of privacy - Given the distance of the application site from the nearest existing properties it is not considered that privacy will be an issue. However, this issue would be fully considered at reserved matters stage when a detailed layout is proposed.
35. Adverse impact on quality of life - It is unclear how the construction of new dwellings adjacent to existing dwellings will detract from quality of life.
36. Existing local residents should have a council tax reduction - This is not a relevant consideration.

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Application No. 17/0681/OUT Continued

Other material considerations: The proposed development involves losing agricultural land and is a material planning consideration.

This issue is address in Planning Policy Wales. It states at Paragraph 4.10.1, "In the case of agricultural land, land of grades 1, 2 and 3a of the Department for Environment, Food and Rural Affairs (DEFRA) Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future. In development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade."

The application site is Grade 4 land and therefore its loss to development does not represent a reason to refuse the planning application.

The recommendation is to require the applicant to enter into a S106 Agreement in respect of Affordable Housing provision and highway improvement works. The applicant has agreed to enter into such an agreement on the terms outlined. However there are tests for S106s which have to be met.

These are as follows:-

- (a) The financial contribution, arrangements and works contained in the obligation are required.
- (b) They are directly related to the development, and;
- (c) They are fairly related in scale and kind to the development.

With regard to the first of these the arrangements required in respect to affordable housing are to comply with Local and National policy. In terms of the highway improvement works these are to mitigate the highway impact of the development.

In respect to the second point this is an area of housing pressure and affordable dwellings are required in the Blackwood/Cefn Fforest area. It is considered essential that this proposal will provide a substantial allocation of such properties for the benefit of residents. In terms of the highway contributions, the works to the Fairview traffic signals, and the sustainable transport contribution are directly related to the development.

The third point relates to fairness of scale and kind. In this regard discussions with the developer have resulted in an affordable provision of 25%, up to 75 of the 300 houses. In view of the projected financial position for this site these levels were considered to be reasonable. It is also considered that the financial contribution towards highway improvement works and sustainable transport are fairly related to a development of this scale.

Cont....

Application No. 17/0681/OUT Continued

In the circumstances it is recommended that the application be deferred pending the signing of a Section 106 Agreement in respect of the provision of 25% affordable housing comprising social rented housing. The affordable units will need to be transferred at the values contained within the Council's current SPG dated July 2015. The social rented units will be delivered to the Welsh Government's Design Quality Requirements (DQR) and transferred to the Pobl Group. The developer will need to deliver the homes at the affordable values set out within the Council's current SPG on affordable housing.

Upon the completion of this agreement the application be approved on the basis of the conditions stated below.

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 (A) that the application be DEFERRED to allow the applicant to enter into a Section 106 Agreement as set out in this report. On completion of the Agreement (B) that Permission is GRANTED.

This permission is subject to the following condition(s)

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the access, appearance, landscaping, layout and scale of the development, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of one year from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont....

Application No. 17/0681/OUT Continued

- 04) The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) Prior to the commencement of works on site a scheme of land 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.
- 06) Prior to the commencement of works onsite a timescale for the improvement of the potable water supply in the locality of the development shall be submitted to and agreed in writing with the Local Planning Authority. The required improvements shall be completed in accordance with this agreed scheme.
REASON: To ensure the site is served by a suitable potable water supply.
- 07) The means of access serving the proposed development from Heol Pit Y Ceiliogod and Beaumaris Way shall be laid out, constructed and maintained thereafter with visibility splays of 2.4m x 43m. No obstruction or planting when mature exceeding 0.9m in height above the adjacent footway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 08) The estate layout shall be designed to the principles of Department of Transport documents Manual for Streets and Manual for Streets 2.
REASON: In the interests of highway safety.
- 09) There shall be no pedestrian or vehicular access onto or from any individual residential property onto or from Heol Y Cefn unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.
- 10) Prior to the commencement of work on site a residential travel plan shall be submitted to and approved by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To promote sustainable forms of transport.

Cont....

Application No. 17/0681/OUT Continued

- 11) Notwithstanding the submitted plans, as part of the reserved matters submission, full engineering details of the off-site infrastructure improvements detailed below, and the timing of their implementation shall be submitted to and approved in writing by the Local Planning Authority. These infrastructure improvements shall include:-
- Road junction improvements to the A4049 Pengam Road/unnamed lane (referred to locally as Harrys Hill);
 - Proposed village 'Gateway' feature on Heol Y Cefn with appropriate road markings and signage;
 - Footway improvements to Heol Pit Y Ceiliogod and Beaumaris Way by way of pedestrian crossing provision;
 - Proposed new bus stop and shelter located on Heol Pit Y Ceiliogod.
- The improvements shall be completed in the timescale agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.
- 12) Off street parking provision shall be provided in accordance with the Local Planning Authority's Adopted Supplementary Parking Guidance LDP5 Car Parking Standards.
REASON: To ensure appropriate levels of car parking are provided.
- 13) The reserved matters details to be submitted shall include an amended site layout plan to include the retention of the existing hedgerow links (H12 and H13) through the site for bats. The agreed plan shall be complied with.
REASON: To ensure adequate protection for protected habitats and species.
- 14) The reserved matters details to be submitted shall include details of the retained wooded copse and hedgerows within the site, together with new woodland/hedgerow planting and areas of retained and enhanced grassland. The agreed details shall be complied with.
REASON: To ensure adequate protection to protected habitats and species.
- 15) No trees or hedgerows within the site shall be removed prior to the approval of the reserved matters application.
REASON: To ensure adequate protection for protected habitats and species.
- 16) The reserved matters details to be submitted shall include details of the hedgerow and green lane enhancement planting and management, including a species list detailing the name and origin of native broadleaved trees and shrubs to be used to plant up the existing hedgerows and green lane and a 5 year management plan. The approved details shall be complied with.
REASON: In the interests of biodiversity conservation and enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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Application No. 17/0681/OUT Continued

- 17) The reserved matters details to be submitted shall include details of the retained grassland habitat (present under the pylon lines) for Section 42 Invertebrate species together with any proposed seed mixes for enhancement. The agreed details shall be complied with.
REASON: To ensure adequate protection to protected species.
- 18) The reserved matters details to be submitted shall include a 10 year grassland management plan, which shall include details of the timing of its implementation. The approved details shall be complied with.
REASON: In the interests of biodiversity conservation and 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).
- 19) The reserved matters details to be submitted shall include a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 20) The reserved matters details to be submitted shall include an updated bat roost and transect survey to inform the reserved matters application.
REASON: To ensure up to date consideration of protected species, in the interests of biodiversity.
- 21) The reserved matters details to be submitted shall include a detailed reptile mitigation strategy prepared by a competent ecologist to inform the reserved matters application. The approved mitigation strategy shall include any translocation or mitigation measures and shall be complied with.
REASON: To ensure reptiles are protected.
- 22) Site clearance operations and any site works that involve the destruction and removal of vegetation, including felling, clearing or the removal of trees and shrubs or hedgerows within the proposed site shall not be undertaken during the months of March to August inclusive in any given year, unless approved in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 23) The reserved matters details to be submitted shall include a detailed vegetation survey of fields F1 and F2 between May and July for floristic features favoured by Marsh Fritillary butterflies and other rare/protected butterfly species.
REASON: To ensure proper measures are taken to safeguard the habitat of Marsh Fritillary Butterfly and other rare/protected butterflies.

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- 24) The reserved matters details to be submitted shall include an Invertebrate survey between May to September concentrating on butterfly species. If evidence of Marsh Fritillary Butterfly is found then consultation with NRW will be required and appropriate licences and consents will need to be obtained before any works commence on site. A copy of the survey, any consents and appropriate licences will need to be submitted to the Local Planning Authority for approval.
REASON: To ensure up to date consideration of protected species, in the interests of biodiversity.
- 25) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
 - g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
 - h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
 - i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
 - j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

Cont....

Application No. 17/0681/OUT Continued

k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,

l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,

m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,

n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,

o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),

p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).

q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

- 26) Notwithstanding the submitted master plan details shall be submitted at reserved matters that shall take into account the need to provide appropriate leisure facilities to meet the needs of the residents of the proposed development. Those facilities shall include areas of well-designed open space that benefit from good access and surveillance, a suitably sized equipped play area and a suitably sized all weather sports court.

REASON: To comply with policy CW10 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

- 27) Prior to the commencement of the development hereby approved, a construction phase noise scheme (to include proposed hours which the developer intends to work) shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the scheme shall be implemented as agreed.

REASON: To control noise arising from the development.

- 28) Prior to the commencement of the development hereby approved, a construction phase dust mitigation scheme shall be submitted to and agreed, in writing, with the Local Planning Authority. Thereafter, the construction phase shall be carried out in accordance with the agreed.

REASON: To control any dust arising from the construction phase.

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Application No. 17/0681/OUT Continued

- 29) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 30) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:
(a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and
(b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
(c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate. The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 31) Prior to the commencement of the development a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and agreed in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The development shall be carried out in accordance with the agreed schedule.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area.

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Application No. 17/0681/OUT Continued

- 32) A Landscape Management Plan, including
(a) long term design objectives,
(b) management responsibilities, and
(c) maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.
The Landscape Management Plan shall be carried out as agreed.
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area.
- 33) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 34) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 35) Unless otherwise agreed in writing with the Local Planning Authority 20% of residential units constructed shall have provision to allow for the installation of electric charge points for vehicles.
REASON: To promote less polluting forms of private travel.
- 36) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, received 07.08.2018;
- Drawing No. AM-01, Access & Movement (excluding Layout), received 21.08.2018;
- Arboricultural Constraints Plan; received 07.08.2018
- Tree Report; received 07.08.2018
- Heritage Desk Based Assessment; received 07.08.2018
- Invertebrate Survey; received 07.08.2018
- Bat Tree & Activity Report; received 07.08.2018
- Dormouse Survey; received 07.08.2018
- Reptile Survey; received 07.08.2018
- NVC Vegetation Survey; received 07.08.2018
- Hedgerow Survey; received 07.08.2018
- Phase 1 Habitat Survey; received 07.08.2018

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Application No. 17/0681/OUT Continued

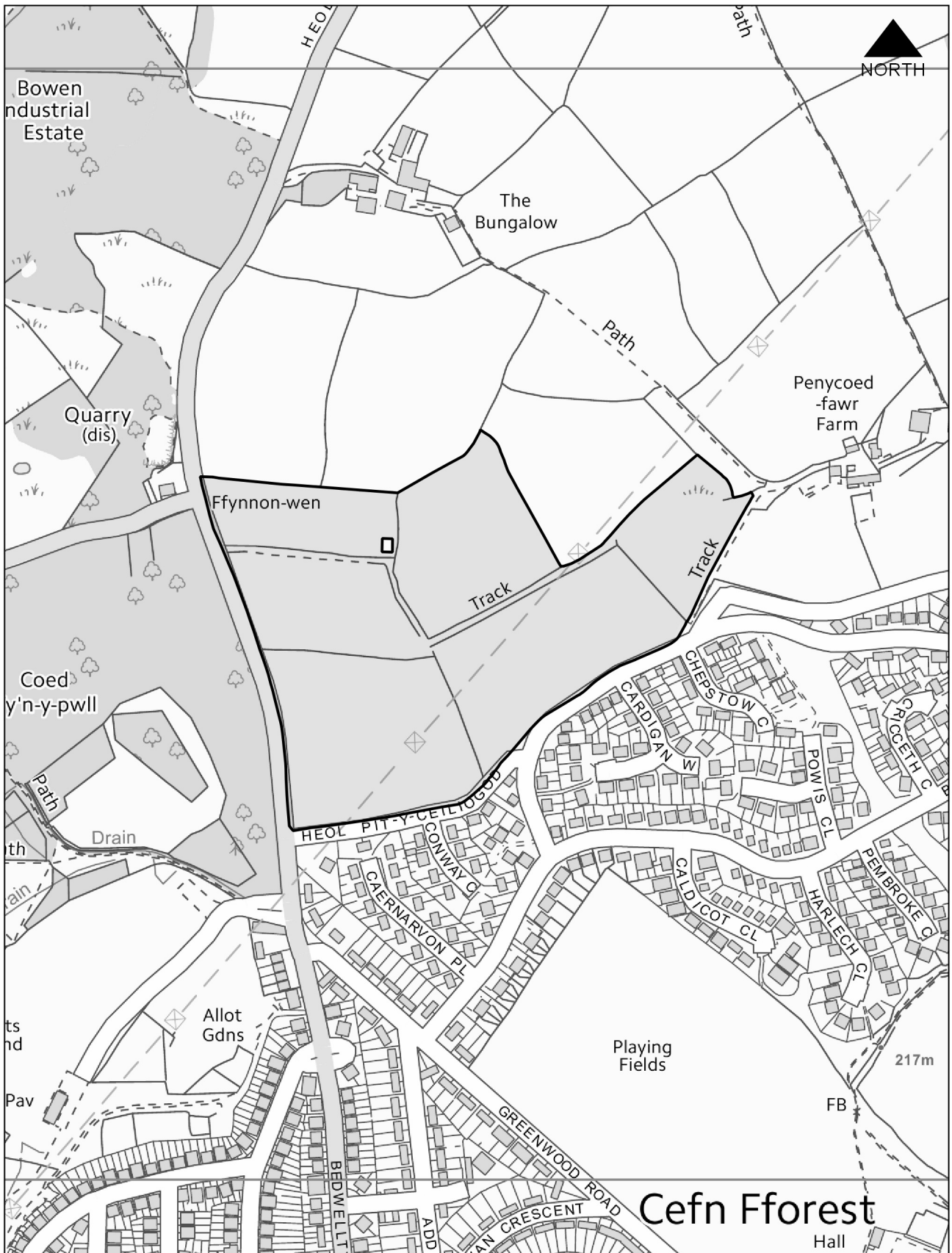
- Landscape Character & Visual Impact Assessment; received 07.08.2018
- Transport Assessment received 07.08.2018, Updated Transport Assessment (December 2017) and Transport Assessment Addendum (April 2018)
- Travel Plan received 07.08.2018

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

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2, CW3, CW4, CW5, CW6.

Please find attached the comments of Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), The Police Architectural Liaison Officer, The Council's Ecologist, Landscape Architect, Senior Arboricultural Officer and Housing Enabling Officer that are brought to the applicant's attention.



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0793/RM 12.09.2018	Mr M Williams 4 Caldicot Close Grove Park Blackwood NP12 1HH	Seek approval of the reserved matters in respect of access, landscaping, appearance, layout and scale reserved under planning consent 16/0507/OUT (Erect a residential self-build dwelling) Plot 1 Land Adj. To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located adjacent to Islwyn Bowls Club. The site is accessed via Gelli Lane, Pontllanfraith, Blackwood.

Site description: The site is a large undeveloped area of open space bounded by mature trees within the settlement boundary of Blackwood and benefits from an extant planning permission (16/0507OUT).

Development: This application seeks approval of the reserved matters for access, appearance, landscaping, layout and scale for the erection of a detached two-storey four-bedroom dwelling with attached garage, gym and utility room to the side elevation and conservatory to the rear elevation.

Dimensions: The proposed dwelling measures 11.175 metres in width by 11.0 metres in depth with a height of 4.8 metres to the eaves and 8.3 metres to ridge height. The proposed garage, gym and utility room measures 6.0 metres in width by 12.0 metres in depth with a height of 2.2 metres to the eaves and 6.9 metres to ridge height. The proposed conservatory measures 3.9 metres in width by 2.3 metres in depth with a height of 2.2 metres to the eaves and 3.1 metres to ridge height.

The application is reported to Planning Committee because the applicant is an employee of this Council.

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Application No. 18/0793/RM Continued

Materials: The external finishes comprise of facing brickwork with quoin details, cast stone cills, grey concrete roof tiles and grey upvc windows and doors with rainwater goods to match.

Ancillary development, e.g. parking: Off-street parking provision for up to four cars is shown on the submitted plans.

PLANNING HISTORY 2005 TO PRESENT

P/06/0083 - Erect store room extension added onto new extension to provide storage and alleviate noise from main hall - Granted - 03.03.06.

16/0507/OUT - Erect a residential self-build dwelling - Granted 18.01.18.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is located within settlement limits.

Policies: SP2 (Development Strategy in the Northern Connections Corridor), SP4 (Settlement Strategy), SP5 (Settlement Boundaries), SP6 (Place making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW15 (General Locational Constraints) and advice contained within Supplementary Planning Guidance contained LDP5 (Parking Standards), LDP6 (Building Better Places to Live) and LDP7 (Householder Developments).

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.

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Application No. 18/0793/RM Continued

CONSULTATION

Transportation Engineering Manager - No objection subject to the developer complying with the conditions attached to the previous outline consent.

Head Of Public Protection - No objection subject to the developer complying with the conditions attached to the previous outline consent.

Senior Engineer (Land Drainage) - No objection subject to the developer complying with the conditions attached to the previous outline consent.

Dwr Cymru - Provides informative advice to the developer.

Principal Valuer - No comments to make in respect of the application.

Ecologist - No comments received at the time of writing the report.

Police Architectural Liaison Officer - No comments received at the time of writing the report.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a site notice and two neighbours were notified by letter.

Response: No representations were received at the time of writing the report. Should the Local Planning Authority receive any representations, these will be reported and addressed to members verbally at 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?
There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 18/0793/RM Continued

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the development is CIL liable falls within the mid viability charging zone, for which the charge is set at £25 per square metre for new residential development, subject to indexation.

ANALYSIS

Policies: The application has been considered in accordance with national policy and guidance, local plan policies and supplementary planning guidance. The principle of development for residential development on the site has already been established by the previous approval (16/0507OUT), and as such the main issues in relation to this application are considered to be the scale and design of the proposed scheme, the effect the development would have upon the amenity of neighbouring properties and the impact on highway safety.

Policy CW2 of the LDP sets out the criteria relating to amenity. It states that development should not have an unacceptable impact on the amenity of adjacent properties or land; should not result in the over-development of the site and/or its surroundings; and the proposed use is compatible with the surrounding land-uses.

In this respect it is considered that the proposed development is compatible with surrounding residential land uses and does not result in the overdevelopment of the site. The proposed dwelling sits towards the front of the site to allow access/parking and a large rear amenity space to take advantage of the shape of the plot. In design terms, the proposed dwelling is considered to be acceptable in terms of its setting, scale, materials and design and will integrate well the neighbouring dwellings recently approved (18/0212/RM and 18/0211/FULL) and the character of the neighbouring residential estates.

In terms of the impact of the proposal on the amenity of neighbouring occupiers, it is not considered that the development would have an adverse impact in terms of loss of privacy or any overbearing impact.

Policy CW3 sets out the criteria in terms of highway considerations. The proposed dwelling benefits from four off-street parking spaces to serve the dwelling, which includes the proposed integral garage. The Transportation and Engineering Manager has raised no objection to the development subject to the developer complying with the conditions imposed to the previous outline permission. As such it is not considered that the proposed development will have a detrimental impact on the safe, effective and efficient use of the transportation network.

In conclusion the proposal accords with policies CW2 and CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and is therefore considered acceptable in planning terms.

Cont....

Application No. 18/0793/RM Continued

Comments from consultees: No objection has been raised by the statutory consultees.

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.

Living Decision Document:

Details in respect of condition 01 of consent 16/0507OUT have been agreed by consent 18/0793/RM dated 10.10.2018 granted by Caerphilly County Borough Council.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan received on 12.09.2018;
Proposed Site Layout Plan received on 12.09.2018;
Proposed Floor Plans received on 12.09.2018;
Proposed Elevations received on 26.09.2018.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the written satisfaction of the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 03) Notwithstanding the approved site layout plan, the proposed side and rear boundary treatments should not be erected until the requirements of Condition 12 of the outline planning permission 16/0507/OUT have been agreed in writing with the Local Planning Authority. The boundary treatments shall be maintained in their agreed positions at all times.
REASON: To ensure the protection of bat foraging habitat.

Cont....

Application No. 18/0793/RM Continued

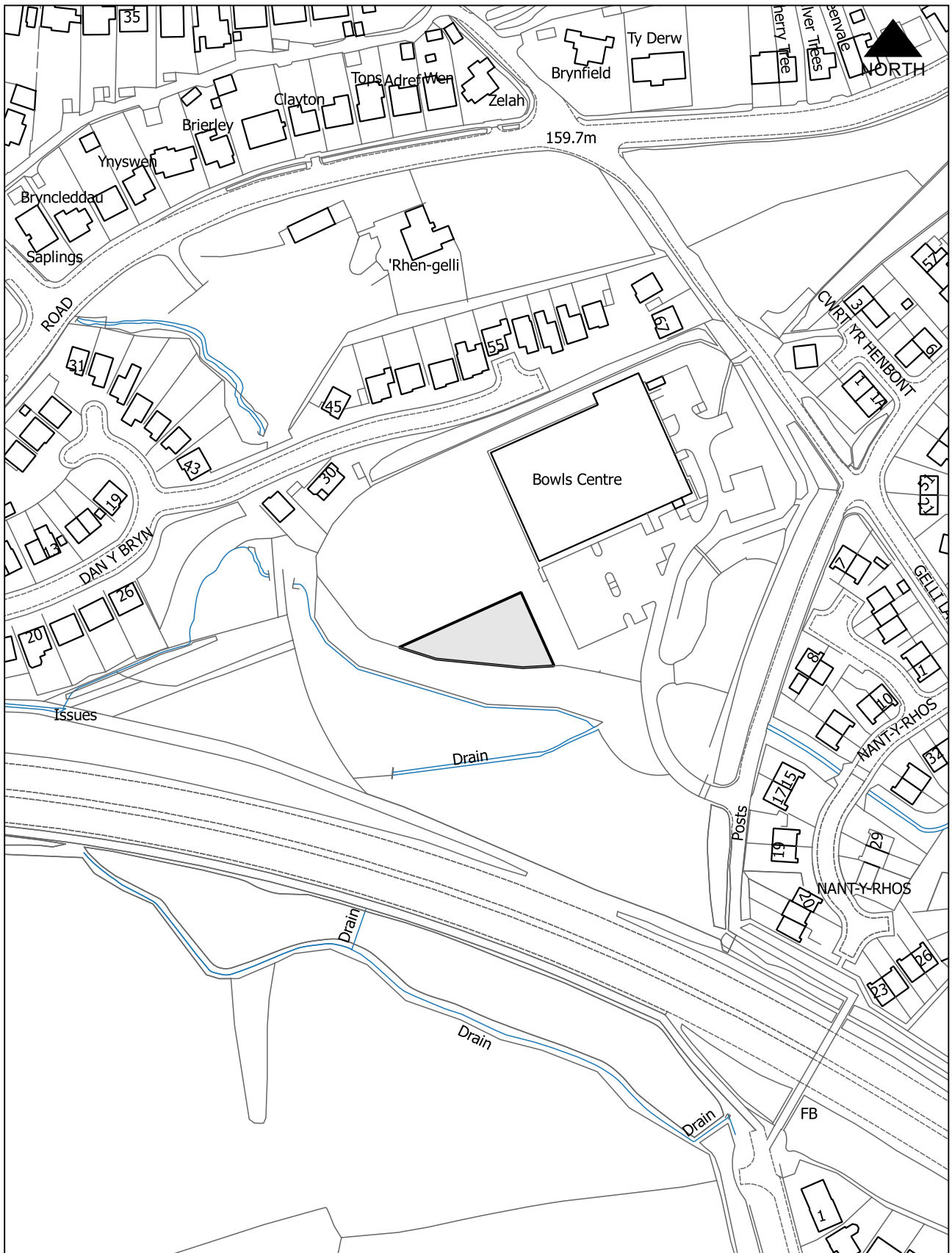
Advisory Note(s)

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

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.

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



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0362/FULL 26.04.2018	United Welsh Housing Association Mr S Hunter-Smith Y Borth 13 Beddau Way Caerphilly CF83 2AX	Erect residential development and associated works Land At Grid Ref 313945 195746 Winding Wheel Lane Penallta Hengoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the northern side of Penallta Road and to the west of the existing Penallta Colliery buildings.

Site description: The application site measures approximately 1.86 hectares in extent and is of irregular shape comprised of open brownfield land along with some shrubbery as well as a large pond situated to the north of the site.

In topographical terms the site encompasses a moderate slope down from its western boundary with Penallta Road to its north-eastern boundary, adjacent to the pond. The site's south-eastern boundary drops significantly down towards the Engineering Hall. A drainage culvert dissects the site in a west-east direction, down from West Road down towards the Cwm Calon residential development, to the east.

West Road and Penallta Road run parallel to the site's western and southern boundaries respectively whilst a Public Right of Way runs along its northern boundary, beyond which lies Penallta Industrial Estate. Located immediately east are a number of buildings that previously formed part of the Penallta Colliery Pithead Complex, including the Engineering Hall which has been converted to accommodate apartments, and the vacant bathhouse building. The land further to the north forms part of the Penallta Industrial estate with two isolated dwellings being located on the land to the west of West Road. The former colliery site has now largely been reclaimed and developed for residential development together with a Welsh Medium Primary School.

Vehicular and pedestrian access to the site is currently attained via a metal gate bounded by a masonry wall and post and rail fencing along the site's southern boundary fronting onto Penallta Road.

Cont....

Application No. 18/0362/FULL Continued

Development: The planning application seeks full planning permission for 48 no. two storey residential dwellings. The house type configuration of the proposed development is provided below:

6 no. 1 bed apartments;
15 no. 2 bed houses;
26 no. 3 bed houses; and
1 no. 4 bed house.

The houses and flats will all be in two storey buildings, with porches to all units and bay windows in some front elevations. The dwellings will have off road parking to the side with detached garages to the rear of most plots.

Access to the site is to be provided via a new carriageway along the site's southern boundary off Penallta Road. The access road will adopted a right hand turn to serve the dwellings located within the southern section of the site and then extend northward centrally to accommodate the remainder of the site. The road will comprise a 5.5m wide carriageway along its entire length with 2m footways on both sides.

As shown on the proposed layout plan, pedestrian infrastructure will be provided through the provision of a footpath link from the site to Public Right of Way to the north. This will encourage prospective residents to adopt a mode of travel other than vehicular use. The use of private drives will also prioritise the needs of pedestrians and cyclists over that of vehicles.

The application also proposes the retention of the pond in the northern part of the site which will provide an ecological feature as well as some amenity space for the site.

Dimensions:

The 1 bed apartments which are in blocks of two measure 7.266m by 7.499m by 8.6m high;

The 2 bed houses measure 4.3m by 9m by 8.5m high;

The 3 bed houses measure 4.975m by 9m by 8.6m high and 5.450m by 9.257m by 8.9m high; and

The 4 bed house measures 7.266m by 7.499m by 8.3m high.

Materials: The dwellings will be finished in a mixture of finishes with some plots being brick and some in render. All plots will have grey concrete tiled roofs.

Ancillary development, e.g. parking: In order to comply with highways requirements the existing stone wall at the front of the site is to be taken down and re-built to provide acceptable vision splays. A crossing point and central island are also to be provided on Penallta Road together with an in-line bus stop in order to improve the connectivity of the site with the surrounding area.

Cont....

Application No. 18/0362/FULL Continued

PLANNING HISTORY 2005 TO PRESENT

09/0254/FULL - Construct a new 60 bed Nursing Home - Granted 12.10.09.

17/0251/COND - Discharge condition 4 (Local Equipped Area For Play) of planning consent P/99/0768 (Redevelop former colliery for housing, employment (B1, B2 & B8 uses), shop and pub including land reclamation and conversion of pit head buildings) - Decided Discharge of Conditions 01.06.17.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP2 (Development in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7(Planning Obligations), SP14(Total Housing Requirements), SP15(Affordable Housing Target), SP19 (Transport Infrastructure Improvement), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations: Highways), CW4 (Natural Heritage Protection), CW5 (General Design Considerations), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

Guidance Note 1 to the Adopted Supplementary Planning Guidance LDP 7 for householder development advises that the purpose of the planning system is to safeguard the existing qualities of buildings and streets and that extensions and alterations should be designed to complement the character of your street or area.

Guidance Note 2 to the Adopted Supplementary Planning Guidance LDP 7 for householder development gives advice on extensions and conservatories.

Supplementary Planning Guidance LDP 1 Affordable Housing Obligations sets out relevant guidance.

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

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

Cont....

Application No. 18/0362/FULL Continued

National Policy: Planning Policy Wales

Paragraph 2.1.1 emphasises that the aim of the planning system is to make planned provision for an adequate and continuous supply of land to meet society's needs in a way that is consistent with sustainability principles, as set out in the Well-being of Future Generations (Wales) Act 2015.

Paragraph 4.1.1 relates to sustainable development and promotes the notion of sustainable development as being central to all planning decisions in Wales.

Paragraph 4.9 states

“That previously developed (or Brownfield) land should wherever possible be used in preference to Greenfield sites.”

Paragraph 4.11.9 of states: -

"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

Chapter 8 relates specifically to transport and advises that land use planning can achieve objectives by reducing the need to travel, by locating development where there is good access by public transport, walking and cycling; locating development near other related uses to encourage multi-purpose trips.

Paragraph 9.1.2 states

“That local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing.”

In regards to the 5 Year Land Supply, Section 9.2 seeks to ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing.”

National Planning Guidance contained in TAN 1 (Joint Housing Land Availability Studies), TAN 2 (Planning and Affordable Housing), TAN 5 (Nature Conservation and Planning), TAN 12 (Design), and TAN 18 (Transport).

Cont....

Application No. 18/0362/FULL Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, but details submitted with the application have shown that the risks associated with past coal mining can be mitigated adequately.

CONSULTATION

The Coal Authority - No objection subject to works being carried out in accordance with the mitigation measures identified by the applicant's consultant.

Ecologist - No objection subject to conditions.

Landscape Architect - Raises no objection to the principle of the development but has concerns with regard to the level of detail submitted with the application.

Head Of Public Protection - No objection subject to conditions.

Conservation & Design Officer - No objection subject to conditions.

Senior Arboricultural Officer (Trees) - No objection subject to conditions.

Transportation Engineering Manager - No objection subject to conditions.

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

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

Natural Resources Wales - Raises concern with regard to ecological issues that have not been adequately addressed by the submitted reports.

CADW - No objection.

CCBC - 21st Century Schools - Requires provision for additional classrooms in both of the local primary schools.

Cont....

Application No. 18/0362/FULL Continued

CCBC Housing Enabling Officer - No objection subject to the provision of 25% of the dwelling as affordable homes.

Head Of Public Services - No objection subject to conditions.

Wales & West Utilities - Provides advice to be conveyed to the developer.

Western Power Distribution - Provides advice to be conveyed to the developer.

Glam/Gwent Archaeological Trust - No objection.

Gelligaer Community Council - Raises no objection.

ADVERTISEMENT

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

Response: None.

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?
None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The application has been supported by a number of ecological reports that assess the impact of the proposal on the ecology of the site and the wider area. The proposal is not considered to have a negative impact on protected species and enhancement measures are proposed in the reports.

Is this development Community Infrastructure Levy liable? Yes. Based on a total floor area of 4625.401 square metres at a rate of £25 per square metre a CIL amount of £115635.02 is payable, subject to indexation.

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ANALYSIS

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

The site is comprised of brownfield land and is located within the settlement boundary of Ystrad Mynach, as defined by the Proposals Map of the adopted LDP. As such, the site is located in an area where development is considered to be acceptable, subject to compliance with development management policies.

Furthermore, the Penallta Colliery Site as a whole has been allocated for the development of up to 689 residential dwellings in accordance with Policy HG1 of the adopted LDP. In addition, the Cwm Calon development approximately 200m east of the site has already established a number of residential dwellings on the wider site. As such, the proposed development is considered acceptable in terms of the policies set out in the LDP as well as a conforming land use with regard to the surrounding context.

Given that the site is on vacant brownfield land and is situated within close proximity to well established public transport nodes it is also considered that the proposed development will promote the Welsh Government's objectives of the sustainable use of land and buildings. Consequently, the proposed development complies with Section 4 of PPW as well as Policies SP2 and SP4 of the Caerphilly LDP.

The impact of the development is considered as follows.

Impact on the Character and Appearance of the Surrounding Area.

The proposed layout plan demonstrates that the potential density of the site and its form, scale, massing and urban grain are acceptable in reflecting character of this part of the settlement. The site is currently vacant and is identified within the adopted LDP as being appropriate for the delivery of housing. As such, the proposed impact of the delivery of housing on this site has already been considered and is deemed to be acceptable.

Notwithstanding, the application proposes a medium density development of 26 dwellings per hectare (dph) so that it makes use of a sustainable location whilst ensuring that sufficient land is provided for off-setting drainage easements and in the provision of on-site play areas and landscape buffers. This is in accordance with the principles of PPW as set out in Chapter 4 and the requirements of LDP Policy CW2.

Cont....

The proposed building dimensions are comparable to existing residential dwellings in the area and the amount of dwellings proposed enables a spacious and varied layout whilst meeting all relevant guidance in terms of highway provision, amenity standards and parking provision. Furthermore, the retention of the hedgerows and trees along the boundaries will serve to ensure that the impact on the surrounding local context is minimised as much as possible.

On this basis, it is considered that the proposed development fully complies with both national and local policies in that it promotes high quality, healthy, sustainable and locally distinct places and it will not have an unacceptably detrimental impact upon the character and appearance of the surrounding landscape area nor on the adjacent areas of existing residential development.

Impact on Residential Amenity

When considering whether proposed development will have an impact on residential amenity of existing properties, the LPA must consider whether there will be any impact by way of overshadowing and overbearing and whether there will be any reduction in privacy due to facing habitable room windows. The site is bounded by vegetation for the majority along with the local highway network and a combination of vacant and occupied listed buildings. As such, the number of residential dwellings within the immediate vicinity and the possibility of their amenity being impacted is low. The only immediate neighbours are limited to the apartments contained within the restored Engineering Hall, however, as this building is located on a plateau which is considerably lower than the site (there is a 6m level difference between both areas), it's considered that the impact on adjoining dwellings is negligible. Indeed the distance between the two is such that there would be no loss of privacy as a result of this development.

Further to the above, it is considered that the development of the site will have no detrimental impact in terms of overshadowing or overbearing as the layout has been devised to ensure that adequate separation distances are maintained between the proposed site and adjacent residents. In this respect, it is considered that the proposal complies with Policy CW2 of the LDP.

The Impact of the Development in Terms of Access and Traffic Generation

Access to the Site can be achieved and the access arrangements at the site are in accordance with policy CW3 and policy CW5 criterion A. The Transport Statement submitted in support of the application estimates that the proposed development could generate up to 20 vehicle movements (two-way) in the AM peak and 23 vehicle movements (two-way) in the PM peak period, equating to approximately 1 vehicle movement (two-way) every 3 minutes. Accordingly, the proposed development will have a negligible impact on the local highway network during the AM and PM peak hour periods, or throughout the course of the day. As such, it is considered that this level of traffic generation will have a negligible impact on the performance of Penallta Road.

Cont....

Application No. 18/0362/FULL Continued

Furthermore the provision of a crossing point on Penallta Road, including the creation of a central island, together with improved vision splays and an in line bus stop mean that the proposal would have no impact on highway safety and would improve the connectivity of the site and also improve pedestrian safety.

The proposed parking provision of one space per bedroom, up to a maximum of three per dwelling is also considered to be acceptable and in-line with the Council's adoptable parking standards.

As such, it has been clearly demonstrated the development of the Site will not impact adversely on the existing highway network and can be safely accessed in accordance with planning policy. The proposals are therefore compatible with established Transportation guidance in PPW and TAN18 as well as LDP policies.

Impact on the Setting of the Listed Buildings

The Heritage Impact Statement submitted with the application concludes that the proposed development would cause 'no harm' to the significance of the listed buildings occupying land adjoining the eastern and southern boundaries of the site. Additional information submitted during the application process has also indicated that the existing stone boundary to the front of the application site can be repaired and maintained in a manner that would serve to protect and enhance the character of the area. Accordingly, it would meet the requirements of current planning policy addressing the conservation and management of the historic environment. On this basis, it's considered that the proposed development is acceptable from a heritage perspective subject to the imposition of suitable conditions. The new development is of a scale, and in a location where it would not harm the setting of the listed buildings in the locality or affect any features of special architectural or historic interest they possess.

Affordable Housing Provision

Policy SP14 of the LDP aims to deliver up to 10,269 dwellings throughout the Plan's period whilst Policy SP15 states that at least 964 Affordable Dwellings must be built to contribute to balanced and sustainable communities. Policy CW11 of the LDP requires that in this part of the County Borough 25% of the proposed dwellings should be provided as affordable units. In view of the fact that the applicant is a housing association, this provision can be revised by condition.

Landscaping and Biodiversity

The application has been assessed by the Council's Landscape Architect and Ecologist and it is not considered that, subject to the imposition of suitable conditions, the proposed development would have a detrimental impact upon any local biodiversity interests and will be compatible with LDP Policy CW6.

Cont....

Application No. 18/0362/FULL Continued

Leisure and Open Space Provision

Policy CW10 of the LDP requires that all housing sites capable of providing more than 10 dwellings should make adequate provision for open space and leisure facilities. In this instance it should be noted that the application site is adjacent to the wider Cwm Calon housing development where a high level of such facilities has already been provided and where a playing field is proposed. In that regard it was not considered that this site would require the provision of any formal open space other than a local area of play located at the northern end of the site provided that improved links were created to the aforementioned facilities. This application proposes the creation of a footpath link through the pond area at the northern end of the site to the existing right of way on the northern boundary of the site and it is considered that this fulfils the requirements of Policy CW10.

Comments from Consultees: With regard to the concerns raised by Natural resources Wales in respect of the adequacy of the submitted ecological information it should be noted that additional surveys have now been received and have been fully assessed by the Council's Ecologist. The impacts of the development are considered to be acceptable in planning terms and ecological enhancement is proposed within those reports.

Comments from public: No objections received.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable subject to conditions.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development 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. 18/0362/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan (1471 LP-01);
 - House Finishes Layout (1471 HF-01 Rev C);
 - External Works Layout (1471 EW-01 Rev C);
 - Planning Application Layout (1471 PL-01 Rev E);
 - External Works Drawings (E1, E7, E7(2), E10, E22 and E23);
 - DQR 2 Person 1 Bed Flat - Brick. Plans & Elevations (1471 1BF-10);
 - DQR 4 Person 2 Bed House - Brick. Plans & Elevations (1471 2BH-11);
 - DQR 4 Person 2 Bed House - Render. Plans & Elevations (1471 2BH-12);
 - DQR 5 Person 3 Bed House - Render. Plans & Elevations (3BH-Render-16);
 - DQR 5 Person 3 Bed House - Brick. Plans & Elevations (1471 3BH-Brick-15);
 - DQR 5 Person 3 Bed House - Render. Plans & Elevations (1471 3BH-Render-14);
 - DQR 5 Person 3 Bed House - Semi. Brick. Plans & Elevations (1471 3BH-Semi-13);
 - DQR 5 Person 3 Bed House - Render. Plans & Elevations (1471 3BH-Wide-17);
 - DQR 6 Person 4 Bed House - Brick. Plans & Elevations (1471 4BH-18);
 - Street Scenes (1471-SS01 Rev A);
 - Site Sections (1471-SS02 Rev A);
 - Garage Design Sheet - Brick (14171 GAR-19);
 - External Levels Layout (S7372-10 Rev B);
 - Road Setting Out Plan (S7372-02);
 - Longitudinal Road and Drainage Sections 1 of 2 (S7372-03);
 - Longitudinal Road and Drainage Sections 2 of 2 (S7372-04);
 - Report on Mains Drainage Proposals by Smart Associates;
 - Noise Assessment by Inacoustic;
 - Preliminary Ecological Appraisal by Dusk to Dawn Ecology;
 - Landscape Strategy by Catherine Etchell Associates (402.01 Rev A);
 - Design and Access Statement by Asbri Planning;
 - PAC Report by Asbri Planning;
 - Geotechnical and Geo-Environmental Report by Terrafirma supported by the letter ref GCL/14160/let8;
 - Supplementary Geotechnical Mining Investigation by Terrafirma;
 - Arboricultural Report by ArbTS;
 - Transport Statement by Asbri Transport;
 - Heritage Impact Statement by EDP as amended by the Adendum Note Rec,d on 3rd September 2018;
 - Tree Assessment for Bat Potential (on trees scheduled for works) by Dusk to Dawn Ecology;
 - Bat Habitat Assessment by Dusk to Dawn Ecology;
 - Mitigation Strategy by Dusk to Dawn Ecology.
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 18/0362/FULL Continued

- 03) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4metres x 68metres to the north west and 2.4metres x 66metres to the south east. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 05) 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.
- 06) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of the retaining structure and embankment on Penallta Road on site full engineering details and structural calculations for the proposed structure, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed structure additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety.
- 07) Penallta Road shall be improved by way of the provision of pedestrian crossing points and a refuge as shown in drawing 1471 EW-01 Rev C and in accordance with Engineering Details that shall firstly be submitted to and agreed in writing with the Local Planning Authority prior to works commencing on site. The works shall be completed in accordance with the approved scheme prior to beneficial occupation of the development first commencing.
REASON: In order to provide adequate crossing points of the highway in the interests of highway safety.

Cont....

Application No. 18/0362/FULL Continued

- 08) A bus stop and shelter shall be provided on Penallta Road in accordance with details that shall be submitted to and agreed in writing with the Local Planning Authority prior to works commencing on site. The works shall be completed in accordance with the approved scheme prior to beneficial occupation of the development first commencing.
REASON: In the interests of highway safety.
- 09) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 10) Prior to the commencement of development of any vegetation clearance, site clearance or development, a detailed check by a competent ecologist of the bat features on the tree T849 shall be carried out and the results of the survey, together with any proposed remedial measures (including methodologies) shall be submitted for the agreement of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure adequate protection for protected species.
- 11) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 12) Prior to the commencement of work on site details of shrub enhancement planting and management, including a species list detailing the name of native broadleaved shrubs to be used to plant up the western boundary, shall be submitted to the Local Planning Authority for approval. The approved details shall be carried out within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application No. 18/0362/FULL Continued

- 13) Prior to the commencement of works on site, details of the provision of roosting sites for bats and nesting sites for bird species (Swift, House sparrow, Starling or House martin) in the new properties at Land at Grid Ref 313945 195746, Winding Wheel Lane, Penallta, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new extension hereby approved is first occupied.
REASON: To provide additional roosting opportunities for bats and 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).
- 14) Prior to the commencement of works on site, a method statement shall be submitted for approval to the Local Planning Authority detailing the treatment of Japanese knotweed and Himalayan Balsam on site. The treatment of Japanese knotweed and Himalayan Balsam shall be carried out in accordance with the approved details.
REASON: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to "introduce, plant or cause to grow wild any plant listed in Schedule 9 Part 2 of the Act" . Japanese Knotweed (*Fallopia japonica* / *Polygonum cuspidatum*) and Himalayan Balsam (*Impatiens glandulifera*) are included within this schedule. All Himalayan Balsam and Japanese Knotweed waste (the plant itself or material containing its rhizome) is classed as controlled/special waste and therefore must be disposed of in accordance with the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991.
- 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 existing stone boundary wall on the western boundary of the site shall be repaired in accordance with a Technical specification which shall be submitted to and approved in writing by the Local Planning authority prior to works commencing on site. The development shall thereafter be carried out in accordance with the approved details.
REASON: In the interests of visual amenity.

Cont....

- 17) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:
- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and
 - (b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
 - (c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- REASON: In the interests of the visual amenity of the area.
- 18) Prior to commencement of development hereby approved, details of a scheme shall be submitted to and approved in writing by the Local Planning Authority to include secondary glazing systems in all habitable rooms/bedrooms of residential units situated at the positions 1- 11(as stipulated in Figure 8 of the inacoustic noise assessment Project number 17-168 dated: 18 April 2018) to achieve an internal L_{max} level of 45 dB(A) within bedrooms and LA_{eq} 35dB(A) in all other habitable rooms. The development shall be carried out in accordance with the approved details before the first occupation of the dwellings hereby approved.
- REASON: In the interests of residential amenity.
- 19) Prior to the commencement of the development details of a scheme shall be submitted to and approved in writing by the Local Planning Authority to identify appropriate measures to minimise noise impacts to outdoor space directly associated with residential units situated close to the Western and Southern boundaries of the application site. The scheme shall detail the decibel reduction capability of these proposed measures and how that will impact upon external noise levels at the proposed dwellings. The development shall thereafter be carried out in accordance with the approved details.
- REASON: In the interest of residential amenity.

Cont....

Application No. 18/0362/FULL Continued

- 20) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 21) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 22) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 23) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 24) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include:
- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations

Cont....

(vi) construction and demolition working hours
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.

- 25) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
 - e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
 - g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
 - h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
 - i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
 - j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

Cont....

Application No. 18/0362/FULL Continued

- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

- 26) Prior to the first occupation of the dwellings hereby approved, a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than X% of housing units/bed spaces;
 - ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii) the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing (if no RSL involved)).
 - iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: To ensure the provision of adequate affordable housing.

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Application No. 18/0362/FULL Continued

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4 and CW6.

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

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

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

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

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

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Application No. 18/0362/FULL Continued

Notification of initiation of development and display of notice:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties include:

Notice of initiation of development:

Before beginning any development to which this planning permission relates, notice must be given to the local planning authority in the form set out in Schedule 5A to the town and Country Planning (development Management procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details which must be given to the local planning authority to comply with this duty.

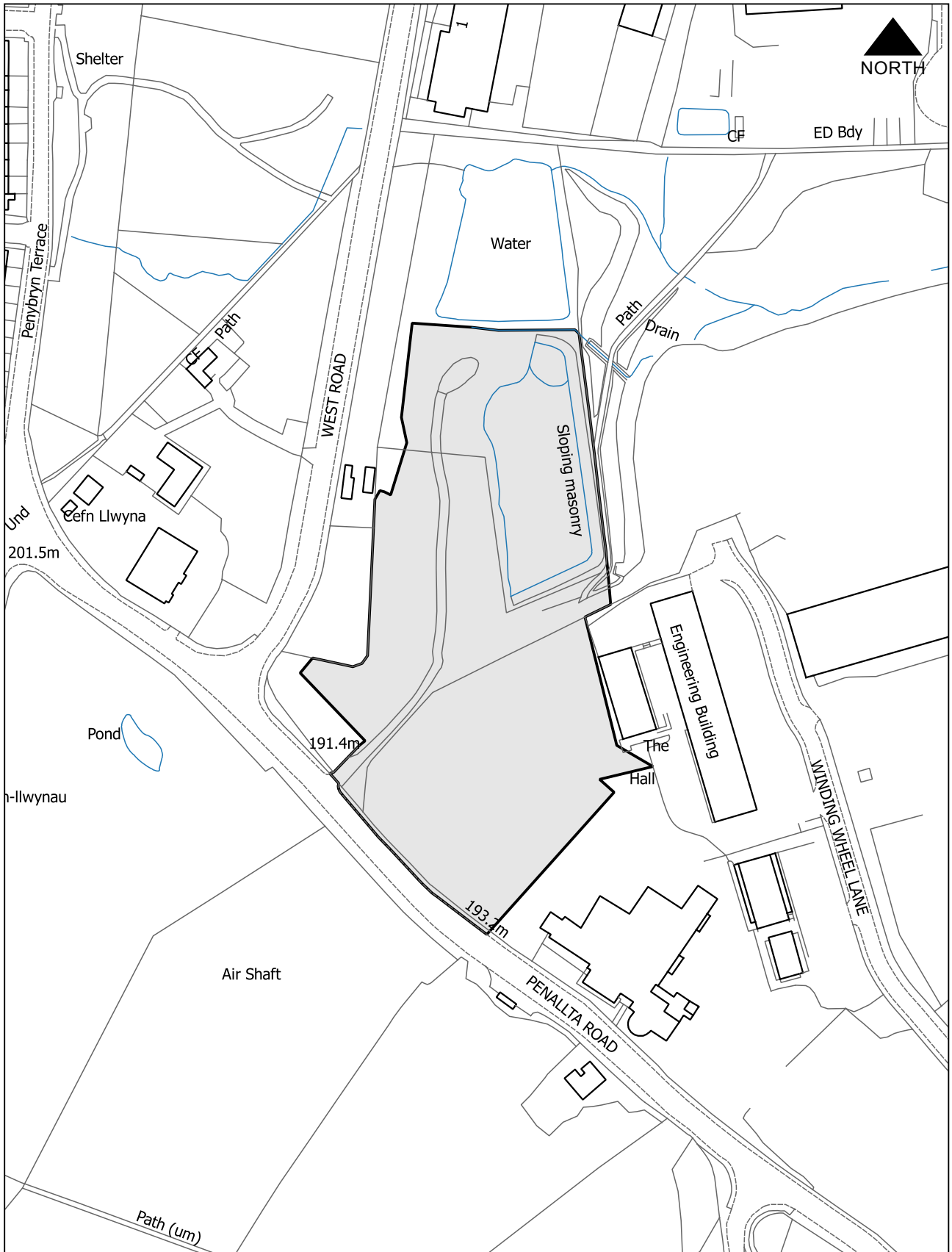
Display of Notice:

The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.

The person carrying out the development must ensure the notice is:

- (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- (b) Legible and easily visible to the public without having to enter the site; and
- (c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

Please find attached comments from Dwr Cymru/Welsh Water, Wales and West Utilities, Senior Engineer (Land Drainage) and the Council's Ecologist.



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0478/FULL 23.05.2018	Motor Fuel Group Building 2 Abbey View Everard Close St Albans AL1 2QU	Erect sales building extension with new Subway store and associated parking (Revised traffic route throughout site to include a one-way system serving 12 new parking spaces & deliveries. Kerb and barrier adjacent to offset fills removed and cut back to improve site circulation) Texaco Mabon Filling Station Heol Mafon Nelson Treharris CF46 6PE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Mafon Road, Nelson.

Site description: The application property is an established petrol filling station situated adjacent to the A472. The site comprises of a recently re-built kiosk/shop building with a large canopy over the filling pump area. There is direct access into the site from the A472 with a small parking area to the south of the canopy and a further small parking area to the rear (west) of the store. Access to both of the parking areas and to the delivery parking space to the side (south) of the shop is through the filling pump area under the canopy. There is a culverted watercourse that enters the site in its north west corner.

To the east of the site is the Co-Op store with the car park for that building to the south of the site. The A472 is to the north of the site with a tyre fitting business on the northern side of the road and dwellings to the north of that. There is open countryside to the west of the site.

Development: The application seeks full planning consent for the erection of an extension to the shop together with internal alterations in order to create an A1 franchise outlet and associated parking. There would be a revised traffic route throughout site to include a one-way system serving 12 new parking spaces and deliveries. Kerb and barrier adjacent to offset fills would be removed and cut back to improve site circulation.

Application No. 18/0478/FULL Continued

The extension will be located to the rear (west) of the shop and will provide a food cooking and preparation area with part of the existing shop floor space being given over to a seating area. The proposal will lead to a reduction in the amount of retail floor space for the filling station. A separate access to the Subway from the larger parking area at the rear is proposed but there will still be access through the petrol filling station.

In order to accommodate the rear extension the existing jet wash is to be removed.

Dimensions: The extension measures 3.914 metres in width, 10.239 metres in depth and 3.5 metres to ridge height.

Materials: To match the host building.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

P/06/0694 - Erect extension to existing forecourt shop, plant room and bin store - Granted 08.03.07.

08/0166/ADV - Install illuminated shop fascia sign - Granted 28.03.08.

08/0371/FULL -Erect new shop building, pump islands, canopy extension and jet wash - Granted 29.05.08.

08/0427/ADV - Erect forecourt canopy illuminated fascia sign and 6m illuminated pole sign - Granted 09.06.08.

18/0261/FULL - Erect sales building extension for a new Subway store and relocate jet wash facility to replace the existing - Refused 14.05.18.

POLICY

Local Development Plan: The site is located within settlement limits.

Policies SP2 (Development in the Northern Connections Corridor), SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

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

Cont....

Application No. 18/0478/FULL Continued

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

National Planning Guidance contained in Technical Advice Note 12 - Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - Raises objection to the application on the basis of traffic congestion on the A472 as a result of increased dwell times on the garage forecourt.

Ecologist - No objection subject to ecological enhancements.

Senior Engineer (Land Drainage) - No objection.

Head Of Public Protection - Would recommend the introduction of hours of operation be applied to the Subway element of the proposal.

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

ADVERTISEMENT

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

Response: Objections were received from the Community Council.

Cont....

Application No. 18/0478/FULL Continued

Summary of observations:

1. Increased traffic flow.
2. Opening hours and anti-social behaviour, and
3. Parking.

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.

Is this development Community Infrastructure Levy liable? Yes the development is CIL Liable as the development proposes an A1 use whereby the charge is set at £100 per square metre, plus indexing.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This application seeks consent for an extension to an existing petrol filling station on the edge of the settlement of Nelson and immediately adjacent to an existing supermarket. In that regard the principle of the development is considered to be acceptable in this location.

Given the site's location adjacent to the A472 the main issue to consider in the determination of this application is whether the proposal is acceptable in terms of highway safety. A previous application for an extension to the filling station was refused on highways grounds as it was considered that there was insufficient parking within the site, insufficient circulation space within the site, and that there would be conflict in terms of the aforementioned in respect of petrol customers and Subway customers.

This application seeks to overcome those concerns and the applicant has submitted a scheme with significant changes from the previous proposal. The existing offset fills (where fuel is delivered to the site by tankers) are situated on a raised island to the south of the forecourt with the pipes and meters located above ground. The latest proposal seeks to bury these under ground such that vehicles will be able to drive over them to access the parking spaces at the rear of the building. Additional parking has also been provided in the southern part of the site increasing the number of parking spaces to 12. It is considered that this has adequately addressed those areas of concern.

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However, the fact still remains that some customers of the petrol filling station are likely to park their vehicles on the forecourt after purchasing petrol and leave them there whilst they purchase food from the Subway outlet and pay for their fuel. There is also the likelihood that customers of the Subway outlet will park on the forecourt to carry out their purchase even when they are not purchasing fuel. These instances are likely to lead to significant increases in dwell time on the forecourt thereby causing congestion in and around the site and would lead to vehicles queuing onto the A472. As stated above the site is located on the A472 which is identified in the LDP as being a part of the Strategic Highway Network. In that regard the free movement of traffic on this main arterial route is of paramount importance, and any proposal that would lead to congestion on this route will be unacceptable. In that regard it is considered that the proposal fails to comply with Policy CW3 of the Caerphilly County Borough Local Development Plan in that it does not have regard for the safe, effective and efficient use of the transportation network.

The proposed development would encourage customers of the Subway store to leave their vehicles at the petrol pumps for the duration of their stay, by virtue of their ability to access the Subway store via the existing Texaco/Londis store. Given the expected dwell time of the Subway customers, and the existing high level of petrol sales within the site, this would lead to vehicles queuing onto the A472/Mafon Road, interrupting the free-flow of traffic in the vicinity, to the detriment of highway safety. Parking is provided to the rear of the premises, but it would not be immediately apparent to prospective customers.

Whilst the applicant has provided a separate access for the Subway unit at the rear of the building adjacent to the parking spaces and has also offered to provide on-site signage, it is not felt that this would adequately address the issues discussed above.

Comments from Consultees: The council's ecologist has requested the imposition of biodiversity enhancement conditions within the site. While this is desirable, in view of the scale of the development, it is considered that such conditions would not meet the tests identified in Welsh Government Circular WGC 016/2014 in that it is not necessary in planning terms for the development to proceed.

The concerns of the Community Council are addressed as follows:-

1. As discussed above, it is considered that the increased vehicular movements and congestion caused by this proposal would be unacceptable in highway safety terms.
2. In that the Subway outlet would be attached to an existing A1 use that has no hours of operation attached to it, it is considered that it would be unreasonable to impose such conditions to this application. Moreover, there is no evidence to suggest that Subway outlets in general attract any anti-social behaviour and given the location of this outlet on the edge of the settlement it is considered that such activity would not be likely in this instance.
3. As discussed above it is considered that adequate levels of parking have been provided, notwithstanding the congestion issues also discussed.

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Application No. 18/0478/FULL Continued

Comments from public: None.

Other material considerations: None.

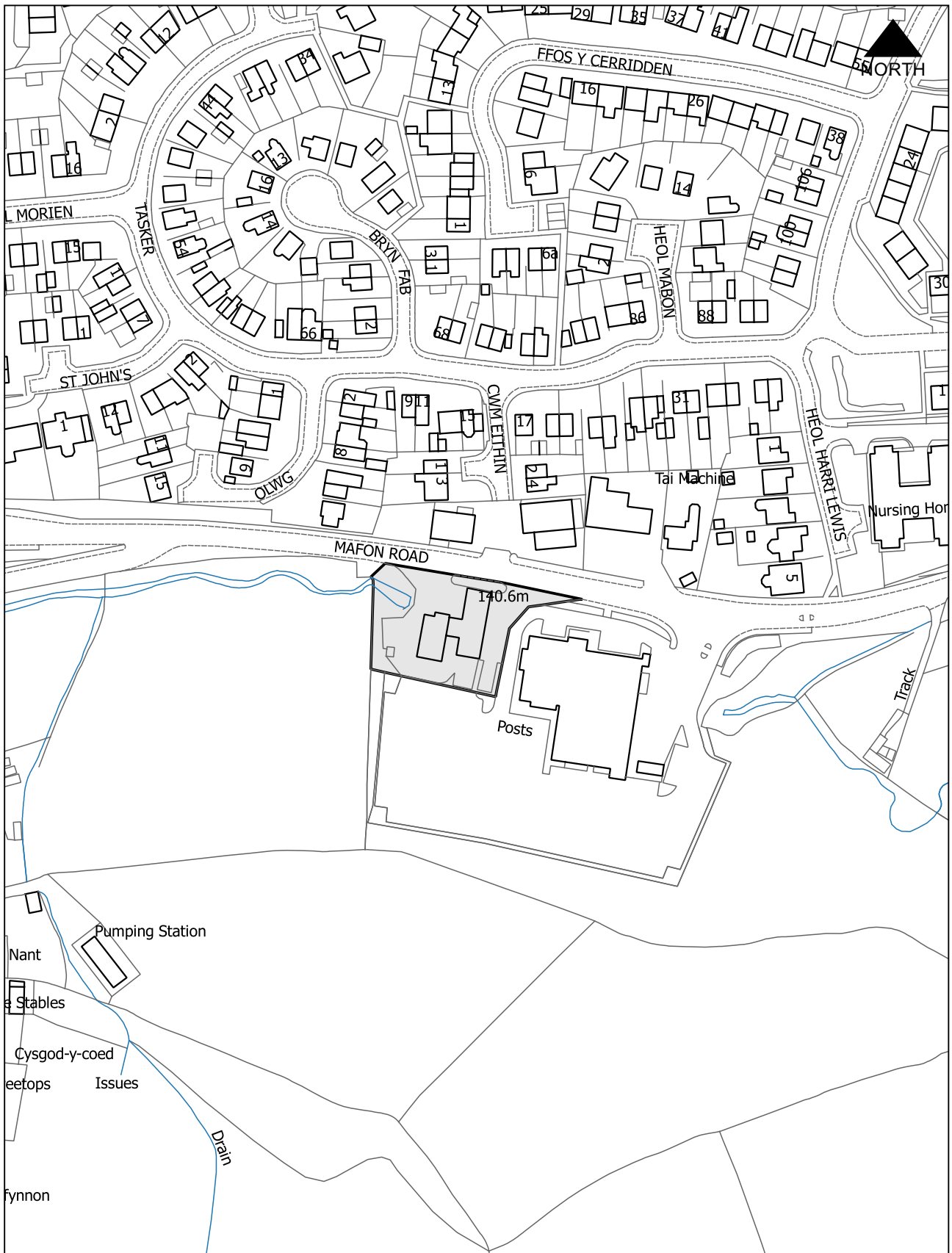
In conclusion it is considered that the proposal is unacceptable in planning terms for the reason stated above.

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

RECOMMENDATION that Permission be REFUSED

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

- 01) The proposal fails to comply with Policy CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 in that it does not have regard for the safe, effective and efficient use of the transportation network in that appropriate parking and operational space has not been provided, which would lead to vehicles queuing onto the A472 to the detriment of highway safety.
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Agenda Item 8

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
18/0587/FULL 29.06.2018	Ms H Roberts 9 Coronation Terrace Rhymney NP22 5EX	Erect a first floor rear extension 9 Coronation Terrace Rhymney Tredegar NP22 5EX	Granted 31.08.2018
18/0577/RET 27.06.2018	Euro Garages C/o Alistair Flatman Planning Mr A Flatman 24 West End Grove Horsforth Leeds LS18 5JJ	Retain and complete the erection of a single storey rear extension Chequered Flag Petrol Station Newport Road Trethomas Caerphilly	Granted 03.09.2018
18/0610/FULL 06.07.2018	Mrs S Williams 63 Pontygwindy Road Caerphilly CF83 3HD	Construct driveway to front of property including dropped kerbs 63 Pontygwindy Road Caerphilly CF83 3HD	Granted 03.09.2018
18/0618/COU 09.07.2018	Mr B Singh 35 High Street Rhymney Tredegar NP22 5LP	Convert shop into one bedroom flat 37 High Street Rhymney Tredegar NP22 5LP	Granted 03.09.2018
17/1057/FULL 07.12.2017	Mr & Mrs C Branfield Lawns Lodge New Market Street Usk NP15 1RG	Change the use of existing barn to residential dwelling Barn At Argoed Fawr Farm Argoed Fawr Farm Lane Argoed	Granted 04.09.2018
18/0585/FULL 29.06.2018	Mr I Corfield 74 Heol Ysgubor Caerphilly CF83 1SR	Erect single storey rear extension 74 Heol Ysgubor Caerphilly CF83 1SR	Granted 04.09.2018
18/0606/FULL 05.07.2018	Mr A Bir The Bank House 5 James Street New Tredegar NP24 6EW	Erect side and integral garage, new front door and modification to front pavement The Bank House 5 James Street New Tredegar NP24 6EW	Refused 04.09.2018

18/0607/TPO 05.07.2018	Mr J Davis Brynheulog Bungalow 9 Old Parish Road Hengoed CF82 7HU	Pollard two lime trees to prolong life and let more light into garden (TPO. No. 36/79/RVDC) Brynheulog Bungalow 9 Old Parish Road Hengoed CF82 7HU	Granted 04.09.2018
18/0622/CLPU 10.07.2018	Mr A Chedzoy 4 Druids Close Caerphilly CF83 2XR	Obtain a Lawful Development Certificate for a proposed single-storey rear extension 4 Druids Close Caerphilly CF83 2XR	Refused 04.09.2018
18/0625/COND 11.07.2018	Mr R Lewis 2 Prince Albert Cottages Victoria Road Fleur De Lis CF82 7RE	Discharge condition 2 - Drainage, 6 - Boundary Treatments, 8 - Great Crested Newt Method Statement & 10 - Ground Investigation on planning consent 18/0005/FULL (Erect detached house with integral garage) Land To The Rear Of 50 Victoria Road Fleur De Lis Blackwood NP12 3UQ	Decided - Discharge of Conditions 04.09.2018
18/0630/FULL 12.07.2018	Mr C Davies 6 Pembroke Court Hendredenny Caerphilly CF83 2TN	Erect a two storey side extension and a dormer attic conversion 6 Pembroke Court Hendredenny Caerphilly CF83 2TN	Granted 05.09.2018
18/0632/RET 12.07.2018	Mr G Nock 14 Lon Uchaf Caerphilly CF83 1BR	Retain rear garden fence 14 Lon Uchaf Caerphilly CF83 1BR	Granted 05.09.2018
18/0560/FULL 21.06.2018	Mr & Mrs L Williams 41 Maes-Y-Garn Road Oakdale Blackwood NP12 0NA	Erect two storey side extension and new vehicle access and driveway from highway 41 Maes-Y-Garn Road Oakdale Blackwood NP12 0NA	Granted 06.09.2018
18/0604/FULL 04.07.2018	Miss F MacFarlane 83 Ridgeway Graig-y-Rhacca CF83 8RD	Erect a two storey side extension replacing an existing freestanding prefabricated garage 83 Ridgeway Graig-y-rhacca Caerphilly CF83 8RD	Granted 06.09.2018

18/0708/NMA 09.08.2018	Mr R Greenhouse 34 Highfield Road Pontllanfraith Blackwood NP12 2EB	Seek non-material amendment to planning approval 17/0362/FULL to reduce the depth of the garage 34 Highfield Road Pontllanfraith Blackwood NP12 2EB	Granted 06.09.2018
18/0713/NMA 10.08.2018	Jehu Group Ltd C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Seek approval of non material amendment to 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) to replace approved external facing brick, omit saw tooth panel feature, rearrange rear garden of terraced houses (block B), omit additional support at the base of crib-lock retaining wall and alter colour of pavements to be used in external spaces Caerphilly Magistrates Court Mountain Road Caerphilly CF83 1HG	Granted 06.09.2018
18/0549/NCC 15.06.2018	Mr A Courtney 35 Hengoed Road Penpedairheol Hengoed CF82 8BR	Vary condition 2 (Approved plans) on planning consent 16/0808/FULL (Demolish existing garage and construct one new dwelling) Beechwood 35A Hengoed Road Penpedairheol Hengoed	Granted 07.09.2018

18/0629/NCC 12.07.2018	Mr & Mrs L Coleman 41 Maesycloed Terrace Tredomen Hengoed CF82 7BU	Vary condition 02 of planning consent 17/1018/FULL (Erect two-storey extension to rear of dwelling) to increase the height of extension and roof pitch on gable increased to reflect existing 41 Maesycloed Terrace Tredomen Hengoed CF82 7BU	Granted 07.09.2018
18/0517/CLPU 05.06.2018	Bergstrom (Europe) Ltd Mr M Bond Units C1 To C5 Dyffryn Park Alder Avenue Ystrad Mynach Hengoed CF82 7TW	Obtain a Lawful Development Certificate for the proposed installation of a powder coating plant in the units which is a metal coating process including chemical cleaning, heating and sparing a coating Bergstrom (Europe) Ltd Block C - Unit C1-C5 Duffryn Park 1 Alder Avenue	Permitted Development 10.09.2018
18/0641/CLPU 16.07.2018	Mr & Mrs B O'Hara 12 Waun Erw Caerphilly CF83 3QU	Obtain a Lawful Development Certificate for proposed construction of single storey side extension to rear of existing garage 12 Waun Erw Caerphilly CF83 3QU	Granted 10.09.2018
18/0642/FULL 16.07.2018	Mr D Holmes 9 Cae Pandy Caerphilly CF83 3JP	Erect first floor side extension 9 Cae Pandy Caerphilly CF83 3JP	Granted 11.09.2018
18/0675/ADV 31.07.2018	EuroGarages Ltd C/o Alistair Flatman Planning 24 West End Grove Horsforth Leeds West Yorkshire LS18 5JJ	Erect replacement totem sign Chequered Flag Petrol Station Newport Road Trethomas Caerphilly	Granted 11.09.2018
18/0152/FULL 13.02.2018	Millbrook Homes (Cwmbran) Limited Mr C Rabaiotti C/o The Potters 22-24 Upper Dock Street Newport NP20 1DL	Demolish existing house/associated structures and erect eight dwellings and associated works Gelli Pystyll Farm Elm Drive Ty Sign Risca	Granted 12.09.2018

18/0385/FULL 30.04.2018	Convatec Ltd Mr J Deal Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney Tredegar NP22 5RL	Erect two storey storage building Convatec Ltd Unit 1 - 2 Heads Of The Valleys Industrial Estate Rhymney	Granted 12.09.2018
18/0581/RET 28.06.2018	Mr W Wood 50 Caerphilly Road Senghenydd Caerphilly CF83 4FU	Retain and complete the erection of lock up garage for storage Land To The Rear Of 4 Windsor Place Senghenydd	Granted 12.09.2018
18/0592/RET 02.07.2018	Miss A Partis 11 Railway Terrace Gilfach Bargoed CF81 8JJ	Retain raised patio area to rear 11 Railway Terrace Gilfach Bargoed CF81 8JJ	Granted 12.09.2018
18/0721/NMA 14.08.2018	Caerphilly County Borough Council Mrs M Bower Ty Penallta Tredomen Business Park Ystrad Mynach Hengoed CF82 7PG	Seek non material amendment to planning consent 17/0968/LA (Demolish 11 garages and construct 10 sectional pre-cast garages on the existing slabs) to construct 8 garages in amended positions Garage Site Bedwellty Road To Addison Street North Cefn Fforest	Granted 12.09.2018
18/0599/FULL 04.07.2018	Mr & Mrs N Carter 15 Heolddu Crescent Bargoed CF81 8UQ	Erect two storey side extension 15 Heolddu Crescent Bargoed CF81 8UQ	Granted 13.09.2018
18/0612/NCC 09.07.2018	Mr & Mrs Hutton 37 Priorsgate Oakdale Blackwood NP12 0EL	Vary condition (2) of Planning consent 16/1094/FULL (Erection of part single storey, part two storey side extension) to amend elevation at first floor level to be flush with the existing elevation, with the side and front elevation to be all brick to match existing in lieu of the render 37 Priorsgate Oakdale Blackwood NP12 0EL	Granted 13.09.2018

18/0644/COND 17.07.2018	Mr Karabar 17 Ty Gwyn Lane Aberbargoed Bargoed CF81 9AN	Discharge Conditions 1 (drawings), 2 (means of access), 3 (vehicular driveway), 4 (garage), 6 (gates), 7 (drainage) and 8 (surface water run-off) of planning consent 14/0130/RM (Seek approval of the reserved matters regarding appearance, layout and scale in connection with the residential development approved under planning application P/06/0671) 17 Lon Ty Gwyn Aberbargoed Bargoed CF81 9AN	Decided - Discharge of Conditions 17.09.2018
18/0647/FULL 19.07.2018	Mr C Matthews 91 Bryncelyn Nelson Treharris CF46 6HL	Erect double-storey side extension, single-storey rear extension, front porch along with rear garage 91 Bryncelyn Nelson Treharris CF46 6HL	Refused 17.09.2018
18/0656/RET 24.07.2018	Mr Brinkworth 3 Glenview Rise Pentwyn-mawr Newport NP11 4HZ	Retain garden decking area 3 Glenview Rise Pentwyn-mawr Newport NP11 4HZ	Granted 17.09.2018
18/0661/COU 24.07.2018	Mr N Panayi 217 High Street Blackwood NP12 1AL	Change of use of first floor and basement of property to 2 No self-contained one bedroom flats with associated works and retain commercial use at ground floor level 217 High Street Blackwood NP12 1AL	Granted 17.09.2018
18/0519/FULL 06.06.2018	Mr & Mrs Jenkins 32 Cader Idris Close Trenwydd Park Risca Newport NP11 6RP	Demolish garage and erect part two storey, part single storey side extension and associated alterations 32 Cader Idris Close Trenwydd Park Risca Newport	Granted 18.09.2018
18/0608/FULL 05.07.2018	Mr G Bishop The Haven 21 Heol Pwllpant Energlyn Caerphilly CF83 2ND	Remove garage and erect a single storey side extension with habitable area in roof space, hip to gable roof alteration The Haven 21 Heol Pwllpant Energlyn Caerphilly	Granted 18.09.2018

18/0611/COND 06.07.2018	Constantine Wind Energy River Court Mill Lane Godalming GU7 1EZ	Discharge condition 17 (Traffic Management Plan) and 18 (Highway Condition Survey) of planning consent 18/0163/NCC (Vary condition 12 (Approved plans) 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) to install a different model of wind turbine to that which was originally approved) Land At Tyle Crwth South West Of Ynysddu Newport	Decided - Discharge of Conditions 18.09.2018
18/0636/RET 13.07.2018	Right From The Start Ms C Loring Unit B 31/33 High Street Bargoed CF81 3RB	Retain change of use from shop (A1) to Community Hub and offices (D1) Shop Unit B 31-33 High Street Bargoed CF81 8RB	Granted 18.09.2018
18/0595/COND 03.07.2018	Llanover Estate Mr M Lennon 23A Gold Tops Newport NP20 4UL	Discharge conditions 05 (ground investigation) and 9 (land drainage) of planning consent 16/0801/OUT (Erect five self-build domestic plots with shared private drive for onsite turning of service, delivery and emergency vehicles) Newbridge Clinic Ashfield Road Newbridge Newport	Decided - Discharge of Conditions 19.09.2018
18/0646/NCC 17.07.2018	Mrs C Diamond-Smith 5 Pant Glas View Trethomas Caerphilly CF83 8BL	Vary condition 2 of planning consent 17/0506/FULL (Convert basement to flat, provide a new step access to basement flat from street level and remove internal staircase from basement to ground floor) to remove front access and amend the internal layout 70 /72 Gladstone Street Crosskeys Newport NP11 7PL	Refused 19.09.2018

18/0660/COND 26.07.2018	Mrs N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Discharge condition 02 (Condition Colour) of planning consent 18/0410/LBC (Reinstate entrance gates) Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	Decided - Discharge of Conditions 19.09.2018
18/0663/COND 26.07.2018	GHR Developments C/O CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Discharge condition 03 (Drainage) of planning consent 17/0527/FULL (Construct four detached dwellings and external works) Land Within The Curtilage Of Mountain House 41 Mountain Road Caerphilly	Decided - Discharge of Conditions 19.09.2018
18/0664/FULL 26.07.2018	Mr A Walsh 49 Gelligaer Road Cefn Hengoed Hengoed CF82 7HH	Erect two storey side extension 49 Gelligaer Road Cefn Hengoed Hengoed CF82 7HH	Granted 19.09.2018
18/0739/NMA 22.08.2018	Mrs C Barry 5 Rhos Y Dderwen Blackwood NP12 1HB	Seek approval of a non material amendment to planning consent 18/0236/FULL (to amend the rear extension doors to uPVC glazed patio doors, and to reduce the amount of glazing panels on the rear and side elevation) 5 Rhos Y Dderwen Blackwood NP12 1HB	Granted 19.09.2018
18/0453/RET 14.05.2018	Mr C Aguiar 153 Commercial Street Senghenydd Caerphilly CF83 4GA	Retain existing garage with proposed extension to side Land Rear Of 153 Commercial Street Senghenydd Caerphilly	Granted 20.09.2018
18/0628/FULL 11.07.2018	G B Engineering Wales Ltd Unit F Croespenmaen Industrial Estate Kendon Newport NP11 3AG	Erect Class B2/B8 (General Industrial, Storage and Distribution) unit together with associated servicing, parking and new access arrangements Land Adj To Unit 2 Parkway Penyfan Industrial Estate Pen- y-fan	Granted 20.09.2018

18/0653/FULL 24.07.2018	Mr & Mrs Stevens Ty'r Glan Yr Afon Bowls Lane Penyrheol Caerphilly CF83 2TW	Extend existing single storey side extension to a two storey extension Ty'r Glan Yr Afon Bowls Lane Penyrheol Caerphilly	Granted 20.09.2018
18/0107/COND 31.01.2018	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	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) Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	Decided - Discharge of Conditions 21.09.2018
18/0497/COU 29.05.2018	Mr Hosseini 24 Oxwich Close Cefn Hengoed Hengoed CF82 7JB	Change the use from petrol station to car washing facility Rhymney Garage Victoria Road Rhymney Tredegar	Refused 21.09.2018
18/0550/COU 12.06.2018	Mr L Canning 30 Britannia Terrace Britannia Pengam NP12 3TE	Demolish existing rear garage, and replace with an outbuilding consisting of two music rooms with small waiting area and inside toilet, for Business Use 30 Britannia Terrace Britannia Blackwood NP12 3TE	Granted 21.09.2018
18/0576/COND 27.06.2018	Mrs S Fletcher 20 Parc Bryn Pontllanfraith Blackwood NP12 2RA	Discharge conditions 02 (access and materials) and 03 (parking) of planning consent 18/0036/COU (Convert existing commercial property into a residential dwelling) 15 Woodbine Road Blackwood NP12 1QF	Decided - Discharge of Conditions 21.09.2018

18/0667/NCC 27.07.2018	Wasp Utility Services Ltd Mr W Pugh 73 Pen Y Cwm Abertysswg Rhymney Tredegar NP22 5AD	Vary condition 01 of planning consent 12/0701/FULL (Erect detached four bedroom dwelling) allowed on appeal APP/K6920/A/13/2198622 to extend the period of time for development commencement Land At Grid Ref 313509 205524 McLaren Cottages Abertysswg	Granted 21.09.2018
18/0583/FULL 28.06.2018	Mrs G Fitzpatrick 58 Central Avenue Newbridge Blackwood NP11 5GD	Erect a porch extension to front of property 58 Central Avenue Panside Newport NP11 5GD	Granted 24.09.2018
18/0645/FULL 16.07.2018	Mr S Thomas Venice House Merchant Street Pontlottyn Bargoed CF81 9QZ	Erect rear extension with partial covered decking area and alter other elevations 5 Pen-Y-Cwm Abertysswg Tredegar NP22 5AD	Granted 24.09.2018
18/0699/COND 06.08.2018	Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun CF72 8AE	Discharge Conditions 10 (detailed scheme) and 12 (light mitigation strategy) 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 24.09.2018

18/0730/COND 20.08.2018	Llanmoor Development Company Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun Rhondda Cynon Taff CF72 8AE	Discharge Condition 3 of planning consent 18/0440/RM (Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in relation to planning consent granted on appeal reference APP/K6920/A/15/3136679 (LPA reference 15/0038/OUT - 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) to construct 240 residential units and associated engineering works) Land At Grid Ref 315897 189288 Pandy Road Bedwas	Decided - Discharge of Conditions 24.09.2018
18/0649/RET 20.07.2018	Mrs P Flanagan Twyn House The Row To Pont Y Draethen Draethen NP10 8GA	Retain works undertaken by planning consent 12/0886/FULL and complete development in accordance with amended details Twyn House The Row To Pont Y Draethen Draethen Newport	Granted 25.09.2018
18/0652/CLEU 23.07.2018	Mrs C Howells Cwm Farm Rudry Road To Craig Llan Rudry Caerphilly CF83 3EB	Obtain Certificate of Lawfulness to regularise the extant consent 12/0325/FULL for barn conversion Cwm Farm Rudry Road To Craig Llan Rudry Caerphilly	Granted 25.09.2018
18/0658/RET 24.07.2018	Mr & Mrs R Bullock 4 Virginia View Caerphilly CF83 3JA	Retain single storey extension for new bedroom and en- suite/wet room 4 Virginia View Caerphilly CF83 3JA	Granted 25.09.2018

18/0682/FULL 02.08.2018	Mrs L Krizan 5 Ynys-Glyd Street Ystrad Mynach Hengoed CF82 7ET	Erect two storey rear extension 5 Ynys-Glyd Street Ystrad Mynach Hengoed CF82 7ET	Refused 25.09.2018
18/0685/FULL 02.08.2018	Mr C Arcos Ty Cilgant 30C The Crescent Machen Caerphilly CF83 8ND	Erect single storey extension to front elevation Ty Cilgant 30C The Crescent Machen Caerphilly	Granted 25.09.2018
18/0181/RET 23.02.2018	Mr D Parsons 76 Heol Uchaf Rhiwbina Cardiff CF14 9SR	Retain and complete works to roof to change from hip to gable and external alterations Mapledene 10 Dan-y-coed Caerphilly CF83 1HU	Granted 26.09.2018
18/0224/COND 08.03.2018	Constantine Wind Energy River Court Mill Lane Godalming GU7 1EZ	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 18/0163/NCC (Vary condition 12 (Approved plans) 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) to install a different model of wind turbine to that which was originally approved) Land At Tyle Crwth South West Of Ynysddu Newport	Decided - Discharge of Conditions 26.09.2018

18/0413/COND 04.05.2018	Kingfisher Developments Ltd (Wales) Mr A Ely The Hayes Building Burial Lane Town Hall Square Llantwit Major Vale Of Glamorgan CF61 1SD	Discharge conditions 02 (drainage), 03 (contamination), 08 (landscaping), 09 (construction - structural calcs), 10 (biodiversity method statement), 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) Land At Grid Ref 312939 201547 Riverside Walk Deri	Decided - Discharge of Conditions 26.09.2018
18/0567/COND 25.06.2018	Kingfisher Development Ltd (Wales) Mr A Ely The Hayes Building Town Hall Square Llantwit Major CF61 1SD	Discharge conditions 6 (Materials), 11 (Tree Protection) and 14 (Japanese Knotweed) of planning application 16/0628/FULL (Erect nine bungalows and associated works) Land At Grid Ref 312939 201547 Riverside Walk Deri	Decided - Discharge of Conditions 26.09.2018
18/0623/COND 06.07.2018	Ms Tallon & Mr Cole Van Mansion Gwern-y-domen Farm Lane Caerphilly CF83 3RN	Discharge conditions 5 (TPO), 9 (vehicle passing facilities), 10 (drainage) and 15 (external lighting) of planning consent 17/0818/COU (Carry out extensive repair and refurbishment (both external and internal), internal rearrangement and upgrade works for continued use as a dwelling and proposed use as a B&B facility) Van Mansion Gwern-y-domen Farm Lane Caerphilly CF83 3RN	Decided - Discharge of Conditions 26.09.2018
18/0662/CLPU 26.07.2018	Miss S Brake 45 Penybryn Terrace Penybryn Hengoed CF82 7GG	Erect single storey rear extension to enlarge lounge and kitchen areas 45 Penybryn Terrace Penybryn Hengoed CF82 7GG	Granted 26.09.2018

18/0718/COND 14.08.2018	Mr & Mrs R Belbin The Cottage Baden Hill Tytherineton Wotten Under Edge EL12 8PY	Discharge Condition 04 - Archaeological Brief of Application No 13/0228/CON (Demolish stone store) Plot Adjacent To Twyn House Draethen Newport	Decided - Discharge of Conditions 26.09.2018
18/0614/LBC 09.07.2018	Mr G Evans-Jones 13 Collins Row Butetown Rhymney Tredegar NP22 5QL	Erect detached garage 13 Collins' Row Bute Town Rhymney Tredegar	Granted 27.09.2018

Agenda Item 9

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.
17/0411/OUT 11.05.17	Erect residential development with strategic open space including play facilities and pedestrian and cycle networks at Land At Gwern Y Domen (Grid Ref 317068 187536) Gwern-y-domen Farm Lane Caerphilly	Subject to further discussion and consideration.

17/0804/OUT 18.09.17	Erect up to 350 homes, 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	Considering viability.
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 further discussion and consideration.
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.

18/0268/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.
18/0369/OUT 25.04.18	Replace existing dwelling with a new dwelling at Comrie Bank Bungalow Load Of Hay Road Crumlin Newport	Subject to further discussion and consideration.
18/0415/OUT 08.05.18	Erect residential development of up to 14 apartments, of total floor area less than 1,000 sq m, and associated access, car parking, engineering and landscape works, including car parking for the existing guest house at Land At Grid Ref 314932 189096 (Adjacent To Y Fron) Pwllypant Roundabout To Coed-Y-Brain Roundabout Pwllypant	Considering structural implications.
18/0489/COND 25.05.18	Discharge condition 20 (travel plan) 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	Subject to further discussion and consideration.
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.

18/0491/COND 25.05.18	Discharge conditions 05 (tree protection scheme) and 06 (reptile survey) of planning consent 17/0937/CON (Demolish existing church hall and erect a new GP Surgery including associated car parking, cycle parking and bin store) at Former Church Hall Church Street Llanbradach	Awaiting the views of the consultees
18/0495/COND 29.05.18	Discharge conditions 03 (traffic management plan), 05 (parking area) and 06 (boundary enclosures) of planning permission 17/0651/COU (Change the use from residential dwelling to school reception/offices) at School House Hillside Caerphilly CF83 1HN	Awaiting the views of the consultees.
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.
18/0621/COU 09.07.18	Change of use of 1st floor to 2 no 1 bedroom and 1 no 2 bedroom flats and alterations to existing ground floor public house at The Rolling Mill Inn 88 Commercial Street Pontymister Risca	Subject to further discussion and consideration.

Agenda Item 10

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Received draft agreements. Waiting for internal comments. Can't agree over some clauses regarding Affordable Housing. Waiting for instructions from Planning.
09/0243/OUT 31.03.09	Erect residential development and associated recreation space on land at Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association. File closed due to no progress.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	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.
16/0085/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.
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. They have made an application to Land Registry in respect of land.

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 at Land At (Grid Ref 323900 190615) Station Approach Risca	Consideration being given as to whether the application will 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. Documents being signed.
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. Dealing with initial steps.
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. Still no response.
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	Completed.
18/0211/FULL 06.03.18	Erect detached dwelling and detached garage at Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith	Sent draft to Solicitors.
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	Requested Solicitors details.

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 11

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
18/0008/REF 18/0376/FULL	Mr J Payne 16 William Street Cwmfelinfach Newport NP11 7GY	Construct a detached domestic garage with associated access and groundworks on Land At Grid Ref 318294 191565 Penllwyn Street To Syndicate Terrace Cwmfelinfach	20/08/2018
18/0010/REF 18/0125/RET	Mr G Jones 5 Oak Tree Rise Newbridge NP11 4RH	Retain and complete the change of use of vacant land for self-storage containers for short/long term hire on Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn	28/08/2018

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
18/0005/REF 17/0931/OUT	Construct two detached dwellings with new junction and private drive at Land at Grid Ref 311245 205964 Fochriw Road Pontlloftyn Bargoed	Dismissed 07/09/2018	COMM
18/0006/COND 18/0085/NCC	Vary condition 8 of planning consent 15/0488/RET (Retain development previously approved under planning permission 11/0224/FULL for the construction of an anaerobic digestion facility with changes to construction details relating to the position of the digestate tanks, digestate lagoon, surplus gas flare, silage clamp and associated works and to change the use of the existing in vessel composting building to an anaerobic digestion reception building and an in vessel composting facility) to enable the continuation of restricted Saturday and Bank Holiday hours (which have been operated under for the past three years) at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer	Allowed 12/09/2018	COMM
18/0007/LB 18/0319/LBC	Replace 1980's mock georgian bar windows on upper floor with R9 georgian bar windows at Ty Tallis 13 Penrhiw Terrace Oakdale	Dismissed 14/09/2018	DEL
18/0009/REF 18/0508/RET	Retain and carry out alteration, by reducing height of decking/patio area at 25 Heol Fawr Nelson Treharris	Dismissed 18/09/2018	DEL