

Pecyn Dogfennau Cyhoeddus

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

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



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Am unrhyw ymholiad yn ymwneud â'r agenda hwn cysylltwch â Kim Houghton
(Rhif Ffôn: 01443 864267 E-bost: houghtk@caerphilly.gov.uk)

Dyddiad: 26 Tachwedd 2018

Annwyl Syr/Fadam,

Bydd cyfarfod **Pwyllgor Cynllunio** yn cael ei gynnal yn **Siambwr y Cyngor - Tŷ Penallta, Tredomen, Ystrad Mynach** ar **Dydd Mercher, 5ed Rhagfyr, 2018** am **5.00 pm** i ystyried materion a gynhwysir yn yr agenda canlynol. Mae croeso i chi ddefnyddio'r iaith Gymraeg yn y cyfarfod, a dylid rhoi cyfnod rhybudd o 3 diwrnod gwaith os ydych yn dymuno gwneud hynny. Bydd cyfieithu ar y pryd yn cael ei ddarparu ar gais.

Mae pob cyfarfod Pwyllgor yn agored i'r Wasg a'r Cyhoedd. Gofynnir i arsylwyr a chyfranogwyr ymddwyn gyda pharch ac ystyriaeth at eraill. Sylwer y bydd methu â gwneud hynny yn golygu y gofynnir i chi adael y cyfarfodydd ac efallai y cewch eich hebrwng o'r safle.

Yr eiddoch yn gywir,

Christina Harrhy
PRIF WEITHREDWR DROS DRO

AGENDA

Tudalennau

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

A greener place Man gwyrddach

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



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

I gymeradwyo a llofnodi'r cofnodion canlynol:-

3 Pwyllgor Cynllunio a gynhaliwyd ar 7 Tachwedd 2018. 1 - 4

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

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

4 18/0843 / NCC - Fferm Gelliargwellt Uchaf, Heol Gelligaer, Gelligaer, Hengoed, CF82 8FY. 5 - 18

5 18/0717/RET - Clwb Lles Glowyr Markham, Heol y Bryn, Markham, Coed Duon, NP12 0QE. 19 - 26

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

6 18/0748/COU - Tir yn y Llawryf a Threm-y-Mynydd, Heol y Fan, Caerffili, CF83 1LA. 27 - 38

7 18/0627/RET - 70 Y Stryd Fasnachol, Machen, Caerffili, CF83 8PG. 39 - 50

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

8 Ceisiadau a benderfynwyd gan bwerau dirprwyedig. 51 - 66

9 Ceisiadau sydd allan o amser/heb ddelio â hwy o fewn 8 wythnos i ddyddiad y cofrestrriad. 67 - 70

10 Ceisiadau yn aros i Gytundeb Adran 106 i gael ei gwblhau. 71 - 72

11 Apeliadau yn weddill ac wedi eu penderfynu. 73 - 74

Cylchrediad:

Cynghorwyr M.A. Adams (Cadeirydd), 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 a T.J. Williams

A Swyddogion Priodol

SUT FYDDWN YN DEFNYDDIO EICH GWYBODAETH

Bydd yr unigolion hynny sy'n mynychu cyfarfodydd pwyllgor i siarad/roi tystiolaeth yn cael eu henwi yng nghofnodion y cyfarfod hynny, weithiau bydd hyn yn cynnwys eu man gweithio neu fusnes a'r barnau a fynegir. Bydd cofnodion o'r cyfarfod gan gynnwys

manylion y siaradwyr ar gael i'r cyhoedd ar wefan y Cyngor ar www.caerffili.gov.uk. ac eithrio am drafodaethau sy'n ymwneud ag eitemau cyfrinachol neu eithriedig.

Mae gennych nifer o hawliau mewn perthynas â'r wybodaeth, gan gynnwys yr hawl i gael mynediad at wybodaeth sydd gennym amdanoch a'r hawl i gwyno os ydych yn anhapus gyda'r modd y mae eich gwybodaeth yn cael ei brosesu.

Am wybodaeth bellach ar sut rydym yn prosesu eich gwybodaeth a'ch hawliau, ewch i'r Hysbysiad Preifatrwydd Cyfarfodydd Pwyllgor Llawn ar ein gwefan <http://www.caerffili.gov.uk/Pwyllgor/Preifatrwydd> neu cysylltwch â Gwasanaethau Cyfreithiol drwy e-bostio griffd2@caerffili.gov.uk neu ffoniwch 01443 863028.

Gadewir y dudalen hon yn wag yn fwriadol



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 7TH NOVEMBER 2018 AT 5:00PM

PRESENT:

Councillor M. Adams - Chair
Councillor A. Whitcombe - Vice-Chair

Councillors:

Mrs E.M. Aldworth, C. Andrews, M. Davies, J.E. Fussell, R.W. Gough, D. Hardacre, A.G. Higgs, A. Hussey, B. Miles, Mrs G.D. Oliver, J. Simmonds, J. Taylor, R. Whiting and T.J. Williams.

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), C. Boardman (Principal Planner), C. Powell (Principal Planner), C. Campbell (Manager, Transport Engineering) M. Davies (Team Leader South) and K. Houghton (Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A. Angel, J. Bevan and J. Ridgewell.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest received at the commencement or during the course of the meeting.

3. MINUTES – 10TH OCTOBER 2018

Councillor R. Whiting requested a correction to the minutes in that he declared a personal and prejudicial interest in relation to Agenda Item 5 (18/0793/RM) at that meeting but this had not been recorded in the minutes. The interest being that he is an acquaintance of the owner of a separate plot on the same land as the application; as such any decision on that item may have an affect on their plot. It was confirmed that he left the Chamber for that item and had taken no part in the discussion.

The Chair put forward a correction to the minutes. In that it had been moved and seconded at the 10th October 2018 meeting that Councillor A. Whitcombe be appointed as Vice-Chair of Planning Committee for the next three meetings until such time as the formal nomination of a

Vice-Chair to Planning Committee could be made at Council. It was confirmed that a vote by show of hands had been taken and this had been approved by the majority present.

It was moved and seconded that, subject to the aforementioned corrections, the minutes of the meeting held on the 10th October 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that subject to the aforementioned corrections, the minutes of the Planning Committee held on 10th October 2018 (minute nos. 1-11) be approved and signed as a correct record.

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

4. PREFACE ITEM CODE NO. 17/0681/OUT – LAND AT GRID REF: 316731 198680, BEAUMARIS WAY, CEFN FFOREST.

Following consideration of the application it 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 2 against and 1 abstention, this was agreed by the majority present.

RESOLVED that the application be refused as the development is contrary to Policy SP5 and Policy CW15 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 in the site lies beyond the identified settlement boundary.

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

5. CODE NO. 18/0865/RET – 66 BLUEBELL VIEW, LLANBRADACH, CF83 3GU

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 this application be granted.

6. CODE NO. 18/0714/OUT – LAND WITHIN THE CURTILAGE OF DELAMERE GARTH PLACE TO RHYDRI PRIMARY SCHOOL, RUDRY, CF83 3DF

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 1 abstention, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report this application be granted.
- (ii) The applicant be advised of the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW4.
- (iii) The applicant be advised of the comments attached to the Officer's report, from

7. ANNUAL PERFORMANCE REPORT (PLANNING 2018)

The Area Development Manager presented the report which advised Members of the Annual Performance Report (APR) which is forwarded to the Welsh Government at the end of October each year. The report sets out the historic, geographic, economic and demographic context of the planning service provided by the Council and provides the results of a customer survey, along with performance statistics for the financial year 2017-18.

The Area Development Manager highlighted performance statistics, as detailed in Appendix 1 of the Officer's report, relating to plan making, efficiency, quality, engagement and enforcement. He summarised performance overall as being good with scope for further improvement.

Members noted from the report that although the Right to Speak at Planning Committee scheme was not a statutory requirement, it was used by Welsh Government as a measure in judging local authority performance. Clarification was sought on the characteristics of a good planning service and the indicator relating to Elected Member engagement and involvement throughout the process. A Member queried how that could be improved against the all Wales percentage. The Officer advised that this would be the subject of additional research with other Local Authorities in order to identify best practice and help drive improvement forward.

Having discussed and fully considered the Officer's report, Members congratulated the Planning Services on their hard work and noted its contents.

8-11. ITEMS FOR INFORMATION

The following items were received and noted: -

- (1) Applications determined by delegated powers.

A member raised concerns regarding application 18/0810/NMA, in that it did not come back to the Planning Committee for approval of the amendments to the planning consent. The Committee was informed that permission was granted on reserve matters under delegated powers in consultation with ward members and in instances where amendments were deemed minor then the application would not warrant being dealt with by Committee. It was further highlighted to Members that with regards to application 18/0810/NMA, the change was related to the re-orientation of the MUGA and deemed minor.

- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration.

A Member highlighted three applications as detailed in the Officer's report that date back to 2016 and 2013. He requested reasons for why these applications remained listed. The Area Development Manager agreed that he would email the reasons to the Member.

- (3) Applications awaiting completion of a Section 106 Agreement.

- (4) Appeals outstanding and decided.

The meeting closed at 18.17pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 5th December 2018, they were signed by the Chair.

CHAIR

Eitem Ar Yr Agenda 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0843/NCC 08.10.2018	Bryn Power Ltd Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Vary condition 08 of planning consent 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) to enable collections to take place on Sundays Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY

Cont'd

Application No: 18/0843/NCC Cont'd

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The site is located at Gelliargwellt Uchaf, a working dairy farm with land between Trelewis, Nelson and Gelligaer. The farmhouse is located approximately 1.2 kilometres north west of Gelligaer.

Site description: The application site is located at the anaerobic digestion facility to the north-west of the farm house. It comprises a collection of tanks and buildings on a hard-surfaced area, surrounded by a landscaped bund. A covered lagoon is located at the base of the bund. Access is via a track to the main access point to the site on Gelligaer Road.

Development: The application is for a variation to the permission in respect of the hours permitted for the receipt of material. Condition 08 attached to planning consent reference 18/0085/NCC states:

"No delivery of waste to the site and export of digestate from the site shall take place outside the hours of:
07.30 hours to 18.00 hours Monday to Friday.
07.30 hours to 13.00 hours Saturday.

No deliveries or exports shall take place on Saturday after 13.00 hours or on Sundays or Bank Holidays except as indicated below:

The site may receive waste from a Local Authority or its contractors between the following hours until 28 February 2018:

13.00 hours to 16.00 hours on Saturday.
07.30 to 13.00 hours on Bank or Public Holidays.

REASON: To protect the amenities of local residents."

Application reference 18/0085/NCC sought to remove condition 17 of the 2015 permission, which permitted the above hours on a temporary trial basis ending on February 28 2018 to allow the hours on a permanent basis. The 2018 application was approved on appeal in September 2018. The inspector concluded:-

"I consider that the effect of the extended hours on the living conditions of residents would not be significant. Breaches of conditions and licences would be capable of control by enforcement powers. I conclude that condition 17 of planning permission reference 18/0085/NCC is unnecessary and should be deleted."

Cont'd

Application No: 18/0843/NCC Cont'd

The current application seeks to vary condition 08 of the 2018 permission so that deliveries from a local authority or its contractors can be made on Sundays, Bank Holidays and Public Holidays between 07.00 and 16.00 i.e. the same hours that are permitted for deliveries of waste from civic amenity sites to the MRF. The applicant states that the amendment is required to provide flexibility to manage the council's 20-year contract and to bring it in line with the hours of operation permitted for the materials recycling facility and green waste composting area.

Increasingly ambitious targets for recycling set by Welsh Government mean that local authorities, including Caerphilly County Borough Council collect food waste from residential properties and businesses on bank holidays and Saturdays. In addition, collections now take place on a limited number of Sundays throughout the year in exceptional circumstances such as delays, breakdowns, adverse weather and the impact of bank holidays on schedules. The application seeks the flexibility to deal with such situations but it is not intended that deliveries will be necessary on all Sundays, bank holidays and public holidays throughout the year.

PLANNING HISTORY 2005 TO PRESENT

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

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

11/0224/FULL - Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works - Refused 08.12.11. Approved on Appeal.

13/0393/FULL - Erect nutrient storage lagoon to supply storage capacity for compliance with SSAFO Regulations - Granted 20.02.14.

14/0422/NCC - Vary condition 6 of planning permission P/04/1912 to extend the hours of operation on Saturdays until 16:00 and on Bank Holidays from 07.30 to 13.00 - Granted 12.02.15.

15/0031/FULL - Install 250kWp roof mounted solar PV system to be sited on a total of 4 existing shed roofs - Granted 27.05.15.

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 - Granted 10.12.15.

Cont'd

Application No: 18/0843/NCC Cont'd

18/0085/NCC - Vary condition 08 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) - Granted 19.04.18. Allowed on Appeal 12.09.18.

POLICY

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

Site Allocation: The site is outside settlement boundaries but is an established waste management site. It is not allocated for any purpose in the adopted LDP.

Policies: The following LDP policies are relevant to the determination of this application:- SP6 Place Making, CW2 Amenity, CW3 Highways and transportation, CW4 Natural Heritage Protection, CW15 General Locational Constraints.

NATIONAL POLICY Planning Policy Wales 9 Technical Advice Note 21: Waste 2014.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? N/a.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within the coalfield in a high risk area but no new built development is proposed.

CONSULTATION

Head Of Public Protection - This department has no adverse comments to make in respect of the above planning application.

Transportation Engineering Manager - No objection is raised based on the assumption that the overall number of vehicle movements to and from the site will not increase.

Cont'd

Application No: 18/0843/NCC Cont'd

Senior Engineer (Land Drainage) - No comment from the drainage department regarding the variation of condition to allow deliveries to take place to the existing AD facility on Sundays.

Landscape Architect - No comments to make in relation to the proposal.

Dwr Cymru - No objection to the variation of condition.

Natural Resources Wales - We have reviewed the planning application submitted to us, and from the information provided this is not an NRW requested condition. In addition, we do not consider that the proposed development affects a matter listed on our Checklist, Development Planning Advisory Service: Consultation Topics (September 2018). We therefore do not have any comment to make on the proposed development.

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development. The activity proposed in this planning application may require a variation to the environmental permit under The Environmental Permitting (England and Wales) Regulations 2016. An environmental permit or exemption must be in place before any waste activity takes place on site.

Rhondda Cynon Taff Council - Having noted that the proposal would neither result in an intensification of use or likely require refuse vehicles to travel outside of the Caerphilly CBC area, I can confirm that RCT council has no further observations or objections to make.

Merthyr Tydfil County Borough Council - No objections.

Glam/Gwent Archaeological Trust - As the proposal involves changes to the operational hours there will not be an archaeological impact and we have no objection to the proposal.

Blaenau Gwent County Borough Council - No objection is raised to the anaerobic digestion facility receiving waste from local authority contractors under restricted Sunday and Bank/Public holiday hours.

Public Health Wales - Based on the assumption that the information provided is correct, we have no objections to the proposed variation, in terms of public health, as the quantity and nature of the wastes will not change.

The Coal Authority - This current proposal is for variation of Condition 8, which relates to hours of delivery of waste to the site. The Coal Authority has no specific comments to make on the varying of Condition 8 as proposed.

Cont'd

Application No: 18/0843/NCC Cont'd

ADVERTISEMENT

Extent of advertisement: Site notices were placed in 13 locations in Gelligaer, Penybryn and Nelson and letters were sent to 50 neighbouring properties.

Response: Two letters of objection have been received.

Summary of observations: The grounds for objection are

- Increase in the volume of traffic through Nelson
- Odour concerns
- Constant noise from the plant day and night
- Use of the facility by Caerphilly County Borough Council out of hours.

SECTION 17 CRIME AND DISORDER ACT

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

The proposed development is unlikely to have a material impact on crime and disorder in the local area. The proposed development will not have a material impact on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No. No additional floorspace is created.

ANALYSIS

Policies: Planning applications must be determined in accordance with national policy and the policies in the development plan unless material considerations indicate otherwise. The main considerations and relevant policies in this case are as follows.

National planning policy (PPW9)

National waste planning policy is generally supportive of proposals to drive waste up the waste hierarchy and to divert it from landfill. While the proposal does not propose additional waste management capacity it seeks to accommodate changes to municipal food waste collections that have arisen since the ADF was first approved. The longer opening hours support sustainable waste management objectives by allowing people to recycle more waste and to treat more waste sustainably through the ADF. Cont'd

Application No: 18/0843/NCC Cont'd

The principle of the development (CW15)
Policy CW15 C (iv) states that

“outside the settlement limits defined in the adopted LDP new development will only be permitted where it is associated with the provision of public utilities, infrastructure and waste management facilities that cannot reasonably be located elsewhere. The issue of whether the ADF could reasonably be located on an allocated or protected industrial site within the county borough was considered at the appeal into refusal of the proposals in 2013. The inspector allowed the appeal and concluded that reasonable, practical alternative sites did not exist, taking into account the operational interrelationships between the various waste and farming activities at the farm, which represented a sustainable approach to waste management. The principle of the ADF development has, therefore, been established. The current application seeks to allow deliveries to the facility by a local authority or its contractors on a limited number of Sundays when the normal kerbside collection schedule is disrupted for various unavoidable reasons.”

Design and appearance.

Policy SP6 B requires new development to demonstrate a high standard of design that reinforces attractive qualities of local distinctiveness. No new built development is proposed or any alteration to the existing buildings, tanks and plant at the facility.

Amenity.

Policy CW2 states that

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

The main consideration in the determination of this application is the degree to which the proposed additional hours of operation would affect the amenity of local residents.

In determining the appeal in respect of planning application reference 18/0085/NCC, the inspector stated

"I consider that the effect of the extended hours on the living conditions of residents would not be significant."

Cont'd

Application No: 18/0843/NCC Cont'd

The proposal would involve limited additional activity at the site above the level that the inspector considered not to be significant. Houses in Gelligaer are located at a distance of some 480 metres and houses on Gelligaer Road are approximately 350 metres from the site. A limited number of vehicles would access the site on Sundays, bank holidays and public holidays when residents are likely to be at home, but the increase in traffic will not be to significant as to cause harm to those residents that would justify a refusal of permission. In terms of traffic further afield, the refuse wagons would be on the road in any event, whether visiting the site or not.

Highways and transportation
Policy CW3 C states that

“development proposals must have regard to the safe, effective and efficient use of the transportation network.”

No increase in throughput is proposed and, therefore, the proposal would not generate additional traffic. The site has direct access to the main road network in the county borough and the Transportation Engineering Manager has raised no objection.

Natural Heritage

The site is within NH1.3 Mynyddislwyn Special Landscape Area and NH1.2 Gelligaer SLA. Policy CW4 states that

“development proposals will be permitted where they conserve and where appropriate enhance the distinctive or characteristic features of the SLAs.”

No additional built development is proposed and no intensification of activities at the site in terms of throughput is proposed. The proposed hours would lead to limited additional activity at the site on a limited number of Sundays when the footpaths and public areas around the site may be used for recreation and enjoyment of the countryside. This needs to be balanced against the benefits of the proposal in terms of managing waste more sustainably.

Conclusion

The proposed variation to the hours for delivery of food waste to the ADF would facilitate the sustainable treatment of waste in line with national policy and policies in the adopted LDP. The additional impact on the amenity of local residents and on the SLA is not considered to be significant and no objection has been raised by the Transportation Engineering Manager or Head of Public Protection.

Cont'd

Application No: 18/0843/NCC Cont'd

The proposal would also bring the operating hours of the ADF in line with those of the MRF granted on appeal in 2013, which would have benefits in terms on monitoring and enforcement. The site also plays a key role in receiving food waste collected from residents in the county borough, which contributes to wider sustainability objectives.

On balance the proposal has significant benefits in terms of sustainable waste management and is consistent with national policy and policies in the adopted LDP. Any additional impact on the amenity of local residents and the local area can be made acceptable through the re-imposition of conditions to minimise noise, dust, odour and other matters.

Comments from Consultees: No objection is raised by consultees.

Comments from public: The permission for the AD facility sets limitations on the hours of operation, including deliveries. The AD process itself operates on a 24 hour basis but it is not inherently a noisy activity as it involves a biological process taking place within tanks and the occasional mechanical stirring of the tanks.

The council has a waste management contract with the operator but is bound by the same conditions as others. Planning permission regulates the use of land, irrespective of the owner, operator and users. The application will be determined on the basis of land-use considerations and the policy context.

The site operates under an odour management plan monitored by NRW and the council.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Cont'd

Application No: 18/0843/NCC Cont'd

- 02) The development shall be carried out, except where modified by the conditions below, in accordance with the following documents:
a) The planning application and supporting statement received on 1 October 2018.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The site shall be used as an anaerobic digestion facility and in-vessel composting facility and for no other purpose whatsoever.
REASON: To adequately control the development of the site.
- 04) The sorting, screening and shredding of waste material on the site shall take place solely within the waste reception building.
REASON: In the interests of the amenity of the area.
- 05) The waste types deposited, stored and treated at the site shall be limited to wastes from agriculture, horticulture, aquaculture, forestry, hunting and fishing, food preparation and processing.
REASON: Waste materials other than those specified raise environmental and amenity issues that would require consideration afresh.
- 06) Any material not included within the description in Condition 5 above received at the site or any material otherwise unsuitable for treatment shall be stored in impervious covered containers and removed from the site within 24 hours of its receipt.
REASON: To safeguard the amenity interests of the area.
- 07) No waste material shall be stored outside the buildings and the tanks.
REASON: To safeguard the amenity interests of the area.
- 08) No delivery of waste to the site and export of digestate from the site shall take place outside the hours of:
07.30 hours to 18.00 hours Monday to Friday.
07.30 to 13.00 hours Saturday.
No deliveries or exports shall take place on Saturday after 13.00 hours or on Sundays or Bank and Public Holidays except as indicated below:
The site may receive waste from a local authority or its contractors between the following hours:
13.00 hours to 16.00 hours Saturday.
07.00 hours to 16.00 hours on Sundays, Bank or Public Holidays.
REASON: To safeguard the amenity of local residents.

Cont'd

Application No: 18/0843/NCC Cont'd

- 09) No operations shall take place at the site other than in full accordance with the mitigation measures set out in the JPCE dust management scheme document reference BQAD-2013-DMS.
REASON: In the interests of safeguarding the amenity of local residents.
- 10) Between the hours of 07.00 and 19.00 the noise levels arising from the development shall not exceed 46 dB (LAeq) (1 hour) free field at any of the noise sensitive properties identified on the plan 3781/SP1 - Noise Sensitive Properties in the Hunter Acoustics report dated 20 July 2015.
REASON: In the interests of safeguarding residential amenity.
- 11) Between the hours of 19.00 and 07.00 the noise levels arising from the development shall not exceed 33 dB (LAeq) (1 hour) free field at any of the noise sensitive properties identified on the plan 3781/SP1 - Noise Sensitive Properties in the Hunter Acoustics report dated 20 July 2015.
REASON: In the interests of safeguarding residential amenity.
- 12) Within two months of the date of this permission details of the construction of the slurry pipeline shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To ensure satisfactory drainage.
- 13) A scheme indicating the facilities and or methods to be put in place to ensure mud, debris or other deleterious material is not carried onto any part of the public highway and any remedial measures to be put in place to clear the highway of such material shall be submitted for the approval of the Local Planning Authority within two months of the date of this permission. Once approved, the scheme shall be implemented in full throughout the duration of the development.
REASON: In the interests of highway safety and the amenity of local residents.
- 14) Within two months of the date of this permission a scheme for the management of surface water shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use of the development and the development shall thereafter be operated in accordance with the approved scheme.
REASON: To ensure satisfactory surface water management for the development.
- 15) Trees, shrubs and hedges planted in accordance with the approved planting scheme shall be maintained and any plants which, within five years, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.
REASON: In the interests of the amenity of the local area.

Cont'd

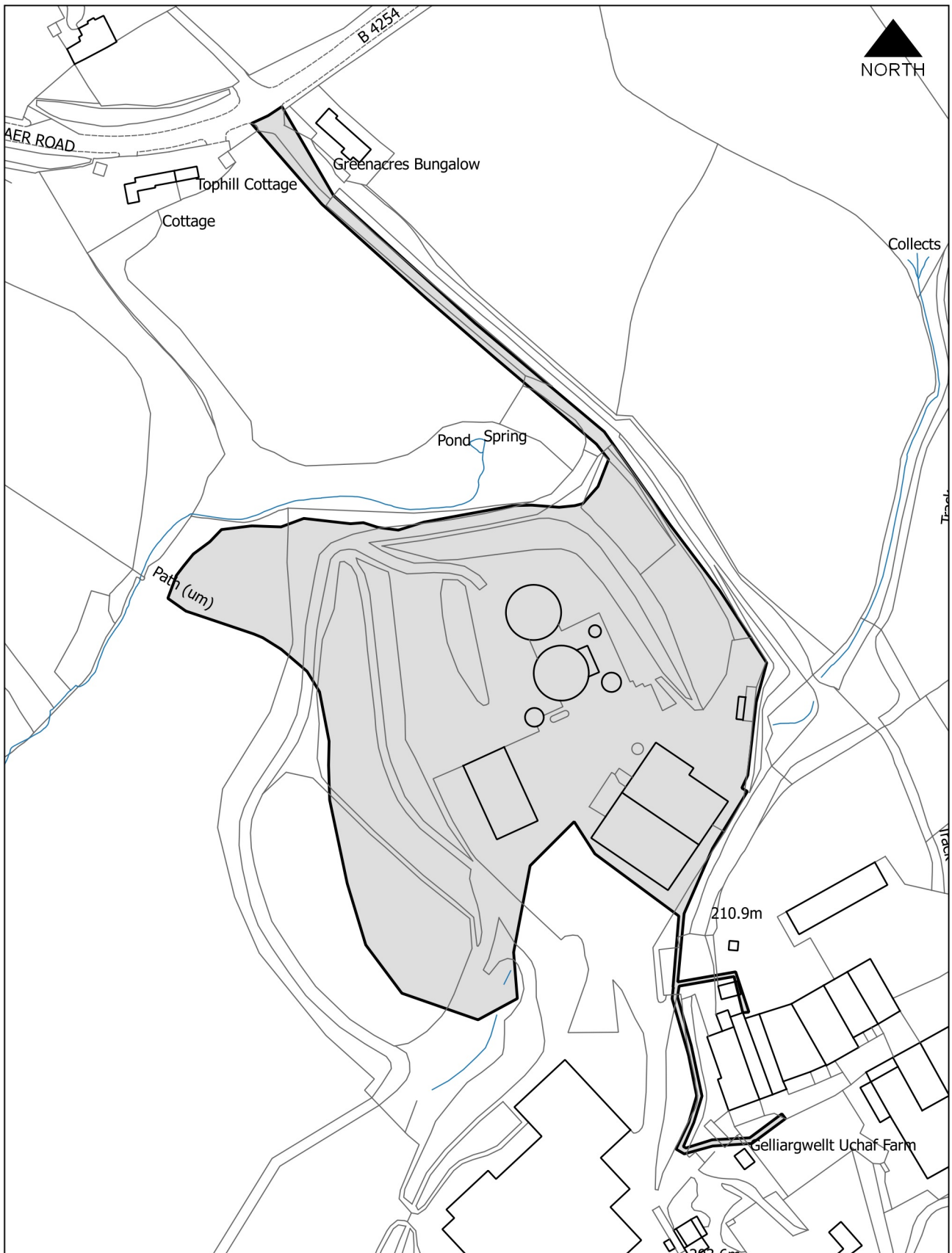
Application No: 18/0843/NCC Cont'd

- 16) The AD facility hereby approved shall not be operated other than in accordance with the odour management strategy approved in April 2016 under reference 16/0069/COND which includes inter alia:-
- a closed door management strategy within the waste reception building. Fast closing doors shall be installed and interlocked so that both doors cannot open at the same time,
 - the building shall be completely sealed and smoke and pressure tests shall be carried out prior to its use to ensure adequate containment,
 - the facility shall be operated in a manner that prevents the build-up of debris in gullies, drainage channels and under equipment,
 - all odours generated within the building shall be captured and treated in the odour treatment system and the building shall be maintained under negative pressure to prevent the fugitive release of odours. This system shall be monitored by means of static pressure sensors,
 - the anaerobic digester plant shall incorporate a two stage chemical scrubber with secondary treatment using a covered bio-filter with a stack, -the bio-filtration system shall be maintained to ensure adequate and equal air distribution, material shall only be transferred between the anaerobic digester facility and the in vessel composting facility using enclosed containers or conveyors,
 - the buildings shall have adequate arrangements to prevent birds and small mammals from entering the reception area,
- Thereafter, the development shall be operated in accordance with the approved management scheme.
- REASON: In the interests of residential amenity in the local area.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP6 Place Making, CW2 Amenity, CW3 Highways and transportation, CW 4 Natural Heritage Protection, CW15 General Locational Constraints.

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



Gadewir y dudalen hon yn wag yn fwriadol

Eitem Ar Yr Agenda 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0717/RET 20.09.2018	Markham Welfare Club Miss N Jones 12 Hillside Avenue Markham Blackwood NP12 0PT	Retain fenced beer garden area Markham Miners Welfare Club Bryn Road Markham Blackwood NP12 0QE

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The beer garden is located within the grounds of the Markham Miners Welfare Club on its eastern side where it is situated adjacent to the highway at Commin Close near its junction with Bryn Road. Residential properties surround the site.

Site description: A Welfare Club with an open forecourt frontage providing pedestrian access to the building and also parking provision. Additional parking is provided to the rear accessed off Bryn Road on the western side of the building. A grassed area forms the eastern boundary of the site and it is a section of this grassed area that has been fenced off to provide a beer garden.

Development: Planning permission is sought to retain a fenced area for use as a beer garden. The fenced area has access to it from a small footpath around the Welfare club.

Dimensions: The height of the fence is estimated to be approximately 1.2m high.

The applicant has included in their plans that the beer garden is 11.0m deep by 4.0m wide.

Materials: A close boarded timber fence.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 18/0717/RET Cont'd

POLICY

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

Site Allocation: The site is located within the settlement limits of Markham.

Policies: Policy SP6 (Place Making), Policy CW2 (Amenity) and Policy CW7 (Informal Open Space) and guidance contained in SPG LDP8: Protection of Open Space.

Policy SP6 (Place Making) ensures that sustainable places are created and are of an appropriate mix of uses that reflect the role and function of settlements, is of a high standard of design that reinforces attractive qualities of local distinctiveness and designs out crime.

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

Policy CW7 (Informal Open Space) requires applications on open parcels of informal open space to ensure that there is sufficient informal open space remaining in terms of recreational and visual amenity.

NATIONAL POLICY Planning Policy Wales (9th Edition), Technical Advice Note 11: Noise (1997) and Technical Advice Note 12: Design (2016).

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."

Annex B.18. of Technical Advice Note 11 states

'Commercial developments such as fast food restaurants, discos, night clubs and public houses pose particular difficulties, not least because associated activities are often at their peak in the evening and late at night. Local planning authorities will wish to bear in mind not only the noise that is generated within the premises but also the attendant problems of noise that may be made by customers in the vicinity. Disturbance that can be caused by traffic and associated car parking should not be underestimated.'

Cont'd

Application No: 18/0717/RET Cont'd

Paragraph 2.6 of TAN 12 (2016) states

"design which is inappropriate in its context, or which fails to grasp opportunities to enhance the character, quality and function of an area, should not be accepted, as these have detrimental effects on existing communities."

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? N/a.

COAL MINING LEGACY

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

CONSULTATION

Head Of Public Protection - No objection subject to the imposition of opening times for the beer garden, and for amplified music.

Transportation Engineering Manager - No objections.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and letters to the adjoining nine residents.

Response: Two letters of objection were received and one petition with seven signatures.

Summary of observations:

- 1) Development will cause an additional amount of noise in the area.
- 2) Could a curfew be put in place?
- 3) Since installation, the beer garden has seen a rise in anti-social behaviour- including having the police called round.
- 4) The music blaring from the loudspeakers in the beer garden is unbearable and overpowering. The music and revelry continues in the beer garden until late.
- 5) Beer glasses and bottles were smashed and left strewn about on the grass and in the roadway.
- 6) When the club is closed, groups of youths congregate around the beer garden causing a nuisance, and kicking the fence panelling off.

Cont'd

Application No: 18/0717/RET Cont'd

- 7) The objections do not extend to the welfare club itself, which is a welcome part of the community.
- 8) The Beer garden is within close proximity of the Old Age Pensioner bungalows.
- 9) The Beer garden may detract from the value of the properties nearby.

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? Representations have been received that note that there has been a rise in anti-social behaviour. Matters relating to crime are a Police matter, and will be dealt with accordingly. The club already exists and any anti-social behaviour that may be associated with the proposed beer garden will be relatively minor and would not justify a refusal of planning permission.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Not applicable.

ANALYSIS

Policies: This application has been considered in accordance with National policy and guidance and Local Plan policies. The main issues in the determination of this application is whether the beer garden is acceptable from a design and visual amenity perspective, and whether there would be a negative impact on the amenity on occupiers of the adjacent residential properties.

Policy SP6 (Place Making) considers design. In terms of design and visual amenity, the fence measures approximately 1.0m high and forms an enclosure close to the junction of Bryn Road and Commin Close. The Commin Close estate is characterised by large amenity areas abutting the road and parking areas from the bungalows. The front walls along the estate are typically low brick with wrought iron decorative railings that help maintain the open appearance.

Cont'd

Application No: 18/0717/RET Cont'd

The fence subject to this retention planning application has been erected within the curtilage of the Welfare Club on a parcel of informal open space. In accordance with policy CW7 (Protection of Open Space), an open space assessment (OSA) has been carried out. The OSA highlights that the area is deficient in useable informal open space, however as the area is within close proximity to King Georges Fields. As the site itself is rather small, (some 44 square metres) the loss of this parcel would not be significant to justify a refusal. With regards to the visual impact, it is important to note as that the parcel of land enclosed belongs to the Club, and as landowner, the club can erect a fence of no more than 1.0m high under the General Permitted Development Order (1995) (As Amended).

In summary, whilst there is a loss of open space and loss of visual amenity in the area, the loss would be minimal and not sufficient to justify a refusal of the application, especially considering that the enclosure is permitted development. This element of the application is therefore deemed acceptable.

As the erection of the fence would be considered as Permitted Development, the use of the enclosure as a beer garden and its impact on the adjoining neighbours would need to be assessed. Policy CW2 (part a) requires applications to ensure that 'there is no unacceptable impact on the amenity of adjacent properties or land'. As the beer garden has been in use since May 2017, it is important to assess whether there have been any complaints reported prior to this application being formally received. Whilst one complaint was received to Planning (and subsequent enforcement case opened), no noise complaints were reported to Environmental Health and only one call-out has been registered with the Police since 2017.

Through the formal planning application consultation, a number of objections state that there has been an increase in noise pollution (including loud music) and antisocial behaviour emanating from the beer garden since its construction. In response to this, Environmental Health have raised no objection to the application; however, they have requested that conditions relating to the opening of the beer garden are restricted to the hours of 11:00 and 22:00, and that no amplified music is to be played at the beer garden. As the beer garden area can be accessed and used at any point in time, the introduction of measures to limit the times of opening and for no amplified music to be played, would assist in curtailing any noise nuisance.

It is also important to note that before the erection of the beer garden fence, the Welfare Club would have had an impact on residential amenity, especially as patrons would be entering and leaving the site. On balance, as the structure is Permitted Development coupled with the site not being in public ownership, the application is recommended for approval subject to conditions limiting opening hours and amplified music.

Comments from Consultees: These are included in the above report.

Cont'd

Application No: 18/0717/RET Cont'd

Comments from public:

- 1) Development will cause an additional amount of noise in the area.
- This is addressed in the above report.

- 2) Could a curfew be put in place?
- This is addressed in the above report.

- 3) Since installation, the beer garden has seen a rise in anti-social behaviour- including having the police called round.
- This is addressed in the above report.

- 4) The music blaring from the loudspeakers in the beer garden is unbearable and overpowering. The music and revelry continues in the beer garden until late.
- This is addressed in the above report.

- 5) Beer glasses and bottles were smashed and left strewn about on the grass and in the roadway.
- This is not a Planning matter, but will be drawn to the attention of the Licensing authority.

- 6) When the club is closed, groups of youths congregate around the beer garden causing a nuisance, and kicking the fence panelling off.
- As the structure is Permitted Development and the land is owned by the club, this is a private legal matter for the Club owner.

- 7) The objections do not extend to the welfare club itself, which is a welcome part of the community.
- Noted.

- 8) The Beer garden is within close proximity of the Old Age Pensioner bungalows.
- This is addressed in the above report.

- 9) The Beer garden may detract from the value of the properties nearby.
- This is not a Planning matter.

Cont'd

Application No: 18/0717/RET Cont'd

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan received 20/09/2018 and
 - Plan view with dimensions received 20/09/2018.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) No amplified or other music shall be played in the beer garden subject of this consent.
REASON: In the interests of the amenity of the area.
- 03) The beer garden hereby permitted shall not be open to customers outside the following times:
Monday to Sunday 10:00 to 22:00.
REASON: In the interests of residential amenity.

Advisory Note(s)

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



Eitem Ar Yr Agenda 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0748/COU 24.08.2018	Reginald Moore Limited 5 Cwrt Y Parc Cardiff Business Park Llanishen Cardiff CF14 5GH	Convert Mountain View into 2 no. two bedroom flats and construct new build 2 no. one bedroom flats to the rear Land At The Laurels And Mountain View Van Road Caerphilly CF83 1LA

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Land At The Laurels And Mountain View, Van Road, Caerphilly, CF83 1LA.

Site description: The application site is a parcel of land located to the west of the junction of Poplar Road and Van Road in Caerphilly. It is comprised of the buildings and associated curtilage of what was originally a pair of semi-detached properties (The Laurels and Mountain View). The Laurels has been previously converted into two apartments and Mountain View is at present a single dwelling house. To the west of the application site is Brendon Court a development of 8 dwellings with a parking court adjacent to the side boundary of the Laurels. To the east is Poplar Road with two detached dwellings (The Sidings and Ty Aderyn) beyond. A number of industrial/commercial units are located to the south of the application site with Unit 12 Remar (Safety Services) closest to the site. Van Road is located to the north of the application site with a detached residential property (South Riding) on the opposite side of Van Road.

Development: Convert Mountain View into 2 no. two bedroom flats and construct new build apartment building containing 2 no. one bedroom flats.

Dimensions: The existing dwelling (Mountain View) which is proposed to be converted to two flats is approximately 5.3m wide (reducing to 3.8m at the rear portion) with a length of 15.4m at ground floor and 13.3m at first floor with an overall height of approximately 9m.

The new build apartment building measures 6.9m by 7.1m (excluding entrance porch) with an overall height of 7.7m.

Cont'd

Application No: 18/0748/COU Cont'd

Materials: The existing dwelling proposed to be converted into apartments (Mountain View) has rendered walls with brickwork window detailing and a slate roof.

The proposed new apartment building would have a low brickwork plinth with cream rendered elevations. The roof would be finished in artificial slate.

Ancillary development, e.g. parking: Four parking spaces are proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

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

Policies: CW2 (Amenity), CW3 (Highways), CW15 (General Locational Constraints), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note: 11 (Noise), Technical Advice Note 12: Design.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Building better places to live).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? N/a.

COAL MINING LEGACY

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

Cont'd

Application No: 18/0748/COU Cont'd

CONSULTATION

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

Head Of Public Protection - No objection subject to a planning condition requiring the noise mitigation measures outlined in the submitted noise report to be incorporated into the development.

Senior Engineer (Land Drainage) - No objection, recommends planning condition requiring drainage details is attached to any permission.

The Coal Authority - No objection, advises site is within Low risk area and it will be necessary to include The Coal Authority's Standing Advice within the Decision Notice as an informative note to the applicant in the interests of public health and safety.

Dwr Cymru - No objection, public sewer crosses site.

Head Of Public Protection - No objection, recommends noise mitigation measures identified within the Noise Assessment be conditioned to be incorporated into the new build apartments. Provides fire safety advice to be provided to the developer in relation to the conversion of Mountain View.

Caerphilly Town Council - Raises concern about the scale of development and lack of off street parking.

ADVERTISEMENT

Extent of advertisement: The application was advertised with 16 neighbour notification letters.

Response: One objection was received relative to the consultation exercise.

Summary of observations:

- Lack of Garden/green space
- Size of apartments
- Insufficient off street parking
- Speculates on future conduct of occupiers
- Impact on wildlife

Cont'd

Application No: 18/0748/COU Cont'd

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The site is within the higher viability area for the Community Infrastructure Levy attracting a fee of £40 per square metres (excluding indexation). The applicant has indicated that the existing building (Mountain View) has been occupied for its lawful use for a period of at least 6 months in the last 36 months. As such the Community Infrastructure Levy would be liable for the new build element only (80.17m²) attracts a CIL charge of £3206.80 (excluding Indexation).

ANALYSIS

Policies:The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the impact on neighbour amenity, noise and highway considerations and the visual appearance of the development on the character of the area.

The proposed development would convert the existing semi detached dwelling (Mountain View) into two apartments which would broadly replicate the situation in the attached neighbouring property (The Laurels) which is within the applicant's ownership and has been previously converted to two apartments. In addition to the conversion of Mountain View from a house to two apartments the proposal also includes the construction of a new two storey detached apartment building behind the rear building line of The Laurels/Mountain View on what is at present amenity space for these properties. A shared amenity space (approximately 4.5m by 6.5m) is proposed between the new apartment building and The Laurels/Mountain View and additional space would be retained along the sides of the existing buildings (The Laurels/Mountain View) which also would retain their front garden areas.

Cont'd

Application No: 18/0748/COU Cont'd

The Industrial Estate to the south of the site contains a mixture of industrial/commercial units which include Remar (who service breathing apparatus for safety/leisure purposes), Caerphilly Glass Fibre Units and a motor repair business. The Industrial Estate is allocated under Policy HG1 (Allocated Housing Sites) within the adopted Local Development Plan as a housing site (HG1.65 Land between Van Road/ Maes Glas and the Railway). An extant outline planning permission for residential development exists for part of the industrial estate, however this does not extend to the industrial units immediately adjacent to the current application site.

A noise survey has been submitted to support the planning application and this concludes that night time noise levels are already within reasonable levels however exceedances in noise levels were noted during the daytime, mainly attributed to the noise generated from the industrial and commercial uses to the south and associated Heavy Goods Vehicle movements. The recommendations of the noise survey are to incorporate measures into the new build apartment block to mitigate the existing noise climate. Such measures include the installation of acoustic glazing on the windows overlooking Poplar Road, the provision of a Mechanical Ventilation and Heat Recovery system which provides residents the option not to open windows, while maintaining air quality/ventilation rates to habitable rooms. The noise survey indicates that these measures are indicated to bring internal noise levels down to around 20dB(A)eq,1hr. This is indicated to easily meet the 35dB(A)eq desirable internal ambient conditions advocated within the relevant British Standards. It is considered that these measures would be proportionate and reasonable to limit exposure for future residents to noise in accordance with the advice contained within Welsh Government guidance, Technical Advice Note 11 (Noise).

The development has been considered in relation to its impact on neighbour amenity on existing residential properties within the locality. The conversion to apartments of the existing dwelling of Mountain View is not considered to have an adverse impact in terms of existing residential properties across Poplar road (The Sidings and Ty Aderyn) due to the similarity between the existing and proposed uses. The new apartment building will impact on outlook and light to two existing windows on the rear facade of the ground and first floor apartments within The Laurels and a ground floor window on the rear facade of Mountain View however these buildings are in control of the applicant and the impact on them is not considered to be so severe to warrant refusal of the application on this basis.

Cont'd

Application No: 18/0748/COU Cont'd

The new apartment building will provide two one-bedroom apartments and has most fenestration located on the east facing elevation overlooking Poplar Road. The residential property located directly on the opposite side of Poplar Road (Ty Aderyn) would be separated by approximately 16 metres (window to window) from the apartment building. This would be broadly similar to the separation distance between terrace dwellings facing each other across Van Road to the north-west of the site and the separation distance is considered appropriate. It is also noted that Ty Aderyn has significant semi-mature evergreen screening along its frontage with Poplar Road at present screening its front windows from view.

The proposed apartment building would have a kitchen/dining room window facing westwards at both ground and first floor level. These windows would face across the parking court behind towards the front elevation of dwellings in Brendon Court. The separation distance between these new windows would be around 21 metres from existing fenestration in Brendon Court and no unacceptable overlooking would result from the development. The fenestration in the northern elevation of the apartment building (looking back towards The Laurels/Mountain View) would be limited to non-habitable areas (a bathroom at ground floor level and bathroom and landing at first floor level). It is considered appropriate to require the fenestration on the northern elevation to be obscurely glazed to protect the privacy of the existing and proposed flats of The Laurels/Mountain View. It is considered that the development would have an acceptable impact on neighbour amenity to all surrounding properties according with adopted Local Development Plan Policy CW2 (Amenity).

The proposed parking arrangement will provide four car parking spaces (i.e. one space per apartment) and although this will be two parking spaces less than would normally be required under the parking standards, the existing dwelling (Mountain View) which would house the two bedroom apartments, has no existing parking spaces and therefore it would improve the parking provision for the building by two spaces and also provide a space each for the new one bedroom apartments. In addition the Highway Authority have requested that a 1.2m footway be provided adjacent to Poplar Road and this can be achieved on the site and secured through a planning condition. It is therefore considered that these improvements would result in an acceptable impact in terms of highway safety and accord with adopted Local Development Plan Policy CW3 (Highways).

The design and form of the new build apartment building would have an acceptable visual impact on the character of the area according with Policy SP6 (Placemaking).

Comments from consultees: The Environmental Health Officer has reviewed the submitted noise survey and has offered no objections to the development.

Cont'd

Application No: 18/0748/COU Cont'd

Comments from public:

- Lack of Garden/green space

The development does incorporate areas of shared amenity space and there is open space, in the locality with Twyn Playing Field and Bartlett Street Recreation Ground and play area within a 500m walk from the site.

- Size of apartments

The Environmental Health Officer has reviewed the proposal with assistance from the Housing team and has raised no concerns as to the accommodation proposed which is considered to be of an acceptable size.

- Insufficient off street parking

In the context of the existing situation with The Laurels (2 apartments) and Mountain View (one dwelling) not having any off street parking provision the proposed development which would include the provision of four off street parking spaces is considered to be acceptable in terms of parking provision.

- Speculates on future conduct of occupiers

This is not a material planning consideration.

- Impact on wildlife

The new build development would be primarily located on the existing garden areas of The Laurels and Mountain View which comprises of mown grass not considered to be significant in terms of wildlife.

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

The development has an acceptable design, parking provision, impact on neighbour amenity and with the proposed noise mitigation measures incorporated future residents will be adequately protected from the existing noise climate. It is recommended for approval accordingly.

Cont'd

Application No: 18/0748/COU Cont'd

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, drawing reference T2365-PA-01, received 24.08.18;
 - Site Plan, drawing reference T2365-PA-03, received 24.08.18;
 - Proposed Mountain View Floorplan, drawing reference T2365-PA-05, received 24.08.18;
 - Proposed New Build Floorplan, drawing reference T2365-PA-06, received 24.08.18;
 - Proposed New Building Elevations, drawing reference T2365-PA-07, received 24.08.18;
 - Drainage, drawing reference T2365-PA-10, received 24.08.18;
 - Hunter Acoustics Noise Report, reference 5041/ENS1_REV1, dated 23.10.18.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) Notwithstanding the submitted plans, the site boundary fronting Poplar Road shall be set back and a 1.2m wide footway provided along the frontage which shall be constructed in permanent materials to a design and specification to have been first agreed in writing with the Local Planning Authority. The agreed footway works shall be completed prior to beneficial occupation of the development.
REASON: In the interests of highway safety.

- 04) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Cont'd

- 05) Prior to the occupation of the dwelling(s) hereby approved all hard surfacing within the curtilage(s) shall have been:
- 1) constructed in porous or permeable materials, or
 - 2) provided with drainage to direct run-off water from the hard surface to a porous or permeable area or surface within the curtilage of the dwellinghouse, and
 - 3) where a surface is to be used as a parking area or drive it shall not be constructed in loose materials, and thereafter those areas shall be permanently maintained so as to comply with requirements 1), 2) and 3) of this condition.
- REASON: To provide a sustainable drainage system and avoid loose materials being taken out onto the highway.
- 06) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
- REASON: To ensure the development is served by an appropriate means of drainage.
- 07) The proposed development shall be carried out in accordance with the Environmental Noise Assessment 5041/ENS1_REV1 section 4.2.2 which specifies acoustic glazing, mechanical ventilation and acoustic screening to the new build apartment to mitigate against the potential noise impact from the nearby Industrial Estate. The development shall be built to the specifications outlined within the report.
- REASON: In the interests of residential amenity.
- 08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) all the windows on the northern facade of the new apartment building shall be glazed with obscure glass. Any replacement or repair shall only be with obscure glass.
- REASON: In the interests of residential amenity.

Cont'd

Application No: 18/0748/COU Cont'd

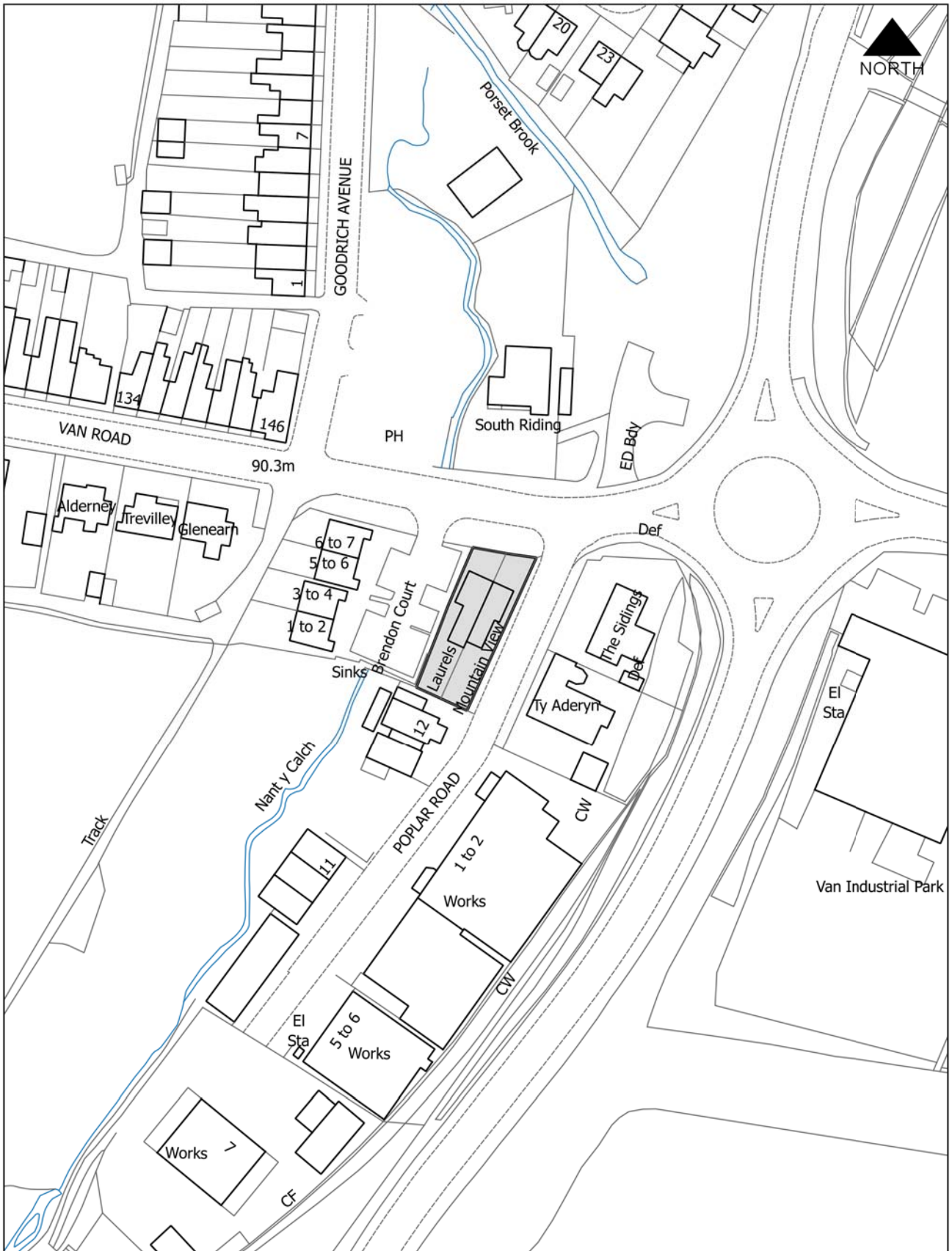
Advisory Note(s)

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

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

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: SP6, CW2, CW3.

Please find attached the comments of Dwr Cymru/Welsh Water, The Council's Ecologist, Head Of Public Protection and Senior Engineer (Land Drainage) that are brought to the applicant's attention.



Gadewir y dudalen hon yn wag yn fwriadol

Eitem Ar Yr Agenda 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0627/RET 26.07.2018	Mr J Pannu C/o C2J Architects & Town Planners Mrs A Dallimore Pacific Road Ocean Park Cardiff CF24 5HL	Retain conversion of first floor commercial units to 3 no. residential units with onsite car parking, refuse and cycle storage facilities 70 Commercial Road Machen Caerphilly

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Commercial Road in Machen.

Site description: The application site is the former car park area of the Fwrrwm Ishta Public House. Planning consent was granted for the erection of a mixed use development of three apartments and four commercial units together with associated parking and servicing. The building comprises of one large and one smaller commercial unit on the ground floor with two commercial spaces and three apartments on the first floor. That development has been commenced and the building is currently under construction.

The site is located in a mainly residential area in the centre of the village of Machen with the former public house (now converted into a dwelling) to the west of the site, a river to the south and east, and a Church yard to the north.

Development: This application seeks to amend the internal layout on the first floor of the property to remove the two commercial units and to replace them with three additional apartments. There would be some minor alterations to the fenestration on the eastern elevation of the property but the remainder of the exterior of the building will be as approved. The car parking, servicing and landscaping for the site is also to be retained as approved.

Dimensions: Not applicable.

Materials: As existing.

Ancillary development, e.g. parking: A total of 29 car parking spaces are proposed, six of which would be allocated for the apartments at first floor.

Cont'd

Application No: 18/0627/RET Cont'd

PLANNING HISTORY 2005 TO PRESENT

06/0145/FULL - Erect raised decking - Granted - 15.09.2006.

06/0113/ADV - Erect free standing sign - Granted - 18.10.2006.

12/0063/COU - Temporary erect marquees and gazebos to host a rural market on a monthly basis of up to 10 events a year, between the hours of 10.00 a.m. and 2.00 p.m. on a Saturday only, in part of the car parking area of the Fwrrwm Ishta Inn - Refused - 15.10.2012.

13/0595/COU - Change the use from A3 (pub/restaurant) to C3 (residential), alter and refurbish existing Fwrrwm Ishta public house to create new five-bedroom single family dwelling with associated external works, parking and new garden area - Granted - 28.11.2013.

14/0024/FULL - Erect new residential development of four 6 bedroom dwellings and three affordable units with associated external works, parking and new garden areas, plus new access road and footpaths - Refused - 10.09.2015.

15/0669/FULL - Erect a mixed use two-storey development of three apartments and four commercial units with on site car parking, refuse and cycle storage facilities - Refused - 09.10.2015.

16/0032/FULL - Erect a two-storey mixed development of three apartments and four commercial units with on-site car parking, refuse and cycle storage facilities - Granted - 14.09.2016.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW11 (Affordable Housing Planning Obligation) 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'd

Application No: 18/0627/RET Cont'd

National Policy: Paragraph 4.11.9 of Planning Policy Wales states: -

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not applicable.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to a condition requiring the submission of a scheme of noise attenuation.

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

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

Natural Resources Wales - No objection.

Conservation & Design Officer - No objection.

ADVERTISEMENT

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

Cont'd

Application No: 18/0627/RET Cont'd

Response: One letter of objection was received.

Summary of observations:

1. Loss of privacy.
2. The building has not been built in the correct place.
3. Loss of amenity as a result of increased foot traffic adjacent to the boundary with number 68 Commercial Road.
4. Lack of car parking on site.
5. Non compliance with conditions of the existing consent.
6. The need for a new Section 106 Agreement in relation to the provision of a pedestrian crossing on Commercial Road.
7. The development will be CIL liable.
8. The description of the development is misleading as the building is not yet completed and as such is not capable of conversion to residential use.
9. The application form suggests that the building will have a flat roof but the plans show a pitched roof.
10. There were previously trees and hedgerows on the site that may have been removed during the bird nesting season between March and August.
11. No details of foul sewage have been submitted.
12. No details of waste storage and collection have been submitted.

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? 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. Based on a total floor area of 158.66 square metres a CIL amount of £6346.40 is payable subject to indexation.

Cont'd

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This application effectively seeks the replacement of two commercial units within a mixed use development with three apartments in order to make the development more financially viable. The site is within a mainly residential area within the centre of Machen and as such the principle of residential use on the site is considered to be acceptable. The alterations to the external appearance of the building are minimal and would not have a material impact in planning terms, and there would be no impact on highway safety. In that regard the proposal complies with Policies CW2 and CW3 of the LDP.

With regard to Policy CW11, which requires the provision of affordable housing, a viability assessment has been submitted to support the application and this has been assessed by the Local Planning Authority. The assessment establishes that it is not viable to provide affordable housing on this site and as such the proposal complies with Policy CW11 of the LDP.

Comments from Consultees: No objections raised.

Comments from public: The objections are addressed as follows:-

1. Whilst there would be additional habitable room windows on the rear elevation of the building, these are further away from the neighbouring property than the previously approved windows and are at an angle to the garden of that dwelling. In that regard it is not considered that there would be an unacceptable loss of privacy as a result of the proposal.
2. Investigations by officers have confirmed that the as-built building has been built in accordance with the approved plans.
3. It is acknowledged that the pedestrian access to the apartments is alongside the common boundary with the dwelling at number 68 Commercial Road and that an increase in the number of apartments would lead to an increase in the volume of foot traffic on that route. However, it is not considered that the increased footfall would be so significant as to warrant refusal of this application given that three apartments are already approved.
4. It is acknowledged that only one parking space is provided for each flat. However, this is in accordance with supplementary planning guidance having regard for the sustainable location of the building.
5. There have been allegations that conditions attached to the original consent have not been complied with and this is currently under investigation. However, the Local Planning Authority cannot refuse this application because the developer has not complied with the conditions of a previous consent.

Cont'd

Application No: 18/0627/RET Cont'd

6. The funds required under the Section 106 Agreement for the original consent on this site have been received by the Council and the required pedestrian crossing is currently under construction by the Council. In that regard a new agreement is not required.

7. CIL liability has been calculated for this proposal and due process will be followed in that regard.

8. It is acknowledged that the approved development is not completed but this does not prevent an application from being submitted to amend the details of the development. It is for the Local Planning Authority to determine whether or not the proposal is acceptable in planning terms.

9. Whilst the application forms state that a flat roof is proposed, the plans clearly show the use of a pitched roof finished with slates. This is likely to be an oversight by the applicant's agent but it does not justify refusal of the application as the development is required to be carried out in accordance with the approved plans.

10. There is no evidence of when trees and vegetation were removed from the site and no evidence that any protected species were affected by the development. As such it would not be possible for the Local Planning Authority to take action at this point. In any event this issue has no bearing on the determination of this application.

11. Details of foul sewage are a matter between Dwr Cymru/Welsh Water and the developer.

12. Whilst the application forms state that details of waste storage and collection have not been submitted, they have been approved as part of the original consent for the site.

Other material considerations: None.

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

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

Cont'd

Application No: 18/0627/RET Cont'd

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: AL(00)01 Rev C, AL(00)02 Rev D, AL(00)03 Rev C, AL(00)05 Rev D, AL(00)06, AL(90)22 Rev K and the Design and Access Statement dated June 2018.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Within one month of the date of this consent details of a scheme of sound insulation shall be submitted to and approved in writing by the Local Planning Authority to ensure noise from the proposed commercial use does not affect the residential use of the property. The required scheme shall be capable of achieving a night time internal LAeq level of 30 dB(A) in the residential part of the building. Development shall be carried out in accordance with the approved details before first use of the premises hereby approved.
REASON: In the interests of residential amenity.
- 03) No construction works whatsoever shall be carried out at the site outside the following times Monday to Friday 08.00hrs to 18.00hrs, Saturday 09.00hrs to 13.00hrs. And there shall be no construction works at all on Sundays or Bank Holidays.
REASON: In the interests of residential amenity.
- 04) Prior to the occupation of the development hereby approved, drainage shall be provided in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this consent.
REASON: In order to ensure that the development is served by an appropriate means of drainage.
- 05) 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 2.4 metres x site frontage. 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.

Cont'd

- 06) The development shall not be brought into beneficial use 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.
- 07) Measures to protect the use of the 6 required residential parking spaces shall be submitted to and approved in writing by the Local Planning Authority within one month of the date of this consent. The parking spaces shall be constructed in accordance with the agreed details prior to beneficial occupation first commencing.
REASON: In order to ensure that the development is served by adequate off street parking in the interests of highway safety.
- 08) The development shall not be brought into beneficial use until the area indicated for the parking of cycles 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.
- 09) Articulated vehicles shall not deliver to the premises. Delivery vehicles shall be limited in size to a rigid trailer type vehicle (FTA Design LG Rigid Vehicle) not exceeding 10.5m in length.
REASON: In the interests of highway safety.
- 10) The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.
- 11) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.

Cont'd

- 12) Within one month of the date of this consent details of hedgerow 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 a new boundary hedgerow between the development and the River Rhymney SINC, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and the hedgerow planting 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 Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 13) Within one month of the date of this consent, a plan showing details of the provision of roosts and a means of access for bats in the new apartments and commercial units at land at 70 Commercial Road, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartments and commercial units hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning policy Wales and Tan 5 Nature Conservation and Planning.
- 14) Within one month of the date of this consent, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the new apartments and commercial units at land at 70 Commercial Road, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartments and commercial units hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.
- 15) The use hereby permitted shall not be open to customers outside the following times 07.00 hrs to 23.00 hr s Monday to Sunday.
REASON: In the interests of residential amenity.
- 16) No deliveries shall be taken at or dispatched from the site outside the hours of 07.00 hrs to 18.00 hrs Monday to Sunday.
REASON: In the interests of residential amenity.

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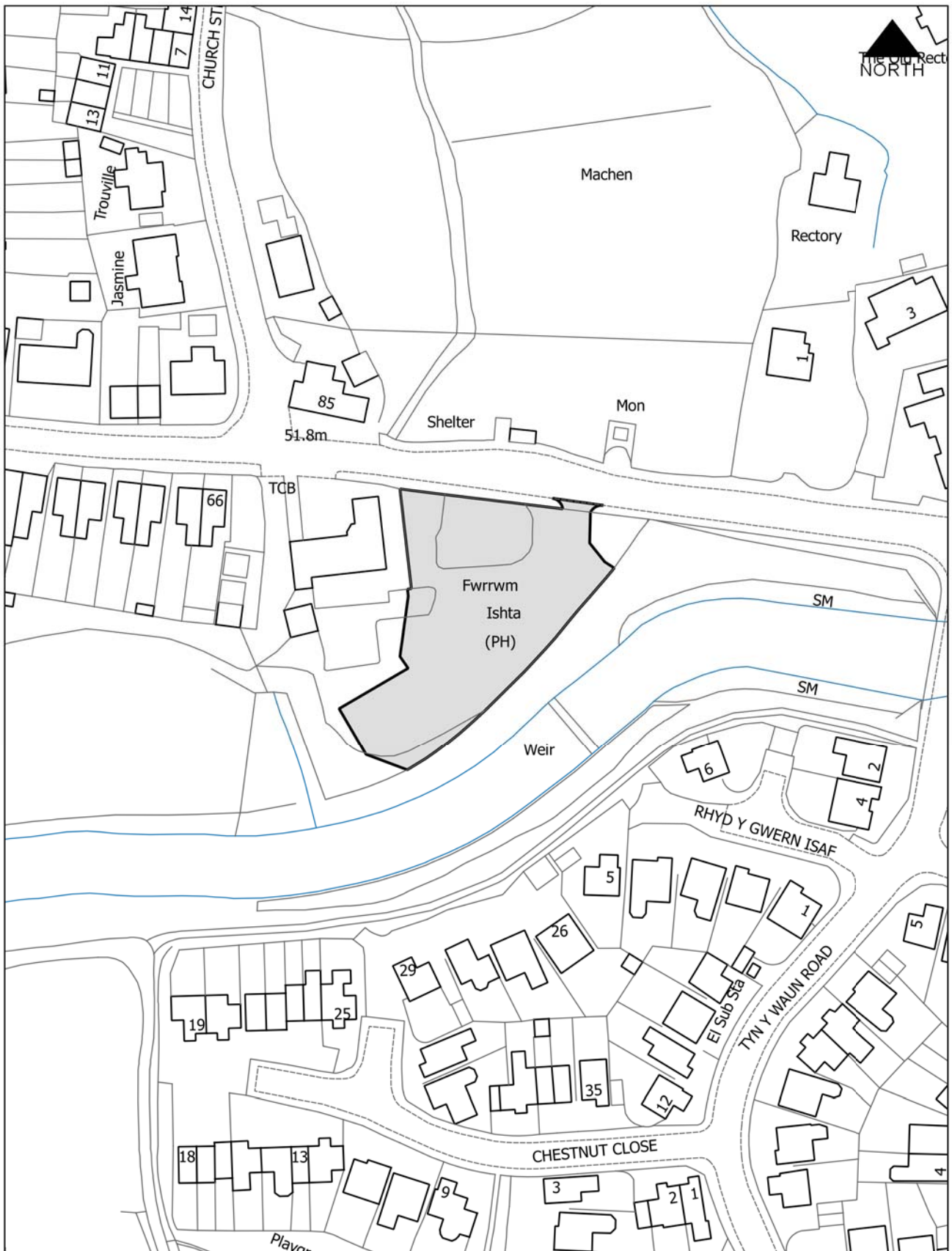
Application No: 18/0627/RET Cont'd

- 17) Unless otherwise agreed in writing with the Local Planning Authority, arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority prior to the development coming into beneficial use.
REASON: In the interest of public health.

- 18) The use of the premises hereby approved shall be limited in the following manner: the ground floor shall be used for purposes falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended and the apartments at first floor as shown on the approved plans shall be used as dwellings.
REASON: For the avoidance of doubt as to the extent of this consent.

Advisory Note(s)

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



Gadewir y dudalen hon yn wag yn fwriadol

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
17/0889/FULL 16.10.2017	Mr & Mrs Evans Pen-y-gaer Groeswen Road Groeswen Cardiff CF15 7UT	Erect side extension and associated external works Pen-y-gaer Groeswen Road Groeswen Cardiff	Granted 29.10.2018
17/0890/CON 16.10.2017	Mr & Mrs Evans Pen-y-gaer Groeswen Road Groeswen Cardiff CF15 7UT	Erect side extension and associated external works Pen-y-gaer Groeswen Road Groeswen Cardiff	Granted 29.10.2018
18/0657/ADV 23.07.2018	Friends Of Cefn Fforest Eco Park Mr C Hawker 3 St Annes Road Bonnie View Blackwood NP12 3PG	Erect a flag pole Cefn Fforest Eco Park Dylan Avenue Cefn Fforest	Granted 29.10.2018
18/0743/FULL 23.08.2018	Miss K Finn 33 Arthur Street Cwmfelinfach Newport NP11 7GX	Erect a first floor timber frame extension above existing kitchen area to provide a bathroom 33 Arthur Street Cwmfelinfach Newport NP11 7GX	Granted 29.10.2018
18/0768/FULL 03.09.2018	E Jordan 36 Shannon Close Pontllanfraith Blackwood NP12 2FW	Erect single storey side wrap around extension 36 Shannon Close Pontllanfraith Blackwood NP12 2FW	Granted 29.10.2018
18/0772/TPO 03.09.2018	R.E. Phillips & Partners Mr M Lennon 23A Gold Tops Newport NP20 4PG	Carry out crown reduction to three trees (T1 by 4m, T2 by 4m and T3 by 3m) Land West Of Oakdale Manor Residential Home Rhiw Syr Dafydd Oakdale	Granted 29.10.2018

18/0773/TCA 04.09.2018	Mrs A Morgan Beech Cottage Yew Tree Cottage To The Row Draethen Newport NP10 8GB	Undertake crown lift and reduce canopy to lane side by 25% on T1 (Beech Tree) and T2 (Ash Tree) and remove T3 (Beech Tree) Beech Cottage Yew Tree Cottage To The Row Draethen Newport	Granted 29.10.2018
18/0778/COU 06.09.2018	Mrs S Davies 36 High Trees Risca Newport NP11 6HH	Change the use from A1 (beauty salon) to dog grooming 121 Commercial Street Pontymister Risca Newport	Granted 29.10.2018
18/0754/COND 29.08.2018	Marlin Construction Limited Ms L Cockrane Gelliwen Farm Blackwood NP12 0PP	Discharge conditions 07 (Gas Monitoring) and 09 (Demolition and Groundworks) on planning application 17/0605/FULL (Erect residential development of eight four-bedroom dwellings and one three-bedroom dwelling and provide new road layout) Land Opposite Highcrest Garage (Phase 01) James Street Markham Blackwood	Decided - Discharge of Conditions 30.10.2018
18/0765/FULL 31.08.2018	Mrs Isaac 42 Sir Ivor Road Pontllanfraith Blackwood NP12 2JL	Erect rear balcony 42 Sir Ivor Road Pontllanfraith Blackwood NP12 2JL	Refused 30.10.2018
18/0777/COND 06.09.2018	Mr A Preece-Jones 25 Whitethorne Street Crumlin Newport NP11 4PY	Discharge conditions 04 (parking area) and 06 (bat boxes) of planning consent 17/0949/FULL (Erect single- storey extension over existing and erect single-storey entrance porch) 25 Whitethorne Street Crumlin Newport NP11 4PY	Decided - Discharge of Conditions 30.10.2018
18/0697/NCC 06.08.2018	Mr Johnson 5 Meadow Walk Croespenmaen Manmoel NP12 0RW	Vary condition 12 (elevations) of planning consent 16/0652/COU (Convert existing storage barn to domestic dwelling) to amend the approved elevations Tir Capel Farm Llanerch Lane Manmoel Blackwood	Granted 31.10.2018

18/0741/NCC 22.08.2018	Penyrheollas Solarfield Ltd Hamilton House 25 High Street Rickmansworth Hertfordshire WD3 1ET	Vary conditions 25 and 26 of planning consent 15/0451/FULL (Install ground mounted photovoltaic solar arrays with transformer stations; internal access tracks; biodiversity enhancement; landscaping; stock fencing; security measures; access gate and ancillary infrastructure) to allow the development to remain on site for a period of 30 years Land At Pen-Yr-Heol-Las Solar Park Manmoel Road Manmoel NP12 0RQ	Granted 31.10.2018
18/0776/FULL 06.09.2018	Mr D Lewis 65 Princes Avenue Caerphilly CF83 1HS	Erect single storey rear extension 65 Greenacre Drive Bedwas Caerphilly CF83 8HG	Granted 31.10.2018
17/0926/COU 25.10.2017	Stately Albion Ltd Mr A Hurd 20 Darren Drive Prince Of Wales Industrial Estate Abercarn NP11 5AR	Demolish building on site and erect 2.4 m high security fencing all around and change the use of land for storing static units Unit 18 Darren Drive Prince Of Wales Industrial Estate Abercarn	Granted 01.11.2018
17/0617/COU 14.07.2017	Messrs M & I Jaura 48 Penylan Road Penylan Cardiff CF24 3PF	Convert first and second floors to 6 no. one-bedroomed flats 1 Pentrebane Street Caerphilly CF83 1FR	Granted 02.11.2018
18/0621/COU 09.07.2018	Gwalia Properties Ltd Mr G T Cartwright White Acre Glasllwch Lane Newport NP20 3PS	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 The Rolling Mill Inn 88 Commercial Street Pontymister Risca11 6EE	Granted 05.11.2018
18/0752/FULL 28.08.2018	Mr Jones Woodstock Collins' Row Bute Town Rhymney Tredegar NP22 5QL	Erect a rear extension to provide an open plan kitchen diner and first floor master bedroom with en-suite Woodstock Collins' Row Bute Town Rhymney	Granted 05.11.2018

18/0871/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Sites 9-14, 15-19 Manor Road And 1-16 Glan Islwyn Pontllanfraith	Prior Approval Not Required 05.11.2018
18/0872/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garages At 15-22 Millbrook Road, 1-5 Woodland Road, 22- 25 Sirhowy View Springfield	Prior Approval Not Required 05.11.2018
18/0873/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Site 1-16 Bronrhiw Avenue Caerphilly	Prior Approval Not Required 05.11.2018
18/0878/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Sites 1 - 4 Glen View 1 - 6 And 11 - 16 Pleasant View Maesycwmmmer	Prior Approval Not Required 05.11.2018
18/0881/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Site 1-5 Chapel Street Pontlottyn	Prior Approval Not Required 05.11.2018
18/0885/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Block At 41-42 Glanshon Court Panside Newbridge	Prior Approval Not Required 05.11.2018
16/0016/NCC 08.01.2016	Tarmac Trading Limited Mr M Lawer Portland House Bickenhill Lane Solihull Birmingham B37 7BQ	Vary condition 01 of planning consent 2/06678 (Quarrying of Grit stone. 8.5 hectares) to extend the consent end date/expiry date to 31st December 2027 Hafod Quarry Hafod Fach Lane Abercarn Newport	Refused 07.11.2018

16/0017/NCC 08.01.2016	Tarmac Trading Limited Mr M Lawer Portland House Bickenhill Lane Solihull Birmingham B37 7BQ	Vary condition 01 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 Hafod Quarry Hafod Fach Lane Abercarn Newport	Refused 07.11.2018
18/0710/FULL 10.08.2018	Miss L Greenhouse 14 Trostant Crescent Penybryn Hengoed CF82 7FU	Erect a single storey rear extension and replace the existing flat roof to the rear of property 14 Trostant Crescent Penybryn Hengoed CF82 7FU	Granted 07.11.2018
18/0796/FULL 13.09.2018	Mr A Chedzoy 4 Druids Close Caerphilly CF83 2XR	Erect single storey rear extension 4 Druids Close Caerphilly CF83 2XR	Granted 07.11.2018
18/0797/COND 13.09.2018	Biotage C/o Boyer Mr J R Davies Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Discharge condition 07 (Flood Action Plan) of planning consent 17/0256/FULL (Erect a warehouse/light industrial building (Use Classes B1 and B8) XPO Transport Solutions UK Limited Unit A Distribution Way Dyffryn Business Park	Decided - Discharge of Conditions 07.11.2018
18/0840/FULL 28.09.2018	Blackwood Town Council C/o Groundwork Wales Pontllanfraith Blackwood	Design and create World War 1 memorial garden Land At Junction Of Gordon Road And High Street Blackwood	Granted 07.11.2018
18/0875/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Site 93, 94, 95, 99 & 101 West Avenue Trecenydd Caerphilly	Prior Approval Not Required 07.11.2018
18/0877/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Block 1 - 6 The Crescent Machen Caerphilly	Prior Approval Not Required 07.11.2018

18/0879/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garage Block 14-17 Westville Abertysswg Tredegar	Prior Approval Not Required 07.11.2018
18/0886/NOTD 11.10.2018	CCBC, WHQS Mr C Roden Cherry Tree House Carlton Drive Crumlin NP11 4EA	Demolish sectional/prefabricated garages Garages At 1-6 Rockleigh Avenue Aberbargoed	Prior Approval Not Required 07.11.2018
17/0681/OUT 07.08.2017	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Erect residential development (up to 300 dwellings) 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	Refused 08.11.2018
18/0714/OUT 10.08.2018	Mr Kiddie Delamere Garth Place To Rhydri Primary School Rudry Caerphilly CF83 3DF	Erect 3 bedroom detached dwelling Land Within Curtilage Of Delamere Garth Place To Rhydri Primary School Rudry Caerphilly	Granted 08.11.2018
18/0794/FULL 13.09.2018	Miss J Thomas 4 Warren Court Springfield Pontllanfraith Blackwood NP12 2GJ	Erect part two storey, part single storey rear extension 4 Warren Court Springfield Pontllanfraith Blackwood	Granted 08.11.2018
18/0798/COU 14.09.2018	Elite Fitness Mr J Davies Treetops New Bethel Mynyddislwyn Blackwood NP12 2AY	Change the use of unit to extend fitness centre Unit 3 Block C Newbridge Road Industrial Estate Pontllanfraith	Granted 08.11.2018
18/0799/FULL 14.09.2018	Ms Jackson 1 Glan-yr-afon Cottages William Street Hollybush Blackwood NP12 0SN	Erect a rosewood woodgrain PVCU conservatory 1 Glanyrafon Cottages William Street Hollybush Blackwood	Granted 08.11.2018

18/0801/FULL 17.09.2018	Mr J Crocker 12 Cemaes Road Croespenmaen Newport NP11 3GQ	Erect part single storey, part two storey extensions to side and front of property and bay window to the front with extended canopy 12 Cemaes Road Croespenmaen Newport NP11 3GQ	Granted 08.11.2018
18/0806/RET 19.09.2018	Mr A Boulton 24 Upper North Road Bargoed CF81 8TJ	Retain and complete alterations to garage roof from flat roof to pitched roof 24 Upper North Road Bargoed CF81 8TJ	Granted 08.11.2018
18/0800/FULL 17.09.2018	Mr A Kedwood 3 Birchwood Gardens Bedwas Caerphilly CF83 8UD	Erect single storey rear extension to existing dwelling and link garage and alteration to front porch 3 Birchwood Gardens Bedwas Caerphilly CF83 8UD	Granted 12.11.2018
18/0214/FULL 06.03.2018	Mr C Capel C/o Fair View Garage Woodland Place Pengam Blackwood NP12 3QX	Erect extensions at Unit 1 and subdivide into 3 independent units, erect extensions at Unit 2 and subdivide into 3 independent units and erect new industrial building to provide 4 independent units Block G - Old Foundry Penmaen Industrial Estate Pontllanfraith Blackwood	Granted 13.11.2018
18/0600/RET 04.07.2018	Forgebank Properties Ltd Mr C Tucker Brynheulog House Old Parish Road Hengoed CF82 7HU	Retain change of use of land to additional residential amenity area for dwelling 2 Viaduct View Court Victoria Road Maesycwmmmer Hengoed	Granted 13.11.2018
18/0654/FULL 24.07.2018	Mr D Jones The Coach House - Rhyd-Y-Gwern Farm Rhyd Y Gwern Lane Draethen Newport NP10 8GJ	Demolition of detached stable building and erection of two storey extension to side and rear of barn The Coach House - Rhyd-y-gwern Farm Rhyd Y Gwern Lane Draethen Newport	Granted 13.11.2018
18/0774/FULL 04.09.2018	Mr & Mrs C Jenkins 28 Drum Tower View Caerphilly CF83 2XY	Increase roof height by 600mm, install 3 No. dormers to rear and 2 No. rooflights to front 28 Drum Tower View Caerphilly CF83 2XY	Granted 13.11.2018

18/0785/FULL 11.09.2018	Mr Keeling 35 Ffordd Y Maes Caerphilly CF83 2DA	Erect conservatory to rear elevation 35 Ffordd Y Maes Caerphilly CF83 2DA	Granted 13.11.2018
18/0898/NMA 16.10.2018	Mr A Preece-Jones Park House Park Place Crosskeys NP11 7DB	Seek approval of a non-material amendment to planning consent 17/0949/FULL (Erect single-storey extension over existing and erect single-storey entrance porch) to move proposed parking area to the opposite side of rear garden 25 Whitethorne Street Crumlin Newport NP11 4PY	Granted 13.11.2018
18/0897/NMA 17.10.2018	Mr N Barber 1 The Meadows Blackwood NP12 1FL	Seek approval of a non-material amendment to planning consent 15/0510/FULL (Construct a detached dwelling) to change materials to front elevation, inclusion of velux roof lights and amendment to boundary wall 1 The Meadows Blackwood NP12 1FL	Granted 13.11.2018
18/0688/FULL 02.08.2018	Mr J E Jones Maerdy House Wellington Way Rhymney Tredegar NP22 5PZ	Construct a detached bungalow Land At (Plot 10) Former Maerdy Car Sales Maerdy House Wellington Way	Granted 14.11.2018
18/0780/TPO 07.09.2018	Mrs T Crewe 27 Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Remove any major deadwood, reduce horizontal laterals over house and garage (Tree Preservation Order 6/92/IBC) 27 Cwm Braenar Pontllanfraith Blackwood NP12 2DS	Granted 14.11.2018
18/0804/CLPU 18.09.2018	Ms N Kennedy 67 Waverley Road Walthamstow London E17 3LG	Obtain a Lawful Development Certificate for proposed conversion of 2 No. C3 dwellings into 1 No. C3 dwelling 125 Glan-y-nant Fochriw Bargoed CF81 9JY	Granted 14.11.2018

18/0807/NCC 19.09.2018	Risca Property Developments Ltd Mr P Cummings 10 Cader Idris Close Risca NP11 6RP	Vary condition 15 (Approved plans) of planning consent 17/0113/FULL (Erect 5 No. detached 4-bedroom houses) to remove cladding to rear and side elevations and replace with coloured render, add 3 No. new windows and remove flat roof over garage and replace with balcony Plot 5 The Glade Wyllie NP12 2HB	Granted 14.11.2018
18/0814/FULL 20.09.2018	Mrs E Oakey 24 Alexandra Road Ynysddu Newport NP11 7JZ	Rebuild shop and garage Shop Alexandra Road Ynysddu Newport	Granted 14.11.2018
17/0494/FULL 10.06.2017	Mr S Elhaloul 149 Laschelles Drive Cardiff CF23 8NP	Construct 4 No. detached dwellings with associated drainage, road, access and landscaping Land At Grid Ref 315767 196077 Beili Glas Road Fleur- de-lis Blackwood	Granted 15.11.2018
18/0676/CON 30.07.2018	Mr R Horrocks 1 Tyn-Y-Graig Terrace Church Street Llanbradach Caerphilly CF83 1LT	Demolish and rebuild side of outbuilding facing road, remove outbuilding chimney, re-roof with grass roof, provide new garden gate and surrounding brickwork and outbuilding wall to be rebuilt using grey brick 1 Tyn-Y-Graig Terrace Church Street Llanbradach Caerphilly	Refused 15.11.2018
18/0781/FULL 10.09.2018	Mr & Mrs Edwards 40 Penrhiw Road Penrhiw Risca NP11 6GA	Construct detached dwelling and garage including parking with additional 3 No. parking spaces Land At Grid Ref 324178 190996 Opposite 40 Penrhiw Road Penrhiw Risca	Granted 15.11.2018
18/0795/COND 13.09.2018	Mr M Hill 1 Clos Y Graig Bargoed CF81 8TT	Discharge condition 02 (position of outbuilding) of planning consent 14/0267/FULL (Erect outbuilding/shed to replace existing wooden shed) 1 Clos Y Graig Bargoed CF81 8TT	Decided - Discharge of Conditions 15.11.2018

18/0813/FULL 20.09.2018	Mrs A Cains 21 Mountain View Abertridwr Caerphilly CF83 4AT	Create off road parking to the front of the property 21 Mountain View Abertridwr Caerphilly CF83 4AT	Granted 15.11.2018
18/0369/OUT 25.04.2018	Mr & Mrs A Webber C/O Mr J Matthews Planning & Development Consultant Anglesey House 47 Anglesey Way Nottage Porthcawl Bridgend CF36 3QP	Replace existing dwelling with a new dwelling Comrie Bank Bungalow Load Of Hay Road Crumlin Newport	Granted 16.11.2018
18/0666/FULL 27.07.2018	Mr B Polson Penyrheolfawr Farm House Heol Fawr Nelson Treharris CF46 6PL	Demolish existing bungalow and construct a new detached two bedroom bungalow Penyrheolfawr Bungalow Heol Fawr Nelson Treharris	Granted 16.11.2018
18/0815/RM 20.09.2018	Llanover Estate Mr M Lennon 23A Goldtops Newport NP20 4UL	Seek approval of the reserved matters in respect of access, appearance, landscaping, layout and scale reserved under outline planning consent 17/0496/OUT (Carry out alterations to an existing dwelling and erect two new dwellings) Penrhiw Fach House Rhiw Syr Dafydd Oakdale Blackwood	Granted 16.11.2018
18/0568/OUT 25.06.2018	Mr M Luther C/O LHS Planning Miss L Hughson-Smith 19 Starling Walk Penallta CF82 6BH	Demolish existing building and erect 4 No. dwellings and associated works The Countryman Hotel Countryman Court Heol Tynwydd Bedwellty	Refused 20.11.2018
18/0775/RET 04.09.2018	Top To Tail Miss L Bryant 11 Cwrt Yr Ysgol Risca Newport NP11 6GD	Retain the change of use from residential to mixed-use residential and occasional dog grooming business (garden shed) 11 Cwrt Yr Ysgol Risca Newport NP11 6GD	Granted 20.11.2018

18/0803/FULL 18.09.2018	Mr & Mrs D Williams 49 Medart Street Crosskeys Newport NP11 7AG	Erect single storey side extension and new front porch 49 Medart Street Crosskeys Newport NP11 7AG	Granted 20.11.2018
18/0825/RET 25.09.2018	Mr & Mrs A Walters 53 Lewis Lewis Avenue Blackwood NP12 1JQ	Retain and complete gazebo and raised decking in rear garden 53 Lewis Lewis Avenue Blackwood NP12 1JQ	Granted 20.11.2018
18/0826/CLPU 25.09.2018	Mr & Mrs R Clements 14 Pen-Y-Cae Ystrad Mynach Hengoed CF82 7FA	Obtain a Lawful Development Certificate for proposed single storey sitting room, utility and shower room extension to side and rear of dwelling and front porch 14 Pen-Y-Cae Ystrad Mynach Hengoed CF82 7FA	Granted 20.11.2018
18/0829/FULL 25.09.2018	Mrs G Peregrine Pant-Ysgawen Farm Pant-Ysgawen Farm Lane Newbridge Newport NP11 4RJ	Erect car port and storage area Pant-Ysgawen Farm Pant-Ysgawen Farm Lane Newbridge Newport	Granted 20.11.2018
18/0832/RET 25.09.2018	Mr A Harris 17 Bryngoleu Street Cefn Fforest Blackwood NP12 3ND	Retain and complete garage and bike store 17 Bryngoleu Street Cefn Fforest Blackwood NP12 3ND	Granted 20.11.2018
18/0835/COND 26.09.2018	Mr R S Pettit C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Discharge conditions 03 (drainage), 05 (site control - dust suppression), 06 (site control - noise suppression), 07 (parking materials), 09 (footway provision), 10 (footway construction details) and 13 (materials) of planning consent 16/0623/FULL (Construct 2 two-bedroom semi-detached houses) Land Within Curtilage Of 31 Thomasville Penyrheol Caerphilly	Decided - Discharge of Conditions 20.11.2018

18/0851/NMA 08.10.2018	Mr A Walsh 49 Gelligaer Road Cefn Hengoed Hengoed CF82 7HH	Seek approval of a non-material amendment to planning consent 18/0664/FULL (Erect two storey side extension) to alter the proposed roof over the existing side extension to the front 49 Gelligaer Road Cefn Hengoed Hengoed CF82 7HH	Granted 20.11.2018
18/0100/OUT 20.03.2018	Mr J Cook 1 Cwrt Llechryd Llechryd Tredegar NP22 5QF	Erect one detached dwelling and a pair of semi-detached dwellings 1 Cwrt Llechryd Llechryd Tredegar NP22 5QF	Granted 21.11.2018
18/0362/FULL 20.04.2018	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	Granted 21.11.2018
18/0791/NCC 12.09.2018	Mrs C Horton 93 Gilfach Street Bargoed CF81 8LQ	Vary condition 06 (approved plans) of planning consent 17/0938/FULL (Erect detached chalet style dwelling and attached garage) to omit balconies, attached garage and swimming pool Old Chapel Site New Road Cwmfelinfach NP11 7GU	Granted 21.11.2018
18/0792/RM 12.09.2018	Mr D Davies Ty-Cwm Newport Road Hollybush Blackwood NP12 0BN	Seek approval of reserved matters in respect of appearance, landscaping, layout and scale reserved under consent 17/0387/OUT (Erect residential development and associated works and seek approval of access) Plot 4 Land North Of Banalog Terrace Hollybush Blackwood	Granted 21.11.2018

18/0821/COND 24.09.2018	JD Wetherspoon PLC The Sirhowy 61-63 High Street Blackwood NP12 1BA	Discharge condition 04 (Details of external and roof mounted plant/machinery) of planning consent 17/0599/FULL (Erect a first floor extension over the existing bin store at the rear of the premises to house a walk in fridge freezer and re-siting of existing plant, form a new glazed weather lobby at the entrance to 61-63, replace an existing window on the rear elevation with a wider opening with glazed folding sliding doors, develop the first floor of No. 59 as staff facilities, additional steps from the garden to rear pavement level, extend the rear timber fenced empties enclosure and re-develop and increase the number of the customer toilets to allow for the increase in occupancy) J D Wetherspoons Inns Ltd The Sirhowy 61-63 High Street Blackwood	Decided - Discharge of Conditions 21.11.2018
18/0823/FULL 25.09.2018	Mr & Mrs Williams 4 Clos Awyr Las Caerphilly Road Llanbradach Caerphilly CF83 3HZ	Erect single storey extension to side of the property 4 Clos Awyr Las Caerphilly Road Llanbradach Caerphilly	Granted 21.11.2018
18/0921/NMA 23.10.2018	Mr & Mrs J E Parfitt 14 Henfron Caerphilly CF83 2NU	Seek non material amendment to application 18/0142/FULL (to omit two windows to rear extension and include multi-fold doors to rear extension) 14 Henfron Caerphilly CF83 2NU	Granted 21.11.2018

18/0545/COND 12.06.2018	Mr R Brewer Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd CF37 4HN	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) Lili Wen Farm Cilfynydd Road To Pant-Du Road Llanfabon Pontypridd	Decided - Discharge of Conditions 22.11.2018
18/0762/NCC 31.08.2018	Mr P Aulakh 10 Cowbridge Road Pontyclun CF72 9ED	Vary condition 6 (height restriction barrier) of planning consent 08/0148/COU - APP/K6920/A/10/2121395/WF (Change the use from petrol filling station to car valeting centre) to amend the siting of the sign to face oncoming traffic and increase the height of barrier to 2.5 metres to allow for vehicles with roof racks or roof mounted luggage boxes Fast Track Hand Car Wash 224 Pontygwindy Road Caerphilly CF83 3HY	Refused 22.11.2018
18/0812/RET 20.09.2018	Mr T Jones Rudry House Rudry CF83 3EB	Retain and complete land raising works and importation of topsoil to form horse exercise and grazing area Land At Grid Ref 320304 186681 R/o Haven Hill Maenllwyd To Yew Tree Cottage Rudry	Refused 22.11.2018
18/0818/FULL 28.09.2018	Mr Barber 12 Ashville Oakdale Blackwood NP12 0JR	Erect conservatory to rear elevation 12 Ashville Oakdale Blackwood NP12 0JR	Granted 22.11.2018
18/0841/FULL 28.09.2018	Mr R Jones 63 Bryn Carno Rhymney Tredegar NP22 5DA	Erect new single garage on an existing hardstanding G9 Garage Site Ty Coch To Bryn Carno Rhymney	Granted 22.11.2018

18/0850/FULL 03.10.2018	Mr & Mrs Davies Croffty Ashgrove Terrace Nelson Treharris CF46 6LR	Erect single storey flat roof extension to rear of bungalow Croffty Ashgrove Terrace Nelson Treharris	Granted 22.11.2018
18/0856/FULL 05.10.2018	Ms Bennett 13 Heron Drive Penallta Hengoed CF82 6AJ	Erect a single storey rear extension 13 Heron Drive Penallta Hengoed CF82 6AJ	Granted 22.11.2018
18/0857/FULL 08.10.2018	Ms M Perera 36 Arthur Street Abertysswg Tredegar NP22 5AW	Erect a single storey rear extension 36 Arthur Street Abertysswg Tredegar NP22 5AW	Granted 22.11.2018
18/0863/FULL 09.10.2018	Mr C Matthews 91 Bryncelyn Nelson Treharris CF46 6HL	Erect two storey side extension to property along with a front porch and a rear extension to dining room 91 Bryncelyn Nelson Treharris CF46 6HL	Granted 22.11.2018
18/0868/FULL 10.10.2018	Mr & Mrs Davies 6 Vale View Gelli Park Risca Newport NP11 6HS	Demolish existing single storey front porch and erect single storey frontage dining room, store and toilet extension and alteration to front steps 6 Vale View Gelli Park Risca Newport	Granted 22.11.2018
18/0935/NMA 29.10.2018	Mr S Hudspeth 1 Attlee Road Blackwood NP12 1QE	Seek approval of a non material amendment to planning consent 18/0188/FULL to change approved flat roof to a dual pitch apex roof and install two velux roof lights 1 Attlee Road Blackwood NP12 1QE	Granted 22.11.2018

Gadewir y dudalen hon yn wag yn fwriadol

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.
17/0411/OUT 11.05.17	Erect residential development with strategic open space including play facilities and pedestrian and cycle networks Land At Gwern Y Domen (Grid Ref 317068 187536) Gwern-y-domen Farm Lane Caerphilly	Subject to further discussion and negotiation
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.
17/0971/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.
18/0037/RM 15.01.18	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0563/OUT in respect of the construction of 50 residential units, access and associated works at Land At Grid Ref 320115 198442 Ty-Mawr Farm Lane Croespenmaen	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.
18/0489/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
18/0616/FULL 09.07.18	Convert sixteen stables into four one bedroom holiday chalets Caerllwyn Ganol Farm Twyn-gwyn Road Mynyddislwyn Newport NP11 7AJ	Subject to further discussion and consideration

18/0689/COND 03.08.18	Discharge conditions 11 (construction), 14 (retaining walls), 15 (landscaping), 16 (contamination), 19 (construction method statement), 21 (boundary treatment) and 22 (trees) of planning consent 16/0665/FULL Land At Grid Ref 314050 188455 Heol Aneurin Penyrheol Caerphilly	
18/0705/COU 03.08.18	Change the use of existing offices/garage building to new office space on first floor and activity rooms on the ground floor The Meadows Gypsy Lane Groeswen CF15 7UN	Subject to further discussion and consideration.
18/0738/TPO 22.08.18	Fell T190 Birch Tree (Tree Preservation Order 17/02/CCBC) Land At Grid Ref 319080 188308 Newport Road To Waterloo Machen	Subject to further discussion and consideration.
18/0766/FULL 03.09.18	Erect two storey side extension to create ground floor garage and utility room with additional bedrooms to the first floor, convert existing garage to store room with additional off street parking created to the front of property 14 Hawthorn Road Nelson Treharris CF46 6PB	Subject to further discussion and consideration.
18/0782/FULL 10.09.18	Erect three bedroom dwelling with off road parking Land Adj. To The Haven 4 Old Parish Road Hengoed CF82 7HU	Subject to further discussion and consideration.
18/0790/COND 11.09.18	Discharge conditions 8 (land drainage), 9 (lighting) and 10 (bats) of planning consent 18/0305/FULL (Erect 2 no. detached bungalows, private drive with off road parking) Land At Grid Ref 318118 196697 Church View Woodfieldside Pontllanfraith	Awaiting the views of consultees.

Gadewir y dudalen hon yn wag yn fwriadol

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 amended draft to Solicitors and they are taking instructions.
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. Sent them draft consent and conditions.
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. No change.
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. Chased.

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. No change.
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	Solicitors preparing engrossments.
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	Waiting for signed document and fees.
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	Waiting for information from leisure to draft Agreement. Chased.

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
18/0011/REF 18/0134/FULL	Mr A Edwards 4 Pen-Y-Waun Cottages Bedwellty NP12 0BB	Erect 4 bedroom detached dwelling at Land At Grid Ref 316548 200672 Adj To 1 Pen-Y-Waun Cottages Heol-Y-Bedw-Hirion Bedwellty	24/10/2018
18/0012/REF 18/0701/FULL	Mr K Rees 29 Hospital Road Penpedairheol Hengoed CF82 8DG	Erect front dormer extension at 29 Hospital Road Penpedairheol Hengoed CF82 8DG	31/10/18
18/0013/LB 18/0178/LBC	Mr N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Retain and complete works to install new entrance gates and install flue pipe and storm cap to existing chimney breast to allow for installation of a wood burner at Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	08/11/18
18/0014/LB 18/0422/LBC	Mr N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Install chimney flue and storm cap to existing chimney breast within the living room to allow for a wood burner to be installed at Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	08/11/18
18/0015/REF 18/0421/FULL	Mr N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Install chimney flue and storm cap to existing chimney breast within the living room to allow for a wood burner to be installed at Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	08/11/18

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
18/0010/REF 18/0125/RET	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	Dismissed 28/08/2018	DEL