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For all enquiries relating to this agenda please contact Kim Houghton
(Tel: 01443 864267 Email: houghtk@caerphilly.gov.uk)

Date: 15th January 2019

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 23rd January, 2019** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

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

Yours faithfully,

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

Christina Harrhy
INTERIM CHIEF EXECUTIVE

AGENDA

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

A greener place Man gwyrddach

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



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

To approve and sign the following minutes: -

- 3 Planning Committee held on 5th December 2018. 1 - 4

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

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

- 4 18/1046/LA - Ystrad Mynach Primary School, Lewis Street, Ystrad Mynach, Hengoed, CF82 7AQ. 5 - 22
- 5 18/0902/FULL - 24 Mill-race, Abercarn, Newport, NP11 4TL. 23 - 32
- 6 18/1038/COU - Unit 2A and 2B, Block C, Newbridge Road Industrial Estate, Pontllanfraith, Blackwood, NP12 2XF. 33 - 40
- 7 18/1042/FULL - 38 Homeleigh, Newbridge, Newport, NP11 4RR. 41 - 48
- 8 18/1005/FULL - Land At Former Bedwellty Comprehensive School, Pengam Road, Aberbargoed. 49 - 70
- 9 18/0551/OUT - Land Within The Curtilage Of Westwinds, New Road, Gellihaf, Pontllanfraith, Blackwood, NP12 2QE. 71 - 80

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

- 10 18/0415/OUT - Land At Grid Ref 314932 189096 (Adjacent To Y Fron), Pwllypant Roundabout To Coed-Y-Brain Roundabout, Pwllypant, Caerphilly. 81 - 94
- 11 18/0988/OUT - Land At Grid Ref 311602 191525, Graig Terrace, Senghenydd. 95 - 106

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

- 12 Applications determined by delegated powers. 107 - 126
- 13 Applications which are out of time/not dealt with within 8 weeks of date of registration. 127 - 128
- 14 Applications awaiting completion of a Section 106 Agreement. 129 - 130

Circulation:

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

And Appropriate Officers

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PLANNING COMMITTEE

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

PRESENT:

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

Councillors:

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

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), M. Davies (Team Leader South), R. Amundson (Principal Planner), C. Powell (Principal Planner), M. Davies (Team Leader South), A. Pyne (Senior Planner), L. Cooper (Assistant Engineer), C. Edwards (Environmental Health Manager), G. Mumford (District Environmental Health Officer) and K. Houghton (Committee Services Officer).

APPOINTMENT OF THE VICE-CHAIR

Following the decision taken at Planning Committee on the 10th October 2018 that Councillor A. Whitcombe be appointed as Vice-Chair for a period of three months, it was moved and seconded that this appointment now continue until the Annual General Meeting of Council on 9th May 2019 and by a show of hands this was unanimously agreed.

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor J. Bevan, Mrs G.D. Oliver and T.J. Williams.

2. DECLARATIONS OF INTEREST

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

3. MINUTES – 7TH NOVEMBER 2018

It was moved and seconded that the minutes of the meeting held on the 7th November 2018 be agreed as a correct record and by a show of hands this was unanimously agreed.

RESOLVED that the minutes of the Planning Committee held on 7th November 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. CODE NO. 18/0843/NCC – GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED, CF82 8FY

Mrs. G Davies (a resident) and Councillors A. Gair and W. David spoke in objection and Ms. J. Price (the applicant) spoke in support of the application.

The Principal Planning Officer informed the Committee that Condition 8 as set out in the Officer's original report had been amended to read;

- 08) No delivery of waste to the site and export of digestate from the site shall take place outside the hours of:
07.00 hours to 18.00 hours Monday to Friday
07.00 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.

Following consideration of the application it was moved and seconded that subject to the aforementioned amendment to Condition 8, the recommendation contained in the Officer's report be approved and by a show of hands and in noting, there were 4 against and 0 abstentions, this was agreed by the majority present.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report and the aforementioned amendment to Condition 8, 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: SP6 Place Making, CW2 Amenity, CW3 Highways and transportation, CW4 Natural Heritage Protection, CW15 General Locational Constraints.
- (iii) The applicant be advised of the attached (to the agenda report) comments from Natural Resources Wales.

5. CODE NO. 18/0717/RET – MARKHAM MINERS WELFARE CLUB, BRYN ROAD, MARKHAM, BLACKWOOD, NP12 0QE

The Team Leader South (Planning) Officer informed the Committee that Condition 3 as set out in the Officer's original report had been amended to read:

- 03) The beer garden hereby permitted shall not be open to customers outside the following times:
Monday to Sunday 11.00 to 22.00
REASON: In the interests of residential amenity.

During the course of the debate, Members proposed and agreed an amendment to Condition 2 as set out in the Officer's original report to read;

02) No amplified or other music shall be played and no televisions, radios or other broadcasting equipment shall be located and used in the beer garden subject of this consent.

REASON: In the interests of the amenity of the area

Following consideration of the application it was moved and seconded that subject to the aforementioned amendment to Condition 3, the recommendation contained in the Officer's report be approved and by a show of hands and in noting, there were 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 and the, aforementioned amendment to Condition 3, this application be granted.
- (ii) The applicant be advised of the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 is relevant to the conditions of this permission: CW2.

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

6. CODE NO. 18/0748/COU – LAND AT THE LAURELS AND MOUNTAIN VIEW, VAN ROAD, CAERPHILLY, CF83 1LA

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

RESOLVED that: -

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

Further information is also available on the Coal Authority website at:

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

- (iii) The applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: SP6, CW2 and CW3.

7. CODE NO. 18/0627/RET – 70 COMMERCIAL ROAD, MACHEN, CAERPHILLY, CF83 8PG

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

RESOLVED that: -

- (i) Subject to the conditions contained within the Officer's report, this application be granted.
- (ii) The applicant be advised 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.

13-16. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 18.25pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 23rd January 2018, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1046/LA 06.12.2018	CCBC Mrs S Richards Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Erect two storey classroom extension to the main junior block and associated parking on land off Lewis Street Ystrad Mynach Primary School Lewis Street Ystrad Mynach Hengoed CF82 7AQ

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Land to the south and north of Lewis Street, Ystrad Mynach

Site description: The application site relates to two separate land parcels formed of part of the existing curtilage of Ystrad Mynach Primary School located to the south of Lewis Street, and also a parcel of grassed land to the north of Lewis Street located behind the residential properties and their rear access lane.

Development: Planning Permission is sought for a two storey front extension to the existing Ystrad Mynach Primary School to provide a classroom extension to the school building for two additional classrooms. In addition a new 37 space school staff car park is proposed to be constructed on a grassed area behind residential properties to the north of Lewis Street accessed from a lane located between numbers 17 and 19/19A Lewis Street.

Dimensions:

The proposed two storey school extension measures approximately 8.2m wide by 9.5 deep (maximum extent) with a height of 9.2m.

The proposed car park measures approximately 62m in length by 16m in width.

Cont'd

Application No: 18/1046/LA Cont'd

Materials:

The two storey extension would be finished with cream rendered walls, red brick quoins and reconstituted stone heads and sills to match the existing school building and would have a Cambrian slate roof.

The car park would be finished in permeable surfacing.

Ancillary development, e.g. parking:

PLANNING HISTORY 2005 TO PRESENT

P/06/0017 - Extend existing school buildings to create primary school - Granted 30.03.06.

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), CW7 (Protection of Open Space), CW8 (Protection of Community and Leisure Facilities), CW15 (General Locational Constraints), LE1 (Protection of Formal Open Spaces), LE3 (Protection of Country Parks), SP5 (Settlement Boundaries), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales (Edition 10, December 2018), Technical Advice Note 12: Design, Technical Advice Note 16: Sport, Recreation and Open Space.

SUPPLEMENTARY PLANNING GUIDANCE

LDP4 - Trees and development
LDP8 - Protection of Open Space

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont'd

Application No: 18/1046/LA Cont'd

COAL MINING LEGACY

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

CONSULTATION

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

Ecologist - No objection to the development. Advises that the location of the car park is on land that has the potential to support reptiles. A reptile method statement is required. Provides conditions and informative notes to address ecological matters.

Head Of Public Protection - No observations.

Senior Engineer (Land Drainage) - The site is situated within an area susceptible to surface water flooding. Provides advice for the applicant and requests that a planning condition be attached to any permission requiring a scheme of land and surface water drainage to be submitted for the approval of the Local Planning Authority.

Landscape Architect - The new car park should be landscaped in the interests of visual amenity and an existing tree adjacent to the proposed extension will require tree protection during the construction period.

Principal Valuer - No Comments.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and 18 neighbour notification letters were sent. At the time of writing this report the publicity period had yet to elapse. Any further representations received prior to planning committee will be verbally reported to Members at Committee.

Response: 8 letters of objection have been received.

Cont'd

Summary of observations:

- Existing Highway safety and Parking problems in the area
Why can school staff not park in the school site and makes reference to incremental extensions of the school facilities?
- Alternative sites for school parking should have been considered.
- Vibration from construction traffic and the vehicles using the new car park following its completion could damage property.
- Disputes reference in submitted documentation to neighbours having been consulted prior to the submission of the application.
- Flooding of access lane/car park area.
- Inadequate access/visibility to the proposed site via the lane.
- Safety concerns in relation to the proposed painted pedestrian footway
- Highlight the inability of emergency services to attend properties in the street due to parking problems.
- Raises concerns in respect of the advertisement of the application.
- Object to the cost of the car park and highlight that there is a usable car park in the centre of Ystrad Mynach which is within reasonable distance of the school, is reasonably priced and reasonably accessible for the teachers.
- States that previously there was a proposal to site a car park behind Lewis Street but this considered unacceptable for highways/safety concerns.
- There is already a high volume of traffic around the schools in this street and for the safety of the children, adding more traffic to the street will only add to the possibility of accidents.
- The proposed car park land is used as a play area by children and grandchildren of residents in the street.
- Vehicles already reverse from the lane onto Lewis Street when busy.
- Request Double Lined Parking Restrictions on each side of the lane.
- Existing gated access for residents on rear lane may need to be altered to ensure a better ingress / egress given the vehicle movements entering the car park and the residents vehicle movements.
Out of hours safety concerns in relation to "Boy racers" which is already a problem in the town centre car parks.
Lack of operational detail on how the car park will be managed.
Lack of perimeter definition. Without any fencing and only a kerb to define the car park there is a risk that when the car park is full, drivers will exit the carpark over the kerb to park on the field, either side of the car park.
Resident lane access is not secure.
No air pollution assessment.

Cont'd

Application No: 18/1046/LA 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 development falls within a zero rated Community Infrastructure Levy category.

ANALYSIS

Policies:

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

The application is seeking planning permission for two distinct elements, firstly an extension to Ystrad Mynach Primary School and secondly the provision of a car park for school staff located to the rear of Lewis Street and the report will consider these elements in turn.

The development would facilitate the operation of the existing school by providing additional teaching space on the existing school site and also by providing a car park for school staff a short distance from the school. It is considered that the development accords with adopted Local Development Plan Policy CW15 (General Locational Constraints).

Cont'd

School Extension

The proposed two storey extension to the Primary School is located within the school grounds, at the front of the building which is situated lower than the street level of Lewis Street. The extension is designed to match the architectural style and appearance of the main building, having a hipped roof to the main portion of the extension and a small link section behind which has a flat roof. The extension will be finished in materials to match the existing school building with render, brick detailing and stone head and sills to windows. It will project further forward than the majority of the principal elevation; however, an existing portion of the school building to the east already extends a similar amount and it is considered that the extension will be visually acceptable harmonising sufficiently with the existing school facade to accord with adopted Local Development Plan Policy SP6 (Placemaking) in having a high standard of design that respects the character of the school building.

The impact on neighbour amenity from the extension is acceptable noting that the extension would be set back from the Lewis Street boundary by approximately 3.5m and the finished floor level of the ground floor is approximately 1.5m below road level. There would be a separation distance in excess of 15 metres between the extension classroom windows and the front windows of dwellings on the opposite side of Lewis Street. This separation distance would be similar to the existing relationship between residential properties facing each other across Lewis Street further along the street to the east. It is considered that the impact on privacy and amenity of occupiers of those residential dwellings located opposite the new extension would be acceptable and accord with Local Development Plan Policy CW2 (Amenity).

Staff Car Park

The proposed school car park would be located on part of a grassed area of land to the rear of residential properties to the northern side of Lewis Street. It would be constructed on a broadly flat grassed area which is bound by an earth embankment to the northern side that rises up in level to a railway line above the site. The eastern end of the car park is close to four garages accessed via a part of the grassed area adjacent but outside of the application site. To the western side the grassed area continues for approximately 50 metres but progressively tapers in width towards the western end.

Cont'd

Application No: 18/1046/LA Cont'd

The access point for the car park would be at the northern end of the existing access lane which runs from Lewis Street between 17 and 19/19a Lewis Street to the rear of the buildings, and currently providing access to a gated rear lane running behind the properties on Lewis Street. The access lane junction onto Lewis Street is in close proximity to existing traffic calming on Lewis Street and double yellow lines are present on either side of the lane for approximately the first 5 metres from the junction with Lewis Street. The Highway Authority have considered the proposed access arrangements and have offered no objection to the scheme. A proposed pedestrian pathway is shown on the submitted site plan and this will be required to be marked out prior to the car park being brought into beneficial use.

The proposed car park would be constructed on an area of grassed open space to the rear of properties on the northern side of Lewis Street and as such the application has been considered against adopted Local Development Plan Policy CW7 (Protection of Open Space). This policy seeks to ensure that developments do not lead to the unacceptable loss of open space within communities and protects sites with significant value as a recreational resource or an area of visual amenity. An Open Space assessment was carried out and this identified a deficiency of informal open space in Ystrad Mynach. The required amount of useable open space in the area is 2.78 ha, but the total available is 1.67 ha. The development of the site would reduce the latter by 0.2 ha. The assessment did however indicate that there was a significant amount of formal open space within 0.5km of the application site. This includes Ystrad Mynach Park which is within a 1km walk of the application and is well equipped with play facilities. The assessment buffer did not include the majority of Parc Penallta Country Park which is located to north of the site outside of the settlement boundary. The closest part of the Parc Penallta designation under the Local Development Plan lies approximately 450m walk from the site close to Brynderwen which is accessible via public footways/footpaths from the application site and the entrance to the main designated area of Parc Penallta is within approximately 1km of the application site.

It is noted that following the proposed development of the car park, an area of grassed space would remain to the west of it and whilst this is significantly smaller than the existing grassed area it would provide an area of open space of approximately 400sqm which could be utilised by local residents including children. The grassed area is located behind the existing housing accessed via a lane between properties and is therefore not considered to be significantly visible within the street scene. A railway line is located to the north of the site on top of an embankment adjacent to the area. The site is considered to have a limited value in terms of the visual contribution it makes to the amenity of the area. In addition to the area of grass space that would be still available following development residents of Lewis Street would be walking distance to formal open spaces (Ystrad Mynach Park) and the Country Park (Parc Penallta) which are both afforded protection from development under Local Development Plan Policies (Policies LE1 and LE3).

Cont'd

Application No:_18/1046/LA Cont'd

The partial loss of the grassed area to provide the school staff car park does reduce the amount of useable space in the locality but this has been weighed against other material planning considerations including the fact that an area of grassed open space will remain available adjacent to the car park and there is access to other recreational spaces in the area available to residents. Another material consideration weighing in favour of the development is the provision of parking for an existing school facility which at present has only 6 car parking spaces, and there are acknowledged parking problems within the area. The development would accord with Policy CW3 (Highways) in providing parking for the school staff which is currently deficient. The car park provision would also facilitate the proposed school extension by providing required parking which would assist in contributing to adequate and efficient infrastructure by maximising the use of an existing educational resource which is acknowledged as desirable by Planning Policy Wales (paragraphs 3.57 and 3.59).

Comments from Consultees:

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

Comments from public:

- Existing Highway safety and Parking problems in the area

It is considered that the provision of dedicated off-street parking for school staff would be likely to alleviate some of the current parking problems where on street parking from school staff is likely to be occurring. The application proposes controlled access for the car park and a condition requiring the submission of a car park management plan is proposed.

Why can school staff not park in the school site and makes reference to incremental extensions of the school facilities?

- Alternative sites for school parking should have been should considered

The application has been considered on its merits as submitted and this would be a matter for the governance of the school.

Cont'd

Application No:_18/1046/LA Cont'd

- Vibration from construction traffic and the vehicles using the new car park following its completion could damage property

The construction period would be limited in duration due to the scale of the proposed development, and following completion the car park its users would be non commercial (light) vehicles. This would also be a private matter between the Council and the neighbouring residents.

Disputes reference in submitted documentation to neighbours having been consulted prior to the submission of the application

The nature and scale of the development means that there was not any formal requirement for the applicant to undertake pre-application consultation prior to submitting the planning application.

- Flooding of access lane/car park area

The Land Drainage Officer has not objected to the development subject to a condition requiring full drainage details prior to commencement of the development. The surface of the car park will be permeable to assist natural drainage.

- Inadequate access/visibility to the proposed site via the lane
- Safety concerns in relation to the proposed painted pedestrian footway

The Highway Authority have considered the application and have offered no objection to the access arrangements.

- Highlight the inability of emergency services to attend properties in the street due to parking problems

This appears to be an existing problem with on street parking and the proposed car park has the potential to alleviate some of this parking by providing alternative parking provision off street for school staff.

- Raises concerns in respect of the advertisement of the application

The application was advertised with a site notice and 18 neighbour notification letters in accordance with Welsh Government requirements for advertising planning applications.

Cont'd

Application No:_18/1046/LA Cont'd

- Object to the cost of the car park and highlight that there is a usable car park in the centre of Ystrad Mynach which is within reasonable distance of the school, is reasonably priced and reasonably accessible for the teachers
- States that previously there was a proposal to site a car park behind Lewis Street but this considered unacceptable for highways/safety concerns

The financial implications of the development are not a material planning consideration and notwithstanding other car parks in the wider Ystrad Mynach area the application has been considered on its merits as submitted.

There is already a high volume of traffic around the schools in this street and for the safety of the children, adding more traffic to the street will only add to the possibility of accidents

The proposed car park is to facilitate parking for staff of the school the majority of whom would be already travelling to the school. The proposed extension would generate relatively few additional vehicle movements and the development is not considered to impact adversely on highway safety.

The proposed car park land is used as a play area by children and grandchildren of residents in the street

The impact of the development has been considered in the report, an area of open space would be retained and access to local recreational resources has been considered against other material planning considerations.

- Vehicles already reverse from the lane onto Lewis Street when busy
Request Double Lined Parking Restrictions on each side of the lane

The Highway Authority has considered the application and offered no objections to it.

- Existing gated access for residents on rear lane may need to be altered to ensure a better ingress / egress given the vehicle movements entering the car park and the residents vehicle movements

The access point is located between the existing gates and the new gates for the car park are shown to open inwards and not conflict with them.

Cont'd

Application No:_18/1046/LA Cont'd

Out of hours safety concerns in relation to "Boy racers" which is already a reported problem in the town centre car parks

The car park is proposed to be gated and therefore access can be prohibited outside of school hours.

Lack of operational detail on how the car park will be managed

It has been detailed that the School Caretaker will be responsible for opening and closing the car park gates. A planning condition requiring a management plan for the car park has been proposed.

Lack of perimeter definition. Without any fencing and only a kerb to define the car park there is a risk that when the car park is full, drivers will exit the carpark over the kerb to park on the field, either side of the car park

The car park is for school staff use and therefore unauthorised parking outside of the carpark would be a matter for school governance.

Resident lane access is not secure

This is noted as the current situation with public access available at present from the public highway. It is not considered that the car park will materially alter this situation.

No air pollution assessment

The application has been considered by the Council's Environmental Health Officer who has raised no objections to the development. It is noted that the car park is for the existing school use and apart from a small increase in staffing levels as a result of the school extension the general traffic levels will not be materially impacted in the locality of Lewis Street.

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 is considered acceptable and is recommended for approval accordingly.

Cont'd

Application No:_18/1046/LA 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 P01, received 06.12.18;
 - Proposed Site Plan, drawing reference P05, received 06.12.18;
 - Proposed Ground Floor Plan, drawing reference P06, received 06.12.18;
 - Proposed First Floor Plan, drawing reference P07, received 06.12.18;
 - Proposed Elevations, drawing reference P08, received 06.12.18.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area in accordance with policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) No development or site/vegetation clearance shall take place until a detailed reptile Mitigation Strategy has been prepared by a competent ecologist and submitted for the written approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected in accordance with Planning Policy Wales and Technical Advice Note 5 (Nature Conservation and Planning).
- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage in accordance with policy CW5 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

- 06) The development shall not be brought into beneficial use until after the area indicated for the parking of staff vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any other purpose other than the parking of vehicles.
REASON: In the interest of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Prior to the beneficial use of the proposed staff parking area first commencing, a pedestrian route shall be marked out on the access lane serving the car park and the existing road markings altered in accordance with details to be firstly agreed in writing with the Local Planning Authority.
REASON: In the interest of Highway Safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) Prior to the commencement of works on the car park hereby permitted details of the proposed car park lighting shall be submitted for the written agreement of the Local Planning Authority. The lighting shall be completed in accordance with the approved details.
REASON: In the interest of the residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 09) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the car park development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policy SP6 (Placemaking) of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

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

Cont'd

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

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

REASON: In the interests of visual amenity in accordance with policy SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 11) Prior to the car park being brought into beneficial use a car park management plan shall be submitted for the written approval of the Local Planning Authority. The management plan shall detail operational measures to control access to the car park to limit its use to school staff. The car park shall be operated in accordance with the approved management plan thereafter.
- REASON: In the interests of the amenity of neighbours and highway safety in accordance with policies CW2 and CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Advisory Note(s)

Many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in crevices such as under ridge tiles, behind roofing felt or in cavity walls and are therefore not often seen in the roof space. Bat roosts are protected even when bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bats are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources Wales (NRW) should be contacted for advice on any special precautions before continuing (03000 653170).

Cont'd

Application No:_18/1046/LA Cont'd

Please also be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Local Authority Ecologists (01443 866616) or Natural Resources Wales (NRW) (03000 653170).

Please find attached the comments of The Council's Ecologist and the Senior Engineer (Land Drainage) that are brought to the applicant's attention.



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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0902/FULL 17.10.2018	Mr S Bartlett 24 Mill-race Abercarn Newport NP11 4TL	Erect two storey rear extension 24 Mill-race Abercarn Newport NP11 4TL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is to the western side of the relatively new Coed Celyn estate in Abercarn, and is to the south of the main roundabout into the estate. The area to the south of the roundabout is characterised by predominantly two bedroomed properties, with designated parking. In the case of No. 24 Mill Race, parking for No's 21-27 is just past of the turning head facility. The property is adjacent to the Ebbw Vale to Cardiff Central railway line.

House type: An end of terrace two bedroom property.

Development: A two storey rear extension to increase living accommodation downstairs, and to increase the number of bedrooms to three.

Dimensions: The proposed two storey extension measures 2.7m deep by 4.3m wide. The height to the eaves is 4.9m and to the ridge is 6.3m.

Materials: To match existing.

Ancillary development, e.g. parking: No additional parking is proposed.

PLANNING HISTORY 2005 TO PRESENT

P/05/0154 - Erect 193 residential houses, flats, garages, fences and all associated engineering works - Granted 19.07.05.

P/05/1672 - Erect residential development - Granted 26.01.06.

P/05/1689 - Carry out civil engineering works to replace pedestrian bridge, realign footpath and remove bridge - Granted 09.03.06.

Cont'd

Application No: 18/0902/FULL Cont'd

P/06/0658 - Erect residential development - Granted 17.08.06.

06/0716/RM - Erect 174 No. dwellings, garages, roads, drainage and alterations to existing highway and associated works - Granted 10.05.07.

08/1042/NCC - Vary Condition 15 of planning permission 06/0716/RM - Granted 14.11.08.

08/1126/FULL - Construct 124 dwellings and associated works - Granted 17.02.09.

09/0367/FULL -Substitute plots of 43 No. dwellings (previously approved under 08/1126/FULL) to be replaced by 42 No. dwellings and associated works - Granted 05.08.09.

POLICY

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

Site Allocation: The site is within the settlement boundary of Abercarn.

Policies: Policy SP6 (Place Making), Policy CW2 (Amenity) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

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.

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 CW3 (Design Considerations - Highways), requires developments to ensure that the appropriate car parking standards are adhered to and that the design, layout and proposed materials will not have a detrimental impact on the highway network or highway safety.

Cont'd

Application No: 18/0902/FULL Cont'd

NATIONAL POLICY Planning Policy Wales (10th Edition) and Technical Advice Note 12: Design (2016).

Paragraph 3.16 of PPW states

"Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence."

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? No.

COAL MINING LEGACY

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

Cont'd

Application No: 18/0902/FULL Cont'd

CONSULTATION

Ecologist - No objection, subject to the imposition of biodiversity enhancements being secured through the decision notice.

Head Of Public Protection - Environmental Health recommends the following condition be included in any permission granted:

Prior to the commencement of the development, details of a scheme shall be submitted to and approved in writing by the local planning authority to include secondary glazing systems in all habitable rooms facing the railway track shall be capable of achieving an internal L_{max} level of 45 dB(A). The Development shall be carried out in accordance with the approved details before first use of the extension hereby approved.

REASON: In the interests of residential amenity.

The developer should also be advised as follows:

Properties on Mill Race were constructed on a former colliery site which was remediated during development. The developer is advised that as part of the remediation strategy, a 600mm clean imported cap was placed in garden and soft landscape areas for the protection of human health. The developer is advised to apply caution during this development and to ensure that any materials reused on site are not from a level below 600mm.

Senior Arboricultural Officer (Trees) - No objections, as no TPOs will be directly affected by the development.

Transportation Engineering Manager - There is objection to the submitted proposals for the following reasons:

In the absence of adequate off-street parking facilities, the development would generate additional on-street parking to the detriment of highway safety. Whilst the impact of one dwelling having inadequate parking on highway safety may seem minimal, it is felt that a precedent would be set for neighbouring properties (and on the Mill Race estate generally), and the cumulative effect across the estate would have a greater impact on highway safety.

Cont'd

Application No: 18/0902/FULL Cont'd

ADVERTISEMENT

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

Response: No responses received.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

ANALYSIS

Policies: This application has been considered in accordance with National policy and guidance, Local Plan policies and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, whether the proposal would have an overbearing impact on the adjacent dwelling and whether the additional bedroom would lead to an increase in on street car parking to the detriment of highway safety.

Policy SP6 (Place Making) considers design. The scheme is considered acceptable as the materials proposed match those on the existing dwelling. The pitch of the roof is also low, and the fenestration proposed is not at odds with the design of the extension. The design of the extension is therefore considered acceptable.

Cont'd

Application No: 18/0902/FULL Cont'd

With regards to the impact on the adjoining property (policy CW2 Amenity), Guidance contained in LDP7: Householder Development states that

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

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

In terms of the single storey element, the depth of the application is commensurate with what could be erected under Permitted Development. With regards to the first floor, in this instance the 45 degree line is not breached. As the applicant has opted for a low ridge height, this assists in minimising the impact on the adjoining property. As such, the impact on No. 23 Mill Race would not be sufficient to justify a refusal. The application accords with policy CW2 (Amenity).

In order for the development to comply with policy CW3 (Design Considerations - Highways), an additional parking space would be required as the proposal is seeking to increase the number of bedrooms from 2 to 3. However given the design of the estate, there is no land available within the curtilage of the application property for an additional parking bay as the bays are in the turning head of the cul-de-sac. Concerns have been raised by the Council's Transportation and Engineering Manager as to the impact this would have on the highway network, and the precedent it could set. However, it should be noted that the property is only a small two bedroom property, where the gross floor area would increase from 91.14sqm to 114.36sqm. Given that the previous parking standards required three parking spaces where the gross floor area was 120sqm or more, coupled with the fact that there is parking available on the main estate route which is also not a through road, it is considered that the impact caused by the possible increase in car parking would not be sufficient to justify a refusal of the application. In terms of the precedent it could set, as each case needs to be assessed on its own merits, this will need to be reviewed on a case by case basis.

The application is therefore recommended for approval.

Comments from public: None.

Cont'd

Application No: 18/0902/FULL 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 hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan received 17/10/2018;
 - Block Plan received 17/10/2018;
 - Proposed Floor Plan received 17/10/2018; and
 - Proposed Elevations received 05/12/2018.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development, details of a scheme shall be submitted to and approved in writing by the local planning authority to include secondary glazing systems in all habitable rooms facing the railway track shall be capable of achieving an internal L_{max} level of 45 dB(A). The Development shall be carried out in accordance with the approved details before first use of the extension hereby approved.
REASON: In the interests of residential amenity in accordance with policy CW2 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area in accordance with policy CW2 of the Adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

Application no: 18/0902/FULL Cont'd

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, CW2 and CW3.

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

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

Properties on Mill Race were constructed on a former colliery site which was remediated during development. The developer is advised that as part of the remediation strategy, a 600mm clean imported cap was placed in garden and soft landscape areas for the protection of human health. The developer is advised to apply caution during this development and to ensure that any materials reused on site are not from a level below 600mm.

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

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



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1038/COU 18.12.2018	RVAC Committee C/o Mr H Butts 13 Cae Canol Hengoed CF82 7RU	Change the use to athletics skills, strength and conditioning centre including administration, spectator viewing and refreshment facilities Unit 2A And 2B Block C Newbridge Road Industrial Estate Pontllanfraith Blackwood NP12 2XF

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Block C, Newbridge Road Industrial Estate, Pontllanfraith.

Site description: Two vacant industrial units located close to the entrance of Block C with dedicated parking facilities.

Development: Full planning permission is sought for the conversion of two industrial units into one unit, for the provision of an athletics skills, strength and conditioning centre. The proposed operational hours would be weekdays between 6pm and 11pm, and from 8am to 11pm during the weekends.

Dimensions: No external extensions proposed, however the resulting unit measures 23.6m wide by 21.4m deep. The proposed mezzanine level will measure 17.4m by 4.7m and within this, the proposed refreshment area measures 5.28sqm.

Materials: One of the three roller shutter doors will be replaced with uPVC glazing.

Ancillary development, e.g. parking: The proposal includes an administration office, spectator viewing and refreshment facilities area.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 18/1038/COU 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 settlement limits of Blackwood and is allocated as part of EM2.20 Newbridge Road Industrial Site (Secondary Employment site).

Policies: SP6 (Place Making) SP5 (Settlement Limits), SP16 (Managing Employment Growth), CW2 (Amenity), CW3 (Design Considerations: Highways), CW13 (Use Class Restrictions: Business and Industry) and advice contained within supplementary planning guidance LDP5: Car Parking Standards.

Policy SP5 (Settlement Boundaries) are defined in order to indicate where development would normally be allowed, taking into account material planning considerations, promote the full and effective use of urban land and thus concentrate development within settlements; to prevent coalescence of settlements, ribbon development and fragmented development, and to prevent inappropriate development in the countryside.

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.

Policy SP16 (Managing Economic Growth) allocates land for employment use in the county borough, providing sufficient employment opportunities.

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 CW3 (Design Considerations - Highways), requires developments to ensure that the appropriate car parking standards are adhered to and that the design, layout and proposed materials will not have a detrimental impact on the highway network or highway safety.

Policy CW13 (Use Class Restrictions - Business and Industry) states that development on secondary employment sites will only be permitted where it is within a B1, B2 or B8 use class, an acceptable sui generis use; to provide an ancillary facility or service to the primary employment use or an acceptable commercial service unrelated to class B uses.

Cont'd

Application No: 18/1038/COU Cont'd

NATIONAL POLICY Planning Policy Wales (10th Edition) (PPW 10), Technical Advice Note 16: Sport, Recreation and Leisure (2009) (TAN 16) and Technical Advice Note 23: Economic Development (2014) (TAN 23).

Paragraph 4.5.2 of PPW 10 states

'Planning authorities should provide a framework for well-located, good quality sport, recreational and leisure facilities, and develop clear policies for the provision, protection and enhancement of sport, recreation and leisure facilities. These policies should set standards of provision, so that local deficiencies can be identified and met through the planning process, and set out policies to avoid or resolve conflict between different activities.'

Paragraph 5.4.14 of PPW 10 states

'Development policies and Supplementary Planning Guidance (SPG) should support mixed use developments, including flexible live/work units and commercial premises, where these are appropriate.'

TAN 16 notes

"By encouraging healthier lifestyles, the Assembly Government hopes to improve the health and well-being of people in Wales, including older people, those with disabilities, children and young people. It aims to address health inequalities by encouraging everyone to adopt healthier lifestyles and ensuring access to local services, including the encouragement of cycling and walking. Young people's recreational needs are a priority, improving levels of physical activity and access to facilities in and outside schools. The Assembly Government recognises the critical importance of play for the development of children's physical, social, mental, emotional and creative skills. It also recognises that providing opportunities for physical activity can help address wider health and well-being issues, particularly obesity, and that the closer a play area is to home, the more likely it is to be used by children" (Paragraphs 1.8 and 1.9).

TAN 23 Economic Development states

"Planning Policy Wales (PPW) defines economic development broadly so that it can include any form of development that generates wealth, jobs and income. In producing development plans or determining planning applications local planning authorities need to bear in mind that traditional business use, classes B1-B8, only account for part of the activity in the economy. It is important that the planning system recognises the economic aspects of all development and that planning decisions are made in a sustainable way which balance social, environmental and economic considerations" (paragraph 1.1.1).

Cont'd

Application No: 18/1038/COU Cont'd

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 for this type of application.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objections, however with regards to the operational hours, noise from crowds, whistle noise, music etc. may cause an issue within the later hours of the evening as the building fabric could act as an amplifier so they would need to be mindful of this.

With regards to the refreshments facility, no objections raised however would advise that the applicant make contact with our food, health and safety team at the earliest possible convenience to ensure that any kitchen/sanitary facilities installed are fully compliant with current legislation.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of site notice and letters to the nearby six properties.

Response: At the time of writing the report, no responses had been received. Please note that the site notice does not expire until the 28/01/2019 and as such, the decision notice will not be issued until after that date. Should any material objections be submitted in the intervening period, the application will be reported back to committee before a decision is made.

Summary of observations: No responses received.

SECTION 17 CRIME AND DISORDER ACT

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

Cont'd

Application No: 18/1038/COU Cont'd

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No, as the proposed change of use is not CIL liable and the proposed refreshment facility is ancillary to the main unit and will not be open to the general public.

ANALYSIS

This application has been put forward before Planning Committee as a number of the Rhymney Valley Athletics Club members are also Council Employees, or are related to Council Employees.

Policies: This application has been considered in accordance with National policy and guidance, Local Plan policies and Supplementary Planning Guidance. The main considerations in the determination of this application are whether the proposed change of use is acceptable in policy terms and whether there would be any adverse impacts to highway safety in terms of car parking.

Newbridge Road Industrial Estate (EM2.20) is designated as a Secondary Employment Site within the Adopted LDP. Within Secondary Employment Sites, policy CW13 (c) notes that development proposals will be subject to the following restrictions:

- "i) within use classes B1, B2 or B8
- ii) an appropriate sui generis use
- iii) to provide an ancillary facility or service to the primary employment use
- iv) an acceptable commercial service unrelated to class B uses"

The reasoned justification for policy CW13 notes that a 'commercial service unrelated to use class B which might be considered acceptable would include indoor health, fitness and play facilities, training facilities, day nurseries and a commercial and vehicle maintenance business'. The proposal falls within this definition and as such, the application complies with policy CW13.

Cont'd

Application No: 18/1038/COU Cont'd

With regards to the impact that the application will have on highway safety, no objections are raised by the Transportation and Engineering Manager given the additional information provided states that the operational hours proposed are weekdays between 6pm to 11pm, and 8am to 11pm at weekends. In terms of the potential noise impact, as the site is not in close proximity to residential properties, no concerns are raised by Environmental Health with regards to the operational hours. The application therefore accords with policy CW3 (Design Considerations - Highways) and CW2 (Amenity) respectively.

With regards to the refreshment facilities provided, it is necessary to restrict the size of the refreshment area so that it remains ancillary to the training facility.

The application is recommended for approval, subject to conditions.

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

Comments from public: At the time of writing this report, no representations have been received. Members should be aware that whilst the neighbour letters consultation has expired, the site notice does not expire until after Planning Committee. As all neighbours have been consulted and no issues raised, it is unlikely that any issues will come forward. Any comments received will be reported verbally to Planning Committee. Committee should be mindful that if any material representations are received after Planning Committee that are not addressed in the above report, the application will be reported back to committee.

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

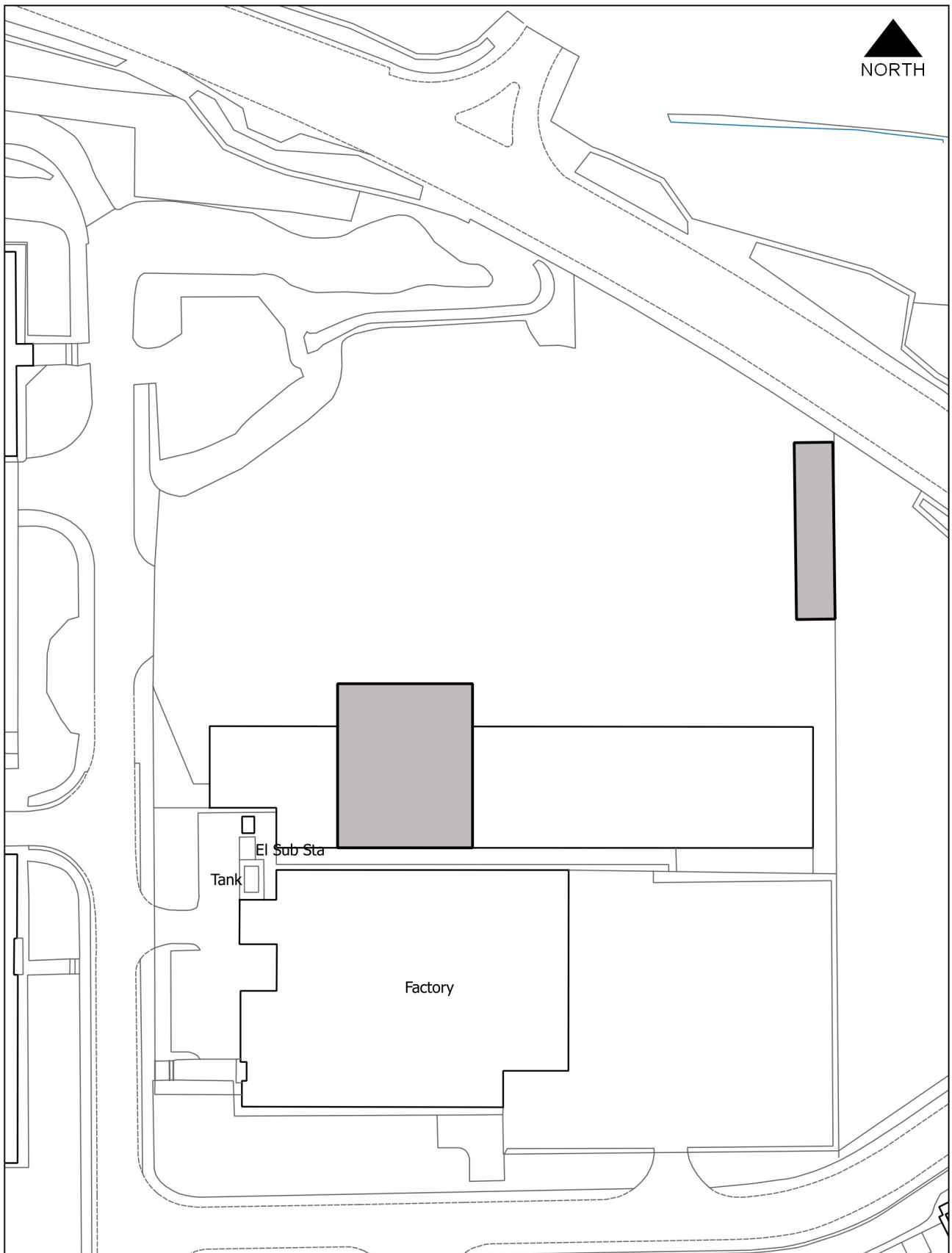
Application No: 18/1038/COU Cont'd

- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan received 04/05/2018;
 - Block Plan indicating Parking received 19/12/2018;
 - Drawing showing Proposed Front Elevation received 04/12/2018;
 - Drawing showing Proposed Ground Floor Plan received 04/12/2018;
 - Drawing showing Proposed Mezzanine Plan received 04/12/2018; and
 - Email detailing operational hours received 09/01/2019.
- REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The proposed refreshments facility hereby approved shall be ancillary to the use hereby approved and limited to the size shown on the Proposed Mezzanine Plan received 04/12/2018 and shall be for the use of the Rhymney Valley Athletics Club members only.
- REASON: To retain effective control of the facility in accordance with policy CW13 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

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: CW13.

Please find below the comments of the Council's Head of Public Protection that are brought to the applicant's attention.



Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1042/FULL 05.12.2018	Mr Griffiths 38 Homeleigh Newbridge Newport NP11 4RR	Construct dormer extension to rear of property 38 Homeleigh Newbridge Newport NP11 4RR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is on the southern side of Homeleigh, in Newbridge, close to the junction with New Bryngwyn Road.

House type: A semi-detached dormer bungalow.

Development: Full Planning Permission is sought to construct a dormer extension to the rear of the property. The application is reported to committee because the agent is related to a member of the Council's staff.

Dimensions: The proposed rear dormer measures 6.8m wide and will be at its longest point, 4.5m deep. The height to the eaves is 2.0m and the resulting height to the eaves is 6.3m.

Materials: Hung tile cladding with concrete roof tiles.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

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

Site Allocation: The site is within the settlement boundary of Blackwood.

Cont'd

Application No: 18/1042/FULL Cont'd

Policies: Policy SP6 (Place Making), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways) and guidance contained in Supplementary Planning Guidance LDP7: Householder Development.

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.

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 CW3 (Design Considerations - Highways), requires developments to ensure that the appropriate car parking standards are adhered to and that the design, layout and proposed materials will not have a detrimental impact on the highway network or highway safety.

NATIONAL POLICY Planning Policy Wales (10th Edition) and Technical Advice Note 12: Design (2016).

Paragraph 3.16 of PPW states

"Planning authorities should through a process of negotiation seek to improve poor or average developments which are not well designed, do not take account of their context and consider their place, or do not meet the objectives of good design. Where this cannot be achieved proposals should be rejected. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions. If a decision maker considers that a planning application should not be approved because of design concerns they should ensure that these reasons are clearly articulated in their decision and justified with sufficient evidence."

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."

Cont'd

Application No: 18/1042/FULL Cont'd

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Ecologist - No objection, subject to the imposition of biodiversity enhancements being secured through the decision notice and advisories to be passed onto the applicant.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of neighbourhood letters to the adjoining five properties.

Response: No responses received.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

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

Cont'd

Application No: 18/1042/FULL Cont'd

ANALYSIS

Policies: This application has been considered in accordance with National policy and guidance, Local Plan policies and Supplementary Planning Guidance. The main points to consider in the determination of this application are whether the proposal is acceptable from a design perspective, and whether the proposal would have an unacceptable overbearing or overshadowing impact on the adjacent dwellings at No. 37 and No. 39 Homeleigh.

Policy SP6 (Place Making) considers design. Whilst the proposal does not strictly accord with the design principles set out in Guidance Note 2 of LDP7: Householder Development, the proposal does mirror that of the adjoining semi-detached dwelling in both materials proposed and design. The rear of the dwellings will therefore look balanced, and as such the proposal would not look out of place in the wider street scene. Whilst the fenestration proposed does not mirror that on the adjoining property, the harm generated would not be sufficient to justify a refusal.

With regards to the impact on the adjoining dwellings (policy CW2 Amenity), as there is a similar dormer window at No. 39, there would be no impact generated by the development. With regards to the impact on No. 37, as there is 7.5m between both dwellings, the development will not cause overshadowing or have an overbearing impact on No. 37. Furthermore, the application is commensurate with what could be erected at the property under Permitted Development.

With regards to policy CW3 (Design Considerations - Highways) as an additional bedroom is being created three parking spaces would be required. The existing drive is of sufficient length to accommodate three vehicles and as the proposal could be carried out without the need for Planning Permission, it is not reasonable to control by condition.

The application is recommended for approval.

Comments from consultees: The Council's Ecologist asks for a condition to secure bat and bird breeding provision as a biodiversity enhancement. While this is desirable, in view of the scale of the development coupled with the fact that the scheme is commensurate with Permitted Development, it is not deemed necessary or reasonable to impose a condition. The standard protection advisories will be issued, as requested.

Comments from public: No responses received.

Cont'd

Application No: 18/1042/FULL 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 hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan received 05/12/2018; and
 - Drawing No. 02 (Proposed Elevations, Floor Plan and Section Through) received 05/12/2018.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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

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

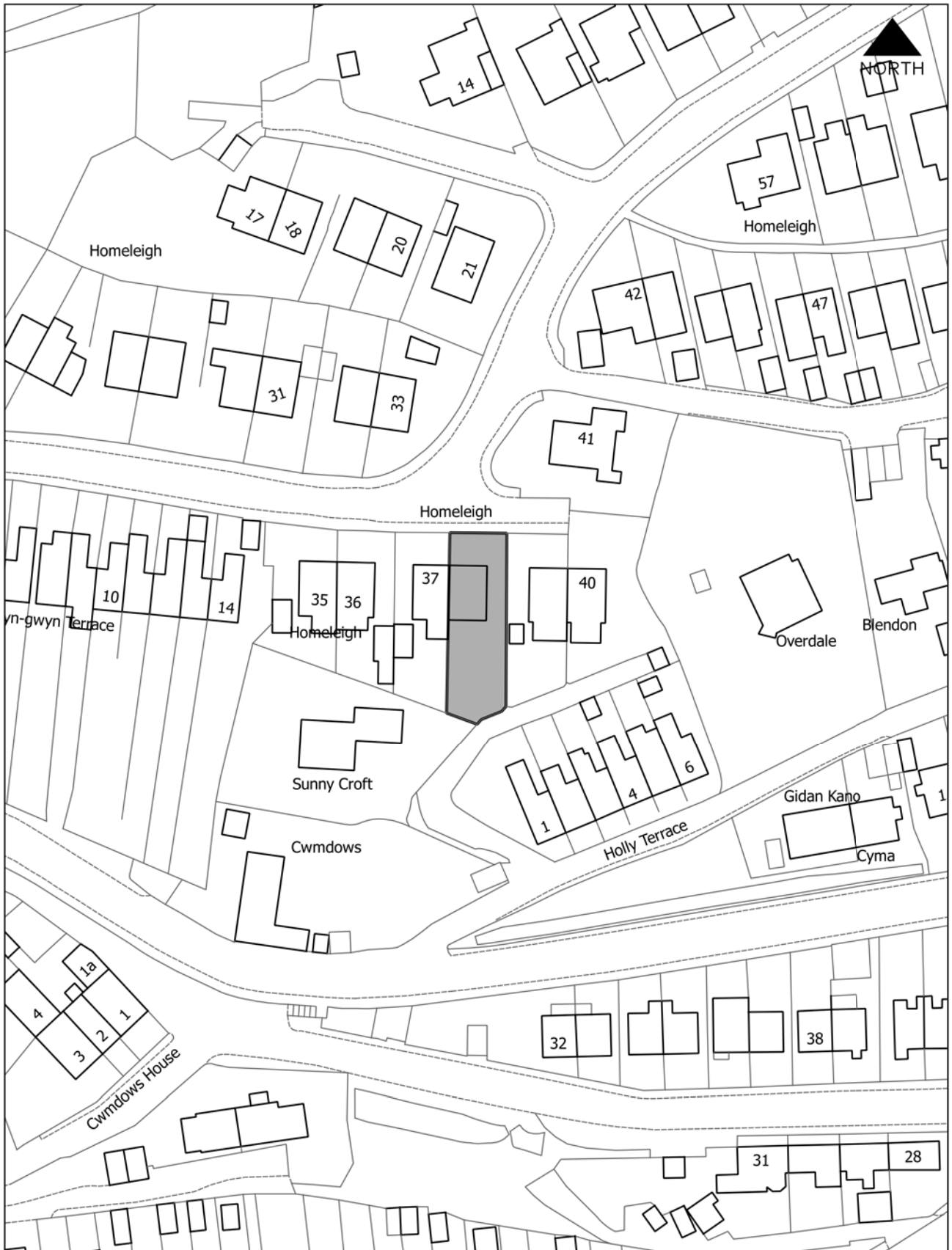
Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

Cont'd

Application No: 18/1042/FULL Cont'd

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

The homeowner/developer is advised that any development that involves works on land close to a neighbour's land will require agreement under the Party Wall Act. This planning permission is issued having regard to the land ownership certificate submitted by the applicant.



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/1005/FULL 27.11.2018	Llanmoor Developments Ltd Mr S Grey 63-65 Talbot Road Talbot Green Pontyclun Rhondda Cynon Taff CF72 8AE	Erect 55 unit residential development with associated landscaping and play provision Land At Former Bedwellty Comprehensive School Pengam Road Aberbargoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located in the Aberbargoed ward, directly south of Bowen Industrial Estate, with an existing access point off Pengam Road to the west.

Site description: The site is a former school site, which has been cleared. The former school playing fields are located directly south of the site, but are not included within the application boundary. The application site, measuring 1.83 hectares, is brownfield, i.e. previously developed land, located within the Settlement Boundary. The site is roughly rectangular and has TPO protected trees in its north-east corner, several along its western boundary fronting onto Pengam Road, as well as a pair of protected Oak trees approximately 50 metres east of its access point. The site rises gently from west to east, with a difference in levels of 10 metres over a distance of approximately 200 metres. A highway link from the application site into the playing fields to the south is also shown on the submitted layout.

The application site lies immediately adjacent to the Aberbargoed Site of Special Scientific Interest (SSSI) a site of national importance for its grassland communities including neutral, acid and marshy grassland communities and for its population of Marsh Fritillary Butterflies. It is also the Aberbargoed Grasslands Special Area of Conservation (SAC), a site of European importance for its purple moor-grass and rush pasture and for its population of marsh fritillary butterflies.

Cont'd

Application No: 18/1005/FULL Cont'd

Development: Full planning permission is sought in respect of residential development of 55 dwellings with associated access, landscaping, formal public open space and parking arrangements.

The proposal comprises of:

- A range of 2, 3 and 4 bedroom homes;
- A mix of detached and semi-detached two-storey properties;
- The provision of 15% affordable housing comprising of 4 flats and 4 dwellings;
- Locally Equipped Area of Play (LEAP).

Vehicular access to the proposed development will be gained via the existing access directly off Pengam Road.

The Illustrative Layout plan shows the proposed dwellings laid around two internal estate roads, as well as several private drives. The layout also shows the provision of a Local Areas of Equipped Play (LEAPs) located at the north-western corner of the site.

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

- Design and Access Statement;
- Construction Environmental Management Plan;
- Noise Impact Assessment;
- Drainage Strategy Report;
- Supplementary Site Investigation Report;
- Bat Activity Transect Survey;
- Cumulative Impact Assessment on the SAC;
- Arboriculture Impact Assessment and Method Statement;
- Tree Survey and Protection Plan;
- Transport Statement;
- Travel Plan.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement boundary and allocated for housing (H1G 1.22).

Cont'd

Application No: 18/1005/FULL Cont'd

Policies:

Strategic Policies

Policy SP1 Development Strategy (HOVRA)

Policy SP4 Settlement Strategy

Policy SP5 Settlement Boundaries

Policy SP6 Place Making

Policy SP7 Planning Obligations

Policy SP14 Total Housing Requirements

Policy SP15 Affordable Housing Target

Countywide Policies

Policy CW1 Sustainable Transport, Accessibility and Social Inclusion

Policy CW2 Amenity

Policy CW3 Design considerations (Highways)

Policy CW4 Natural Heritage protection

Policy CW5 Protection of the Water Environment

Policy CW6 Trees, Woodland and Hedgerow Protection

Policy CW10 Leisure and Open Space provision

Policy CW11 Affordable Housing Planning Obligation

Policy CW15 General locational constraints

Supplementary Planning Guidance

LDP1: Affordable Housing Obligations

LDP4: Trees and Development

LDP 6: Building Better Places to Live

NATIONAL POLICY

Planning Policy Wales (Edition 10, December 2018);

Technical Advice Note 1: Joint Housing Land Availability Studies (2015);

Technical Advice Note 2: Planning & Affordable Housing (2006);

Technical Advice Note 5: Nature Conservation and Planning (2009);

Technical Advice Note 12: Design (2016);

Technical Advice Note 16: Sport Recreation and Open Space (2009);

Technical Advice Note 18: Transport (2007).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont'd

Application No: 18/1005/FULL Cont'd

COAL MINING LEGACY

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

CONSULTATION

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

Principal Valuer - No comments.

Ecologist - No objection subject to Conditions and advice.

Transportation Engineering Manager - No objection subject to Conditions. A Condition is requested that the unnamed lane to the south of the development, known locally as Harrys Hill, shall be improved in a manner to be agreed in writing with the Local Planning Authority. The improvements shall be in the form of the provision of a 2.0m wide footway which runs from the junction with the A4049 Pengam Road along Harry's Hill for a distance of approximately 120m and that the footway shall be completed prior to beneficial occupation of any dwelling.

Landscape Architect - No objection subject to Conditions. Detailed comments are discussed further in the analysis section.

Head Of Public Protection - No objection subject to Conditions relating to site investigation; the testing of imported soils and materials; and upgraded acoustic glazing for the habitable rooms facing Pengam Road, as well as an acoustic fence in relation to Plot 49.

Natural Resources Wales - Raise concerns regarding the potential impact of the development on the adjoining SAC and SSSI. Discussions are ongoing at the time of the report and their final comments will be reported verbally at Planning Committee.

CCBC Housing Enabling Officer - Raises no objection on the basis that 15% affordable housing will be provided. This equates to 8 units of which 6 will be for social rent and 2 for LCHO (low cost home ownership).

Strategic & Development Plans - No objection on the basis that the site is an allocated housing site.

CCBC - 21st Century Schools - Confirm that there is adequate capacity in the relevant Primary and Secondary English and Welsh Medium schools in the catchment to serve the proposed development.

Cont'd

Application No: 18/1005/FULL Cont'd

Dwr Cymru - No objection subject to advice being forwarded to the applicant in relation to the public sewer that crosses the application site.

Police Architectural Liaison Officer - Raises no objection to the proposed development, but provides further advice to the developer.

Wales & West Utilities - Provide advice to the developer regarding existing utilities in close proximity to the site.

Western Power Distribution - No comments.

ADVERTISEMENT

Extent of advertisement: A total of twelve nearby residential properties and commercial premises were consulted by way of letter and bi-lingual site notices were placed on a lamppost opposite the application site.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The main species of concern for the proposed development site are bats, breeding birds and reptiles. Bat Activity Transect Surveys were undertaken by Spectrum Ecology. The Initial Preliminary Assessment for bats was carried out on the 19th February 2018. A Preliminary Inspection was made of the trees surrounding the site, however, the trees along the boundary will be retained due to the TPO's and therefore no further survey effort was given to the trees. The remainder of the site was considered to provide commuting and foraging routes and therefore a bat activity transect survey was considered appropriate for the site.

Cont'd

Application No: 18/1005/FULL Cont'd

The proposed development site currently supports species poor grasslands and scrub which is often associated with this type of demolition site. As bat activity was recorded on the adjoining SAC it was decided to carry out a full bat activity survey in one of those months in the same 24 hours. The surveys were then carried out on the 19th May, 5th June, 2nd July and 13th/14th August 2018 (dawn survey). The observations were conducted on the tree line to the north and SAC to the east. During the course of these surveys, a low number of bats were observed commuting and foraging along the northern tree line boundary and no bats were observed or detected during the dawn survey over the site. Therefore, the surveys indicated that the site as a whole offers low foraging potential, however, the tree line along the northern boundary which connects the western side of the site to the eastern side adjoining the SAC is currently being as a commuting and foraging route of local importance by several species of bats. Conditions will be attached to the permission in the interests of biodiversity.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, however the application site is located in the Lower Viability CIL zone where the chargeable amount is £0.

ANALYSIS

Policies: The application site is located within the defined settlement boundary and is allocated for housing within the adopted LDP (HG1.22 Bedwellty Comprehensive School), therefore the proposed development is acceptable in principle subject to material planning considerations. Those material planning considerations, i.e. main issues, are discussed in detail below.

Housing density

The site is allocated for housing (HG1.22 Bedwellty Comprehensive School). The Policy identifies an indicative capacity of 74 dwellings, which was based on a notional density of 35 units a hectare, where the number of dwellings was unknown at the time of plan allocation. The supporting text for the policy states "the proposed number of units identified for each site is indicative and higher or lower densities may be acceptable where the proposed development addresses other policy considerations including design, sustainability, and comprehensive development."

It is recognised that there are constraints on the site in respect of trees with TPO designations and the need for a buffer adjoining the SAC, which will reduce the developable area. There is also an onsite LEAP. This reduction in the number of dwellings to 55 is acceptable in policy terms.

Cont'd

Application No: 18/1005/FULL Cont'd

Landscape considerations

The proposed layout incorporates extensive planting along the periphery of the site and includes the retention of two TPO trees. The layout also includes a public open space (hereafter referred to as POS) incorporating a LEAP. A landscaping planting plan has also been submitted to support application.

The landscape officer provided comments in respect of the application which supports the proposals including the retention of the TPO trees and the inclusion of the LEAP. Concerns have, however, been raised by the landscape officer in respect of the following:

Location of the POS;

The POS location accords with the Fields in Trust standards which requires LEAPs to be within 400m of dwellings. The LEAP is within 180m from the furthest away located dwelling (plots 23-26), which is well within the standards. The location of the LEAP at the front of development is deliberate to enable not only the proposed dwellings to have ease of access but also existing dwellings in the local area.

In terms of overlooking, the LEAP is located adjacent to plots no. 1 and no. 52 which are in close enough proximity to enable sufficient overlooking. The applicant was asked to provide a dual aspect to these dwellings to ensure high levels of natural surveillance are provided. The house types as current proposed do not achieve the necessary level of surveillance and therefore a condition will be imposed which requires additional windows to plots no. 1 and no. 52 to ensure the LEAP is well over looked.

It is considered that the proposed LEAP and its location is acceptable, subject to the above mentioned condition, in accordance with Policy CW10 of the LDP.

Location of the attenuation tank;

The location of an attenuation tank within open spaces is typical in residential dwellings and it is not considered unacceptable, subject to an agreed drainage strategy. The commuted sum for the attenuation tanks will be agreed if the LEAP and/or drainage are to be given up for adoption.

Boundaries of no. 47 to 49;

The boundaries to no. 47 to 49 face onto the area of formal open space and screened from the Pengam Road by retained planting. It is not considered these boundaries will result in a harmful visual impact. A Condition will be attached to the permission requiring an acoustic boundary treatment around the garden area of Plot 49. The final design of this boundary treatment for Plot 49, which will be visible from Pengam Road, will be agreed at a later stage.

Cont'd

Application No: 18/1005/FULL Cont'd

Appearance of the gabion walls;

The proposed gabion walls are modest in height at 0.6m to a maximum of 1.5m and are located along the site perimeter and, therefore, considered to have a minimal visual impact. The proposed fill material to the gabion walls is important to the overall setting of the site and therefore will be conditioned to ensure the material is acceptable in the context of the site and its location.

Size of buffer to SAC is too small;

The size of the buffer will be dealt with under sub-heading 'Ecological Considerations'.

The density of the hedging proposed should be increased;

The density of proposed bulb planting should be increased;

The wildflower species should be substituted for species rich native hedgerow;

Details of the tree pit should be provided;

Number of trees in certain locations is reduced;

Sizes of trees in front gardens to be controlled;

Certain species of trees to be reduced to a more suitable species for the proposed locations; and

Requirements outlined in terms of the planting specification and maintenance.

The principles of the landscaping proposal are supported and demonstrate that a comprehensive scheme is achievable. The details above requested by the landscape officer are acknowledged and can be secured by a condition requiring full landscape details and associated maintenance and management plan.

To conclude on landscape matters, the proposed layout is considered to include ample landscaping opportunities which promote a defined sense of place and make a positive contribution to the area. This accords with policy of the LDP and PPW10 whilst also achieving the aims of the Well-Being of Future Generation Act.

Ecological Consideration

In their consultation response to the planning application Natural Resources Wales (NRW) requested further information be submitted which demonstrates the proposed development will not have a likely significant impact on the Aberbargoed Grasslands Special Conservation (SAC), Aberbargoed Grassland Site of Special Scientific Interest (SSSI) and Aberbargoed Grasslands National Nature Reserve (NNR). The Local Authority's Ecologist has carried out an Appropriate Assessment to assess the likely impact of the proposed development with respect to the conservation objectives of the Aberbargoed SAC. The comments of NRW will be reported to Planning Committee verbally as they were unavailable at the time of the report.

Cont'd

Application No: 18/1005/FULL Cont'd

NRW also requested an updated Construction Environmental Management Plan (CEMP) to demonstrate how adverse impact on the SAC will be avoided during construction. This updated CEMP has been prepared by the applicant and forwarded to NRW. Again, the outcome of this matter will be reported verbally at Planning Committee.

The submitted plans show a 3m buffer strip between the eastern boundary of the application site and the SAC. To the rear of the properties' gardens at the eastern extent of the site is a 2.1m high close boarded fence, beyond which is the 3m buffer strip which will be a managed planted area, and the existing 1.8m high palisade fence that currently separates the site from the SAC will also be retained. It is considered that these two solid boundary treatments, as well as the 3m planted buffer strip, provide adequate levels of protection of the SAC. Conditions will be attached to the permission to ensure future occupiers of Plot 19 to 26 do not create accesses into this buffer strip area to ensure it performs its ecological function.

Comments from Consultees: No objection subject to Conditions and advice.

The final comments of Natural Resources Wales will be reported at Planning Committee as discussions regarding the impact of the development on the Aberbargoed SAC were ongoing at the time of the report.

The Transportation Engineering Manager requested the provision of a footpath adjacent to Harry's Hill. However, whilst this is desirable from a connectivity perspective, the request does not meet the test of Necessity as outlined in Condition Circular 11/95, i.e. the works are not necessary to facilitate the development. For this reason the Condition will not be attached to the permission.

Comments from public: None.

Cont'd

Application No: 18/1005/FULL Cont'd

Other material considerations: The proposal to develop 55 dwellings would make a significant contribution to the Council's 5 year housing land supply, which currently stands at 2.3 years based on the latest JHLAS (2018).

The recommendation is to require the applicant to enter into a S106 Agreement in respect of Affordable Housing and formal public open space provision. The tests for Sections 106s which have to be met are as follows:

These are as follows:-

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

With regard to the first of these the arrangements required in respect to affordable housing and formal public open space are to comply with Local and National policy.

In respect to the second point this is an area of housing pressure and affordable dwellings are required in the area. It is considered essential that this proposal will provide an allocation of such properties for the benefit of residents. In terms of the area of formal public open space, this area will provide play facilities for future residents, as well as nearby residential properties outside of the application site, and is directly related to the development.

The third point relates to fairness of scale and kind. In this regard discussions with the developer have resulted in an affordable provision of 15%, i.e. 8 of the 55 properties. In view of the projected financial position for this site these levels were considered to be reasonable. It is also considered that the requirement to provide the LEAP is fairly related to a development of this scale.

In the circumstances it is recommended that the application be deferred pending the signing of a Section 106 Agreement in respect of the provision of 15% affordable housing. The affordable units will need to be transferred at the values contained within the Council's current Affordable Housing Obligations SPG dated October 2018. The social rented units will be delivered to the Welsh Government's Design Quality Requirements (DQR) and transferred to a Registered Social Landlord. The developer will need to deliver the homes at the affordable values set out within the Council's current SPG on affordable housing. The S106 Agreement will require the provision of the LEAP prior to occupation of the first dwelling, as well as a maintenance clause whereby the developer either agrees a commuted sum with the Local Authority for its long term maintenance, or proposes an acceptable alternative management solution for the area.

Cont'd

Application No: 18/1005/FULL Cont'd

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

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

RECOMMENDATION (A) that the application be DEFERRED to allow the applicant to enter into a Section 106 Agreement as set out in this report. On completion of the Agreement (B) that Permission 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:
Working Method Statement in the Ecological Statement (March 2018), received 23.11.2018;
Bat Activity Transect Survey Report (September 2018) prepared by Spectrum Ecology, received 23.11.2018;
Cumulative Impact Assessment (August 2018) prepared by Spectrum Ecology, received 23.11.2018;
Construction Environmental Management Plan, received 09.01.2019;
Arboricultural Method Statement and Tree Protection Plan (prepared by Treescene), received 23.01.2018;
Site Location Plan, received 23.11.2018;
Aberbargoed Play Area drawing - Revision 2, received 23.11.2018;
Drawing No. HF-01 Rev. A, House Finishes, received 23.11.2018;
Various house type plans, received 23.11.2018;
Drawing No. TP-01 Rev. A, Proposed Site Plan, received 23.11.2018;
Drawing No. POS-01 Rev. A, Public Open Space Plan, received 23.11.2018;
Drawing No. BBLP-01 Rev. A, Bird and Bat Box Locations, received 23.11.2018;
Drawing No. AF-01 Rev. A, Affordable Housing Plan, received 23.11.2018;
Drawing No. BBL-01, Bat Box Locations, received 23.11.2018;

Cont'd

Application No: 18/1005/FULL Cont'd

Drawing No. BBL-02, Swift Box Locations, received 23.11.2018;
Drawing No. BBL-03, House Martin Box Locations, received 23.11.2018;
Drawing No. BBL-04, Sparrow Box Locations, received 23.11.2018;
Drawing No. EW-01 Rev. A, External Works Plan, received 23.11.2018;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

- 03) Prior to the commencement of the development hereby approved a notice shall be given to the Local Planning Authority.
- (a) stating the date on which the development is to begin;
 - (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended ("the Order").
- Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it. That decision notice shall be in the form specified by, and must be displayed in accordance with, Schedule 5B of the Order.
- REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.
- 04) The development shall not be first 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 and to accord with Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
- REASON: In the interests of highway safety and to accord with Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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Application No: 18/1005/FULL Cont'd

- 06) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety and to accord with Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 07) Prior to the occupation of the development hereby approved a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options and to accord with Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 08) The proposed parking areas shall be completed in permanent materials as agreed in writing with the Local Planning Authority, to ensure loose stones or mud etc. are not carried out on to the public highway.
REASON: In the interests of highway safety and to accord with Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 09) The existing access shall be improved in a manner to be agreed in writing with the Local Planning and be completed in materials as approved by the Local Planning Authority before first occupation of any dwelling. The improved access shall have a minimum carriageway width of 5.5m with two 2.0m wide footways and alterations to the kerbs radius on the adjacent layby.
REASON: In the interests of highway safety and to accord with Policy CW3 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 10) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage and to accord with Policy CW5 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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Application No: 18/1005/FULL Cont'd

- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 12) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 13) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 14) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the relevant dwellings are first occupied.
REASON: In the interests of the visual amenities of the area and to accord with Policy CW2 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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- 15) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. Those details shall include:
- (a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor structures including furniture, play equipment, refuse or other storage units; and
 - (b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.); and
 - (c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- The development shall be carried out in accordance with the agreed scheme and all planting, seeding, turfing/hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
- REASON: In the interests of the visual amenity of the area and to accord with Policy CW2 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 16) Prior to the commencement of the development details shall be submitted to the Local Planning Authority for their written approval detailing the fill material to be used for the proposed gabion retaining wall. The development shall be completed in accordance with these agreed details.
- REASON: In the interests of visual amenity and to accord with Policy CW2 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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- 17) In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building or the commencement of use of the approved development for its permitted use.
- a, No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998.
- b, If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
- REASON: In the interests of visual amenity and to accord with Policy CW6 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 18) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
- b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
- c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
- d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
- f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,

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- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

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

REASON: In the interests of visual amenity and to accord with Policy CW6 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

- 19) The plans and particulars submitted in accordance with Condition 18 shall include details of the means of protection and maintenance of the trees, shrubs and hedges referred to at Condition 18 until they are established.
REASON: In the interests of visual amenity and to accord with Policy CW6 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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- 20) The following activities must not be carried out under any circumstances:
- a) no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
 - b) no works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
 - c) no equipment, signage, fencing, tree protection barriers, materials, components, utilities, vehicles or structures shall be attached to or supported by a retained tree.
 - d) no mixing of cement or use of other materials or substances shall take place within a Root Protection Area (RPA), or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA.
 - e) no alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the Local Planning Authority.
- REASON: In the interests of visual amenity and to accord with Policy CW6 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 21) None of the buildings relating to plots 1, 46, 48-55 shall be occupied until upgraded acoustic glazing has been installed in all habitable room windows on the façades of the premises facing Pengam Road. The glazing specification to the habitable rooms of the aforementioned plots must be 4/ 16/ 6 glazing units which have a calculated sound reduction of 29dB as detailed in the acoustic report reference 1808073 dated 12th September 2018. Details of the glazing specification is to be agreed in writing with the Local Planning Authority prior to installation.
- REASON: To protect residential amenity and to accord with Policy CW2 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 22) An acoustic boundary treatment shall be erected around the western perimeter of plot 49 and shall extend along the southern perimeter of the site up to the adjacent garage as detailed in the acoustic report reference 1808073, dated 12th September 2018. The fence must have a minimum surface mass of 15kg/m². Details of the boundary treatment must be provided to and agreed in writing with the Local Planning Authority prior to installation.
- REASON: To protect residential amenity and to accord with Policy CW2 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 23) An acoustic barrier with a minimum height of 2.1m and minimum surface mass of 10kg/m² must be located at the northern perimeter of the rear gardens of plots 4-7 as detailed in the acoustic report reference 1808073, dated 12th September 2018. Details of the barrier must be submitted to and agreed in writing with the Local Planning Authority prior to installation.
- REASON: To protect residential amenity and to accord with Policy CW2 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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Application No: 18/1005/FULL Cont'd

- 24) Notwithstanding the submitted plans, amended plans shall be submitted in relation to Plots 1 and 52 that show windows in the south and west facing elevations respectively for the written agreement of the Local Planning Authority. The development shall be carried out in accordance with these agreed details.
REASON: To facilitate natural surveillance of the public open space (LEAP) located in the north-west corner of the site.
- 25) Notwithstanding the submitted plan, prior to the commencement of works on site further details shall be submitted to and agreed with the Local Planning Authority demonstrating how vehicular access will be achieved from the application site into the playing fields immediately adjacent to the south.
REASON: To ensure access is maintained into the existing leisure facility and so as not to prejudice the development of that land.
- 26) No private access and no rear garden gates are to be permitted into the Eastern Buffer Strip from the existing gardens in Plots 19, 20, 21, 22, 23-24 and 25-26.
REASON: To ensure adequate protection to a Nationally Designated and Important Site and to accord with Policy CW4 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 27) The eastern boundary buffer strip shall be protected and managed for the lifetime of the development in accordance with a management plan to be submitted to and agreed in writing by the Local Planning Authority before the commencement of any works on site. That plan shall include the timing of its implementation.
REASON: To avoid adverse impact on the SAC as a European Designated Site and to accord with Policy CW4 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 28) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats (the northern boundary), shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity and to accord with Policy CW4 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).
- 29) The existing boundary palisade fence shall be retained at a minimum height of 1.8m and retained along the eastern extent of the buffer strip at all times.
REASON: To ensure adequate protection to a Nationally Designated and Important Site and to accord with Policy CW4 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

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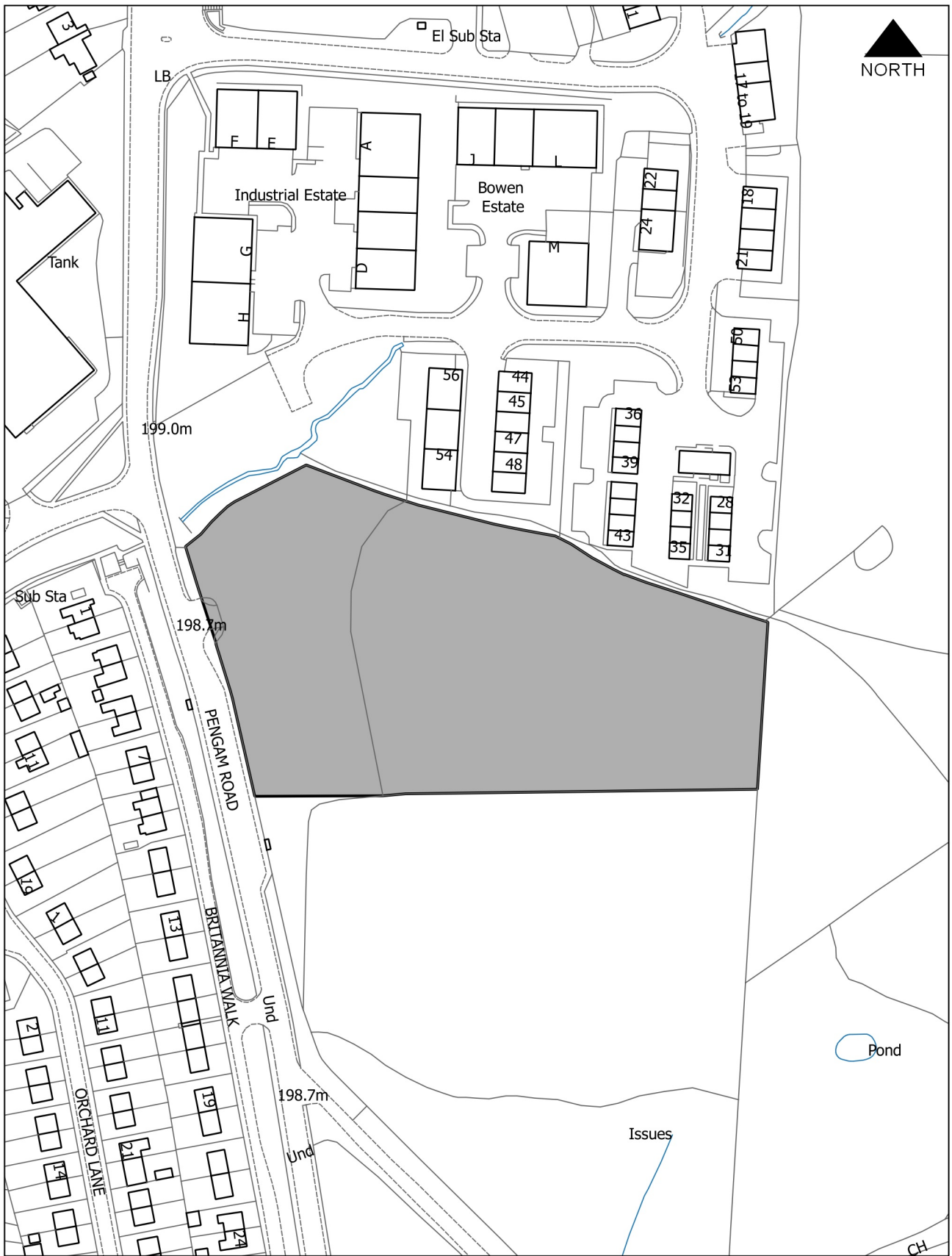
- 30) The wildflower strip along the southern boundary shall be cut and the arising's removed at an appropriate time of year.

REASON: To avoid adverse impact on the SAC as a European Designated Site. and to accord with Policy CW4 of the Caerphilly Local Development Plan up to 2021 (Adopted November 2010).

Advisory Note(s)

Please find attached the comments of Council's Tree Officer, Landscape Architect Officer, Head Of Public Protection, Housing Enabling Officer, Senior Engineer (Land Drainage), Head of Public Services, Dwr Cymru/Welsh Water, Wales & West Utilities, Police Architectural that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: Policy CW2, CW3, CW4, CW5, CW6, CW10, CW11.



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Agenda Item 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0551/OUT 06.11.2018	Mr & Mrs S Link C/o LHS Planning Miss L Hughson-Smith 19 Starling Walk Penallta Hengoed CF82 6BH	Erect residential development up to 3 No. dwellings and associated works and seek approval of access Land Within The Curtilage Of Westwinds New Road Gelli-haf Pontllanfraith Blackwood NP12 2QE

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is located on New Road, Gelli-haf.

Site description: Side curtilage of existing residential dwelling.

Development:

Outline planning permission is sought to construct three detached dwellings with all matters other than access reserved for future consideration. The proposed dwellings are located on land to the north of the existing dwelling running roughly parallel to the highway. Access would be at the centre of the application site frontage with a drive going to the north and south to serve the proposed dwellings and the existing dwelling. This application is reported to Planning Committee because the agent is related to a member of the Council staff.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building): Width: 9m-17m; Depth: 7m-11m; Height: 5m-9m.

Materials: To be agreed.

Ancillary development, e.g. parking: None.

Cont'd

Application No: 18/0551/OUT Cont'd

PLANNING HISTORY 2005 TO PRESENT

17/0152/OUT - Outline planning consent for one dwelling - Granted - 21/04/17.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

Policies

Strategic Policies

SP2 (Development Strategy in the Northern Connections Corridor), SP6 (Place making), SP21 (Parking Standards)

Countywide Policies

CW2 (Amenity), CW3 (Design considerations: Highways), CW15 (General locational constraints), supplementary planning guidance contained in LDP5 -Parking Standards, LDP7 - Householder Developments.

NATIONAL POLICY

Planning Policy Wales, TAN 12 - Design, Manual for Streets.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The Coal Authority has raised no objection to the application subject to the applicant carrying out intrusive site investigations prior to works commencing on site. On that basis it is considered that the risks of mining can be adequately addressed as part of the proposal.

Cont'd

Application No: 18/0551/OUT Cont'd

CONSULTATION

Ecologist - No objection subject to conditions.

Landscape Architect - Raises concern with regard to the landscape impact of the proposal in respect of trees on site and the works required to provide adequate vision splays.

The Coal Authority - No objection subject to the submission of a site investigation report prior to the commencement of works on site.

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

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

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

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

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Application No: 18/0551/OUT Cont'd

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. A new dwelling is CIL liable, and the application site is located within the Mid Viability Zone. However, as the application is made in outline, the relevant sum will be calculated at reserved matters stage.

ANALYSIS

Policies: This application has been considered in accordance with National Planning Policy and Guidance, Local Plan Policy and Supplementary Planning Guidance. This application seeks outline planning consent for the erection of three dwellings within the curtilage of an existing dwelling on a site within the defined settlement limits. There is an extant consent for the erection of a single dwelling on the site and as such the principle of the development is considered to be acceptable.

The scale and layout of the proposed dwellings is considered to be acceptable and the dwellings can be accommodated without impacting on the privacy or amenity of neighbouring dwellings. In that regard the proposal complies with Policy CW2 of the LDP.

Therefore the main issue to consider in the determination of this application is whether the proposal is acceptable in highway safety terms. It should be noted that the application site is accessed off the A4049 which is a County Route providing one of the main north/south transport routes in the County Borough. Policies in the LDP prevent the creation of new accesses onto such routes in order to maintain the free flow of traffic. In this instance and whilst a new access onto the A4048 is proposed, this access would replace the existing access to the existing dwelling at Westwinds (which is currently sub standard in terms of highway safety) and provide a new access which would have improved visibility and turning facilities. Whilst there would be an increase in traffic from four dwellings as opposed to two dwellings, it is not considered that this would be significant enough to warrant the refusal of this application. In that regard it is considered that the proposal complies with Policy CW3 of the LDP.

Comments from Consultees: With regard to the concerns raised by the Council's Landscape architect in respect of the loss of landscaping in order to provide adequate access to the site, it is not considered that this would justify refusal of this application. Whilst there is existing vegetation and planting on the frontage of the site, these are not indigenous species and they do not contribute to the traditional character of the area. In that regard it is considered that the removal of this and the provision of replacement planting would be acceptable in this instance.

Comments from public: No objections raised.

Cont'd

Application NO: 18/0551/OUT Cont'd

Other material considerations: None.

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

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the appearance, landscaping, layout and scale, of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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Application No: 18/0551/OUT Cont'd

- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) Prior to the 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 70 metres. 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.
- 07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) the existing access shall be permanently stopped-up prior to the completion or first occupation of the development hereby approved, whichever is the sooner, and in a manner which shall first be agreed in writing with the Local Planning Authority.
REASON: In the interests of highway safety.
- 08) The access to serve the proposed development shall not be less than 4.1m wide and shall include a suitable turning facility which shall be maintained free of obstruction so that vehicles can both enter and leave the site in a forward gear at all times.
REASON: In the interests of highway safety.
- 09) The proposed access shall be at a gradient not steeper than 1 in 10 for the first 5m from its junction with the highway and thereafter not steeper than 1 in 8.
REASON: In the interests of highway safety.
- 10) Before any development commences the developer shall carry out an investigation of the underground strata (the results of which shall be submitted to the Local Planning Authority) in order to satisfy himself as to the stability of the site and the measures which should be taken to mitigate against the risk of subsidence. Details of the design of the foundations of the proposed building(s) and/or proposals for ground treatment shall take account of the result of the investigation and shall be submitted to and agreed with the Local Planning Authority before development commences. The foundations and/or ground treatment shall thereafter be completed in accord with such details as may be approved.
REASON: In the interests of health and safety.

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Application No: 18/0551/OUT Cont'd

- 11) The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan and PL 01 (C).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 12) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 13) No development or site or vegetation clearance shall take place until a detailed reptile survey has been carried out and the results of the survey, including an impact assessment, and if necessary details of any proposed mitigation measures, have been submitted to and approved by the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.
REASON: To ensure that reptiles are protected, in the interests of biodiversity.
- 14) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of any vegetation or site clearance works, details of the retention, protection, translocation and replacement of hedgerows within the site, including where necessary their method of translocation or species composition and structure, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and any replacement hedgerow shall be planted 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).
- 15) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.

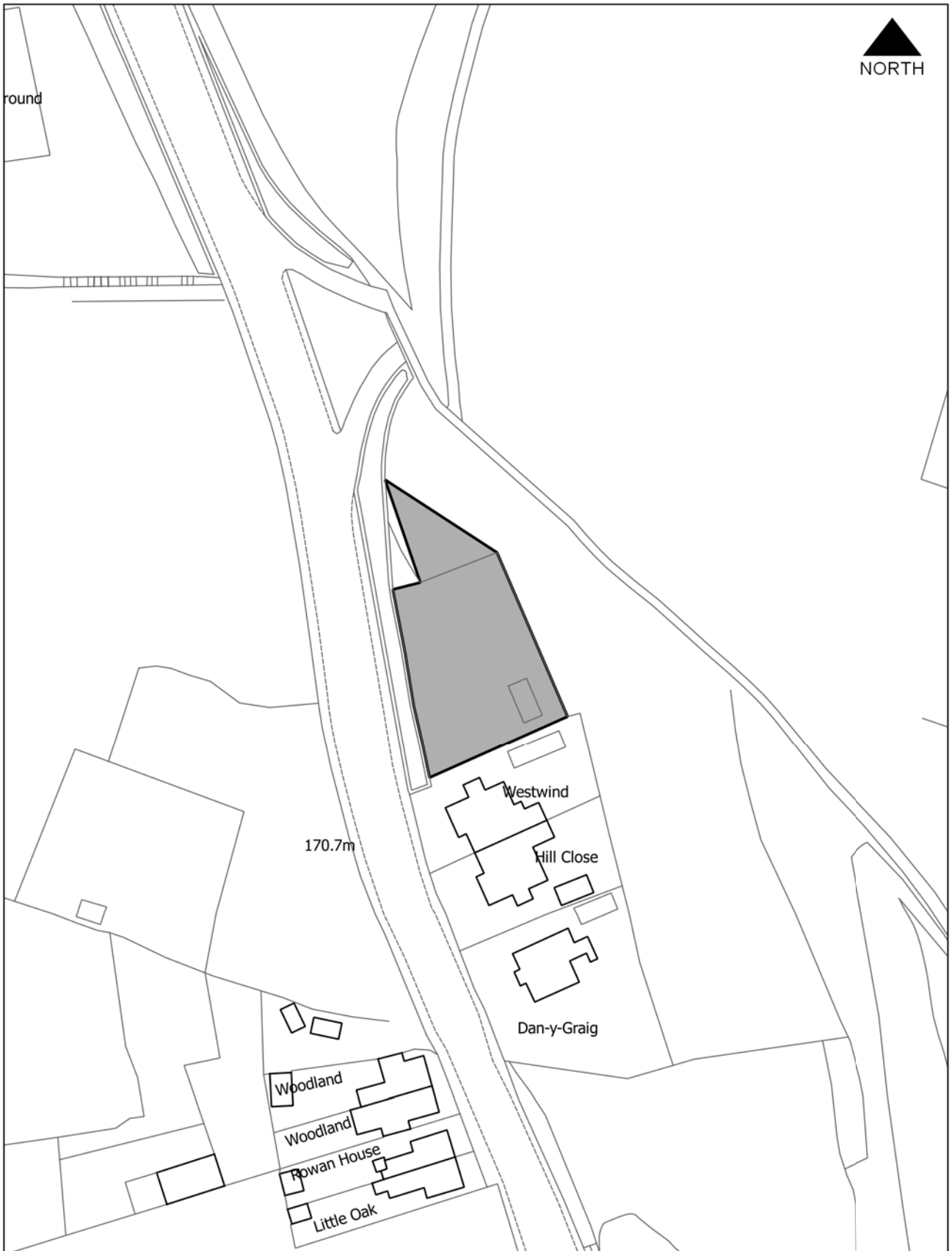
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ApplicationNo: 18/0551/OUT Cont'd

- 16) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats on the building shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with 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.
- 17) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 18) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 19) Prior to the commencement of the development, details of a scheme shall be submitted to and approved in writing by the Local planning authority to include secondary glazing systems in all habitable rooms facing the A4049 capable of achieving an internal Lmax level of 45dB(A). The development shall be carried out in accordance with the approved details before the dwellings hereby approved are brought into beneficial use.
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, CW3 and CW4.0



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0415/OUT 25.07.2018	Mr C Coombs 1 Graddfa Villas Llanbradach Caerphilly CF83 3QR	Erect residential development of up to 14 apartments, of total floor area less than 1,000 sqm, and associated access, car parking, engineering and landscape works, including car parking for the existing guest house Land At Grid Ref 314932 189096 (Adjacent To Y Fron) Pwllypant Roundabout To Coed-Y-Brain Roundabout Pwllypant Caerphilly

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Land to the north of Y Fron Guesthouse, Caerphilly

Site description: The application site is a broadly rectangular land parcel located to the north of Y Fron guesthouse and to the west of the A469 road. To the west the land rises sharply to Central Street with residential dwellings located at a higher level. To the east is the A469 road with Woodland beyond.

Development: The application seeks outline planning consent for residential development with only access to be considered at this stage and other matters in respect of appearance, landscaping, layout and scale reserved for future consideration.

The indicative layout supplied shows an 'L' shaped building located to the western side of the application site adjacent to the embankment which rises to Central Street. At the south end (closest to Y Fron guest house) the layout shows the building projecting further eastward providing the base to the 'L'. An indicative section shows three stories to the building although the indicative plans indicate that some vehicle parking may be provided at ground level in parts of the building. There are no detailed elevations provided as appearance and scale are reserved matters.

Cont'd

Application No: 18/0415/OUT Cont'd

The indicative layout shows a potential housing mix of:

- 2 no. 1 Person Studio flat
- 7 no. 1 bedroom, 2 person flat
- 2 no. 2 bedroom, 3 person flat
- 3 no. 2 bedroom, 4 person flat

The proposed access point is via an existing vehicle access from the A469 which currently provides access to the Y Fron Guest house.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):

The following scale parameters have been given:

- Width of building between 9m and 18m
- Length of building 47m
- Height of building 12.5m to the ridge

Materials: Not Specified

Ancillary development, e.g. parking: The indicative layout plan submitted shows one space per bedroom for each of the new flats with an additional 10 spaces for the existing 10 bedroom Guest house (Y Fron) and 5 spaces for workers/visitors. An indicative total of 34 car parking spaces are proposed on the site.

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: SP3 (Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7(Planning Obligations), SP14(Total Housing Requirements), SP15(Affordable Housing Target), CW2 (Amenity), CW3 (Design Considerations: Highways), CW11(Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

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

Cont'd

Application No: 18/0415/OUT Cont'd

SUPPLEMENTARY PLANNING GUIDANCE

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

Supplementary Planning Guidance LDP 6 Building Better Places to Live gives advice for new residential development.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Senior Engineer (Consultancy Manager) - The submitted structural details are insufficient.

Transportation Engineering Manager - No objection subject to planning conditions requiring off street parking provision for both the existing Y Fron Guest House and the new residential development and adequate turning facilities to be provided within the site.

Head Of Public Protection - No objections, recommend planning conditions requiring a scheme of noise mitigation for the new development in accordance with the submitted Noise Assessment and construction method statement to provide mitigation measures during the construction phase.

Senior Engineer (Land Drainage) - No objection to the application, highlight possible presence of infrastructure and highlight area is susceptible to groundwater flooding and surface water. Recommend a planning condition is attached to any permission requiring full drainage details.

Dwr Cymru - No objection, provide recommended planning conditions and informative notes.

Police Architectural Liaison Officer - Has no objections to the planned residential development, suggests that the principles found within Secured by Design are followed to ensure that a safe and sustainable development is built. Cont'd

Application No: 18/0415/OUT Cont'd

CCBC Housing Enabling Officer - The development requires 40% affordable housing.

Ecologist - No objection, recommend ecological enhancement be provided.

ADVERTISEMENT

Extent of advertisement: The application was advertised via 2 site notices (one posted on Central Street and one posted on the footway adjacent to the A469) and 10 neighbour notification letters were sent.

Response: 2 Objections have been received.

Summary of observations:

- Earthworks and removal of Trees and Vegetation already undertaken
- Loss of view
- Unsuitable location for housing due to proximity to the main road with air pollution and noise.
- Unsuitable vehicular access from A469

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? This development is unlikely to aggravate crime and disorder in the locality.

EU HABITATS DIRECTIVE

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

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? The development would attract a CIL charge of £40 per sqm however this would be calculated upon submission of reserved matters.

Cont'd

ANALYSIS

Policies:

The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. This application seeks outline planning consent for residential development upon unallocated land within the defined settlement boundary and the curtilage of the existing Guest House and as such the principle of the development is considered to be acceptable in accordance with policy SP3 of the adopted Local Development Plan. Access is to be considered at this outline stage with all other matters in respect of appearance, landscaping, layout and scale reserved for future consideration.

The impact on the character of the area and neighbour amenity has been considered. The existing residential properties to the west on Central Street would have a separation distance in excess of 21 metres from the proposed new apartment building and are located at higher level with the ability to view over the structure especially from upper floor windows. The proposed building whilst significant in its massing and height (circa 12.5m high) would be partially screened by the existing banking. It would be viewed from the east (particularly the A469) in the context of the existing development on Central Street located at a higher level, and subject to the agreement of suitable design and finishes at reserved matters stage would have an acceptable visual impact according with adopted Local Development Plan Policy SP6 (Placemaking).

There would also be no unacceptable impact on residential properties to the south of Y Fron noting that the existing guest house (Y Fron) is located between the proposed new building and those neighbours. The indicative layout shows a separation distance from the proposed building of over 40 metres to the nearest windows in the closest property. It is considered the development accords with adopted Local Development Plan Policy CW2 (Amenity) in having an acceptable impact on existing residential properties.

The application has been submitted with a noise assessment. This assessment concludes that noise mitigation measures are required to provide appropriate noise levels within the new residential development. The mitigation measures include acoustic glazing and attenuated ventilation provisions in the habitable rooms where noise mitigation measures are required. The Council's Environmental Health Officer has advised that with the required mitigation measures the development is acceptable. It is therefore proposed that a planning condition requiring adherence to the recommendations of the noise report be imposed on any permission granted.

Cont'd

Application No: 18/0415/OUT Cont'd

The development is proposed to be served by the existing access point from the A469 and a Transport Statement has been submitted in support of the application. The Transport Statement has considered the proposed development in conjunction with the existing traffic generation from the guest house. It calculates that the proposed development will generate some 3 to 4 peak hour vehicle movements.

The Transport Statement predicts on average an increase of one additional vehicle movement every 15 to 20 minutes during the busiest periods. It concludes that this is an insignificant volume of traffic that will have no material impact on the surrounding highway network.

The Highway Authority have reviewed the submitted information and have offered no objection to the development. It is noted that the site is within close proximity to the Cedar Tree roundabout which has recently undergone significant improvements including the provision of traffic signalization. The access to the development is such that it only facilitates access/egress from the north bound carriageway of the A469 with users able to turn and go southbound at the Llanbradach roundabout approximately 200 metres to the north of the site. It is considered that the existing junction arrangement and local highway network is appropriate for the level of development proposed. The development accords with adopted Local Development Plan Policy CW3 (Highways).

Comments from Consultees:

The Council's Structural Engineer has reviewed a submitted detail for retaining walls as part of the development. It is considered appropriate to condition that full structural details or certification of works are provided prior to development commencing noting that some engineering works have been undertaken prior to the application being submitting.

Cont'd

Application No: 18/0415/OUT Cont'd

Comments from public:

- Earthworks and removal of Trees Vegetation already undertaken

This is a separate matter from the current planning application and has been investigated by the Planning Enforcement Officer.

- Loss of view

This is not a material planning consideration.

- Unsuitable location for housing due to proximity to the main road with air pollution and noise

The Environmental Health Officer has reviewed the proposed development and noise assessment and with noise mitigation measures has offered no objection to the development.

- Unsuitable vehicular access from A469

The application has been supported by a Transport Assessment which considers the existing access to be adequate for the development proposed.

Other material considerations:

A Section 106 Agreement may be required where:

- (a) It is necessary to make the development acceptable in planning terms.
- (b) It is directly related to the development.

The need to address affordable housing provision arises directly as a result of the proposed development of the site for 14 dwellings, which exceeds the threshold of 5 dwellings and 0.15 hectares stated in Policy CW11, in terms of the number of dwellings and area of the site.

- (c) It is fairly and reasonably related in scale and kind to the development.

The total number is reasonable and is based on housing demand in the Caerphilly Basin Area as defined by the LDP.

Cont'd

Application No: 18/0415/OUT Cont'd

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 (A) the application be DEFERRED to enable the completion of a Section 106 Agreement, which requires 40% affordable housing provision comprising 6 x 2 person 1 bedroom units to be transferred to the Local Authority or a Registered Social Landlord and built to DQR at a transfer price of £48,723 and (B) on completion of the Section 106 Agreement, Officers be authorised to GRANT planning permission subject to the following conditions:

This permission is subject to the following condition(s)

- 01) Approval of the details of appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the appearance, landscaping, layout and scale, of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

Cont'd

Application No: 18/0415/OUT Cont'd

- 05) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, drawing reference 2720[B]S(0)01 revision C, received 22.05.18,
- Site Plan, drawing reference 2720[B]S(0)02 revision C, received 22.05.18,
- Noise Impact Assessment, dated July 2018 (ref: 7253/PR/BL/HH).
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 06) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site,
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 07) The noise mitigation measures recommended in the Acoustic Consultants Ltd Noise Impact Assessment report Ref:7253/PR/BL/HH shall be incorporated into the development and shall be implemented before the development hereby approved is first occupied.
REASON: In the interests of the amenity of the occupiers of the development.
- 08) Notwithstanding the details submitted prior to development commencing full structural details of retaining works to the western side of the site close to the embankment which rises to Central Street, Caerphilly shall be submitted for the written approval of the Local Planning Authority. The development shall be completed in accordance with the approved structural details.
REASON: To ensure an appropriate form of development is undertaken.
- 09) 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.

Cont'd

- 10) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new apartments at Land At Grid Ref 314932 189096 Pwyllypant Roundabout to Coed Y brain Roundabout Pwlypant, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartments hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 11) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new apartments at Land At Grid Ref 314932 189096 Pwyllypant Roundabout to Coed Y brain Roundabout Pwlypant, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new apartments hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 12) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
 - b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,
 - c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
 - d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,

Cont'd

- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
 - f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
 - g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
 - h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
 - i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
 - j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing),
 - k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
 - l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
 - m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
 - n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
 - o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
 - p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837),
 - q) the timing of the various phases of the works or development in the context of the tree protection measures,
- The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

Cont'd

Application No: 18/0415/OUT Cont'd

- 13) The level of car parking provision in respect of the development hereby approved shall be in accordance with the requirements of the Council's Approved Supplementary Planning Guidance LDP5 Car Parking Standards.
REASON: In the interests of highway safety.

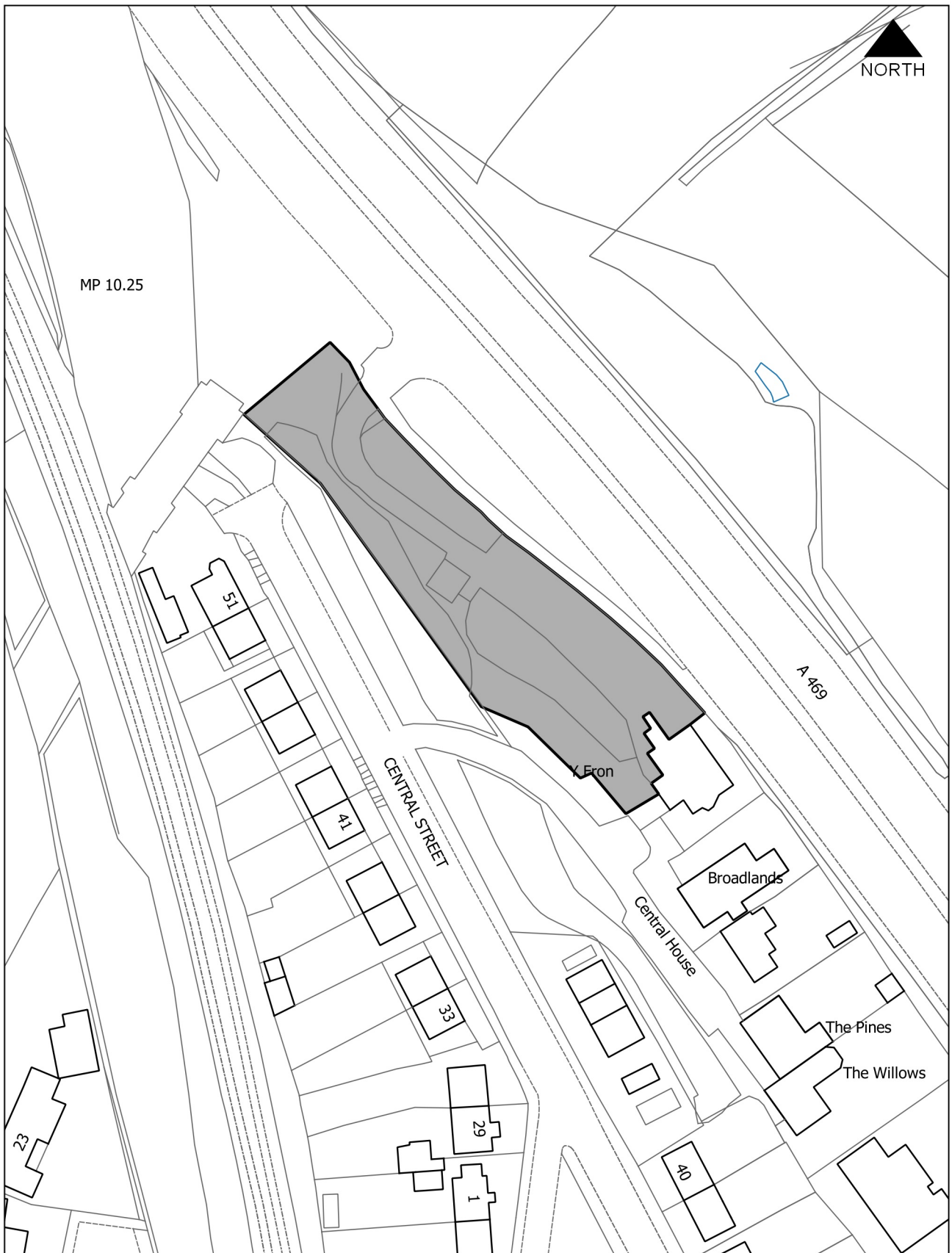
Advisory Note(s)

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

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

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

The following policies of the adopted Caerphilly County Borough Local Development Plan up to 2021 are relevant to conditions attached to this consent: Policies CW2, CW3 and CW6.



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Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
18/0988/OUT 19.11.2018	Mr A Davies 26 Graig Terrace Senghenydd Caerphilly CF83 4HN	Erect two detached properties with public off street parking and turning area Land At Grid Ref 311602 191525 Graig Terrace Senghenydd

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is located on the eastern side of Graig Terrace.

Site description: The application site is an enclosed garden area opposite the dwellings in Graig Terrace. The site has been landscaped and lawned with planted areas and benches. The site slopes down from Graig Terrace towards Phillips Terrace and there is a mature hedgerow to the site boundary.

The site is located in a residential area with terraced houses in all of the surrounding streets. Access to the street is via the highway serving Graig Terrace, which is narrow with a footpath only on one side. There are also significant levels of on street parking in the street.

Development:

Outline planning consent is sought for residential development with all matters reserved for future consideration. Consent for two dwellings is sought. Due to the levels of the site a split level house of one and a half storeys to the front and two and a half to the rear is proposed.

The submitted plans show two detached dwellings (one at each end of the site) set back from the site frontage with parking and turning to the front. Each dwelling would have a separate access point off Graig Terrace.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building):
Minimum dimensions of 10m by 12m by 7.6m and maximum dimensions of 11m by 16m by 7.6m.

Cont'd

Application No: 18/0988/OUT Cont'd

Materials: Not specified.

Ancillary development, e.g. parking: It is also proposed to erect a turning head and parking facility for the use of residents. The turning facility would be offered for adoption to the Council and as such would form part of the Adopted Highway. The parking area would be built on a raised area supported by a retaining structure. The indicative plans show a proposed timber crib lock retaining wall.

PLANNING HISTORY 2005 TO PRESENT

18/0681/OUT - Erect three detached properties - Refused - 10.10.2018.

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

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

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.

Cont'd

Application No: 18/0988/OUT Cont'd

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within a low risk area.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to conditions.

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

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

Landscape Architect - Raises an objection to the application as the proposal does not have regard for its impact on the landscape character of the area.

Ecologist - No objection subject to the provision of ecological enhancements.

Aber Valley Community Council - Raises objection to the proposal in respect of existing parking problems in 'The Four Terraces'.

ADVERTISEMENT

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

Cont'd

Application No: 18/0988/OUT Cont'd

Response: Five letters of objection have been received.

Summary of observations:

1. Lack of parking in the street.
2. Obstruction to the highway from displaced parking.
3. Graig Terrace is too narrow to take the additional traffic.
4. There is no turning facility in the street.
5. Loss of view.
6. Loss of privacy.
7. There is no need for the housing in the area.
8. The proposed dwellings would be out of keeping with the character of the area.
9. Construction traffic could have an impact on the stability of the rear retaining walls of the properties in Phillips Terrace.
10. The proposal would lead to the loss of valuable green space.
11. Impact on the history of the area.
12. Loss of property value.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No. The site is within a Zero viability zone.

Cont'd

ANALYSIS

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is within the defined settlement limits and as such the principle of the development is considered to be acceptable.

The main point to consider in the determination of this application is the impact of the development on highway safety. In that regard it should be noted that the Transportation Engineering Services Manager objected to the previous application on this site for the following reasons:-

- "1. Graig Terrace is unsuitable to cater for additional traffic movements by virtue of its restricted carriageway width and extensive on-street parking demand. Further development would exacerbate traffic hazards to the detriment of highway safety.
2. In the absence of a suitable turning facility along Graig Terrace, the proposed development would create additional reversing movements from servicing/delivery vehicles to and from the un-named highway to the south-west, creating hazards to the detriment of highway safety.
3. The proposed additional use of the substandard highway junction of Graig Terrace and the un-named highway to the southwest would create increased traffic hazards to the detriment of highway safety.

On that basis it is considered that the proposal fails to comply with Policy CW3 of the LDP in that the proposal does not have regard for the safe and affective use of the highway network."

This application has been submitted to overcome those objections and in that regard the turning facility and parking area mentioned above have been proposed.

With regard for the first reason for refusal it is now considered that the proposed highways improvements addresses these concerns. Whilst the proposal does not alter the width of the highway, the ability for vehicles to turn in the street will reduce instances of vehicles having to reverse back out of the street, thereby making vehicular movements inherently safer. The proposed parking area would also reduce the number of vehicles parked on the highway, thereby increasing its effective width in those areas where cars are no longer parked. In that regard it is considered that reason 1 has been adequately addressed.

In respect of the second reason for refusal it is considered that the proposed turning facility adequately addresses this issue.

Cont'd

Application No: 18/0988/OUT Cont'd

In respect of third reason for refusal again it is considered that the highway improvements have an important part to play here. At present vehicles entering Graig Terrace have to either reverse into or out of it as there are no suitable turning facilities. This means that a significant number of vehicles are reversing around a blind bend either into or out of the street at this junction. With the provision of the turning facility, those vehicles will no longer have to reverse into or out of the street thereby improving the highway safety at this junction.

In that regard it is considered that the proposal now complies with Policy CW3 of the LDP.

As stated above the principle of the development is acceptable in this instance and it is possible to erect two dwellings and the highway improvements on the site without having a detrimental impact on the privacy or amenity of neighbouring land and as such the proposal complies with Policy CW2 of the LDP.

In terms of the visual impact of the development it is noted that the Council's Landscape Architect places value on this land as it currently serves to soften the urban edge of the settlement in this area. However, the site is within settlement limits and when viewed across the valley is set within a backdrop of terraced housing with further terraced housing to the south east. As such the site is set within an urban context in a residential area. In that regard it is not felt that a refusal on landscape grounds could be sustained at appeal.

Comments from Consultees: The objections raised by the Council's Landscape Architect and Aber Valley Community Council are addressed above. No other objection have been received.

Cont'd

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

1. Lack of parking is addressed above.
2. Traffic congestion and the increased traffic hazards caused by such is addressed above.
3. The suitability of Graig Terrace to accommodate the traffic associated with the development is addressed above.
4. The absence of a turning facility is addressed above.
5. Loss of view is not a material planning consideration.
6. It is considered that it would be possible to develop the site whilst maintaining adequate privacy between the proposed dwellings and the existing dwellings in Graig Terrace.
7. It is not for the Local Planning Authority to consider whether there is a specific need for these houses in this location. However, it is common knowledge that Caerphilly County Borough has an acute shortage of housing land and as such any proposal for residential development would make a contribution to meeting that need.
8. As this application is submitted in outline with all matters reserved for future consideration, the final design of the dwellings is not known at this time. In that regard it would not be possible to refuse this application on the basis that the design of the dwellings is unacceptable.
9. There is no evidence to suggest that construction traffic would have a detrimental impact on the retaining walls at the rear of the dwellings in Phillips Terrace but in any event this is a private legal matter between the developer and the property owners.
10. As the site is private garden area it is not considered as public amenity land. As such its loss would not be unacceptable in planning terms.
11. The site is not part of a Conservation Area and there are no Listed Buildings or protected structures on or near the site. Whilst the site may be closely linked to the Universal Colliery Mining disaster this would not justify refusal of this application.
12. Loss of property value is not a material planning consideration.

Other material considerations: Whilst the Council would seek to adopt the proposed turning facility in accordance with an Agreement under the Highways Act, it would not be possible to do so in respect of the parking area and the associated retaining wall. In that regard an Agreement under Section 106 of the Town and Country Planning Act 1990 will need to be entered into in order to secure the provision of the facility for public use in perpetuity. This would meet the tests set out for such agreements and as such is considered to be acceptable in planning terms.

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

Cont'd

Application No: 18/0988/OUT Cont'd

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

Recommendation:(A) That the application is deferred to allow the completion of a Section 106 Agreement as set out in the above report. Upon completion of the Agreement (B) that outline planning permission is granted subject to the following conditions.

This permission is subject to the following condition(s)

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

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- 05) Prior to the commencement of works on site a scheme of land and surface water drainage within the site shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 06) The driveway to serve the proposed development shall be not less than 3.65m wide and shall include turning facilities to cater for calling delivery and service vehicles, in a manner to be agreed in writing with the Local Planning Authority. The agreed drive and turning facilities shall be provided before the development hereby approved is first occupied, and shall thereafter be maintained free of obstruction so that vehicles can enter and leave the site in a forward gear at all times.
REASON: In the interests of highway safety.
- 07) The site boundary fronting Graig Terrace shall be set back and a 2.0m wide footway provided along the frontage which shall be constructed in permanent materials to be agreed in writing with the Local Planning Authority and completed prior to the first occupation of the development hereby approved.
REASON: In the interests of highway safety.
- 08) A turning facility for use by the public shall be provided in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is first occupied, and shall thereafter be maintained free of obstruction so that vehicles can turn within the facility at all times.
REASON: In the interests of highway safety.
- 09) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 10) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.

Cont'd

Application No: 18/0988/OUT Cont'd

- 11) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.
- 12) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 13) Prior to the commencement of works associated with the development hereby approved, a 5-year hedgerow management plan, which shall include details of the timing of its implementation, shall be submitted to the Local Planning Authority for approval.
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).
- 14) No development or site or vegetation clearance shall take place until a detailed reptile survey has been carried out and the results of the survey, including an impact assessment, and if necessary details of any proposed mitigation measures, have been submitted to and approved by the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.
REASON: To ensure that reptiles are protected, in the interests of biodiversity.
- 15) Prior to the occupation of the development hereby approved, roosts and a means of access for bats shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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Application No: 18/0988/OUT Cont'd

- 16) Prior to the occupation of the development hereby approved, details of the provision of nesting sites for bird species (House sparrow, Swift, House martin and Starling) shall be provided as part of the approved development and in accordance with the supplementary specification details attached to this decision notice.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 17) Parking throughout the development shall be provided in accordance with LDP5 Car Parking Guidelines.
REASON: In the interests of highway safety.
- 18) Prior to beneficial occupation of the development, the proposed private parking facility to serve the existing residents of Graig Terrace shall be completed in a manner to be agreed with the Local Planning Authority.
REASON: In the interests of highway safety.

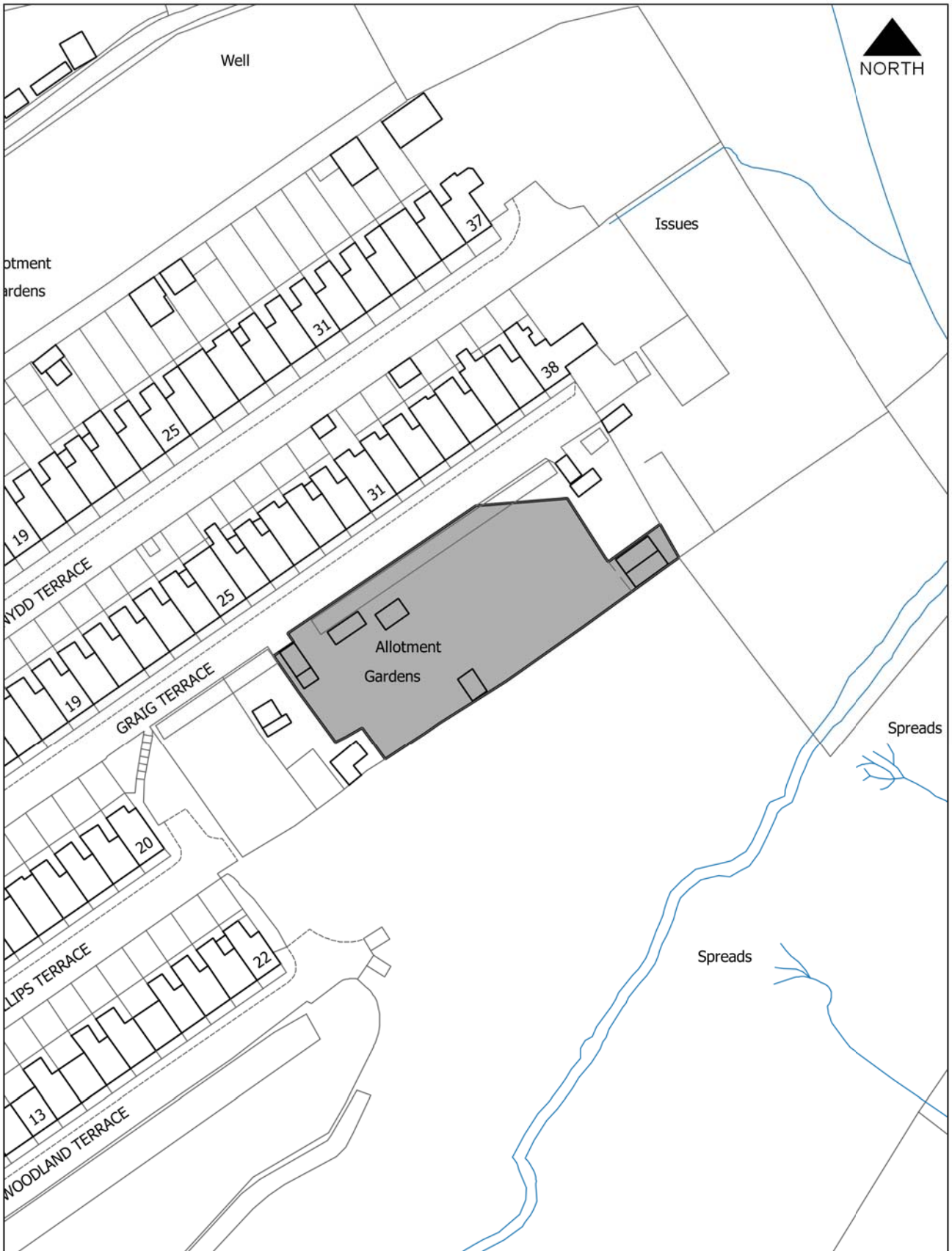
Advisory Note(s)

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

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

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

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



Agenda Item 12

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
18/0467/OUT 18.05.2018	Mr M Evans Bryncedin Somerset Lane Cefn Coed Merthyr Tydfil CF48 2PA	Erect detached dwelling Land Adj To Capel Hotel Park Place Gilfach Bargoed	Granted 23.11.2018
18/0734/NCC 21.08.2018	Mr G Roberts 3 Springfield Terrace Newbridge NP11 4HS	Vary condition 21 of planning consent 14/0678/OUT (Erect residential development of 3 no. detached dwellings with upgraded site access) Fair Oak Farm Woodland Terrace Argoed Blackwood	Granted 23.11.2018
18/0737/RM 22.08.2018	Mr G Roberts 3 Springfield Terrace Newbridge NP11 4HS	Seek approval of the reserved matters in respect of appearance, landscaping, layout and scale reserved under outline planning consent 14/0678/OUT (Erect detached dwelling) Fair Oak Farm Woodland Terrace Argoed Blackwood	Granted 23.11.2018
18/0839/FULL 28.09.2018	Mr B Williams 33 Grosvenor Road Abertillery NP13 1PA	Erect part two storey, part single storey rear extension and internal and external alterations 128 Markham Crescent Oakdale Blackwood NP12 0LZ	Granted 23.11.2018
18/0974/NOTD 29.10.2018	CCBC - Property Services Mr H John Ty Penallta Tredomen Business Park Ystrad Mynach Hengoed CF82 7PG	Demolish building/block A and building/block B Cwmcarn High School Chapel Farm Terrace To Cwmcarn School Cwmcarn Newport	Prior Approval Not Required 23.11.2018

18/0766/FULL 03.09.2018	Mr & Mrs G Price-Jenkins 14 Hawthorn Road Nelson CF46 6PB	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	Granted 26.11.2018
18/0828/COND 25.09.2018	Bailey Hire Ltd Mr Wells Unit 15E Bedwas House Industrial Estate Caerphilly CF83 8DW	Discharge conditions 10 (contamination - scheme to treat) and 15 (landscaping scheme) of planning consent 16/0871/FULL (Erect four new residential dwellings and associated engineering works) Land At Grid Ref 315317 188693 Pontygwindy Road Caerphilly	Decided - Discharge of Conditions 26.11.2018
18/0784/FULL 11.09.2018	Mr S Slade 43 High Close Nelson Treharris CF46 6HJ	Erect two storey side extension 43 High Close Nelson Treharris CF46 6HJ	Granted 28.11.2018
18/0848/RET 03.10.2018	Geraint John Planning Mr A Bates Office 16 (House 1, 2nd Floor) The Maltings East Tyndal Street Cardiff CF24 5EA	Retain two outbuildings The Old Watermill Rudry Mill Farm Lane Rudry Caerphilly	Refused 28.11.2018
18/0852/TPO 03.10.2018	Mrs M Lippard Brynhyfryd 6 Old Parish Road Hengoed CF82 7HU	Fell sycamore tree (Tree Preservation Order No. 36/79 RVDC) Brynhyfryd 6 Old Parish Road Hengoed CF82 7HU	Refused 28.11.2018
18/0833/FULL 26.09.2018	Mr & Mrs R Evans 10 Brookland View Elliot's Town New Tredegar NP24 6NP	Erect a single storey extension to rear of property 11 Brookland View Elliot's Town New Tredegar NP24 6NP	Granted 29.11.2018

18/0853/FULL 04.10.2018	Mr I Jaura 48 Penylan Road Penylan Cardiff CF24 3PF	Erect single storey extension to rear Bake Station 3 Station Terrace Caerphilly CF83 1HD	Granted 29.11.2018
18/0733/TPO 20.08.2018	Cedarwood Treecare Mr M Chester 3 Howton Grove Barns Wormbridge Hereford HR2 9DY	Fell a number of individually numbered trees to enable ground remediation works to proceed Land At Grid Ref 319306 188130 Waterloo Tinworks Site The Meadows Machen	Refused 03.12.2018
18/0738/TPO 22.08.2018	Cedarwood Treecare Mr M Chester 3 Howton Grove Barns Wormbridge Hereford HR2 9DY	Fell T190 Birch Tree (Tree Preservation Order 17/02/CCBC) Land At Grid Ref 319306 188130 Waterloo Tinworks Site The Meadows Machen	Refused 03.12.2018
18/0822/COU 24.09.2018	Miss S Owens 31 Is Fryn Rhymney NP22 5DP	Convert existing commercial premises with living accommodation above to 4 No. flats The Dairy 3 Brynteg Crescent Rhymney	Granted 03.12.2018
18/0838/FULL 27.09.2018	Mr Evans Kirkstall 25 Graig Road Newbridge Newport NP11 5FS	Alter roof to allow maximum use of roof space, internal alterations to ground and first floor, side extension including garage and ground floor balcony to front elevation Kirkstall 25 Graig Road Newbridge Newport	Granted 03.12.2018
18/0855/FULL 05.10.2018	Mr D Games 12 Raglan Road Hengoed CF82 7LX	Erect double garage to side 12 Raglan Road Hengoed CF82 7LX	Granted 03.12.2018

<p>18/0948/NMA 02.11.2018</p>	<p>Persimmon Homes East Wales Persimmon Homes Llantrisant Business Parc Llantrisant CF72 8YP</p>	<p>Seek approval of a non-material amendment to planning consent 17/1095/RM (Reserved matters regarding appearance, landscaping, layout and scale reserved under outline planning permission 15/0567/OUT (granted on appeal reference APP/K6920/A/16/3160200) for residential development of 155 dwellings) to amend plot boundaries No. 95-100 Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale</p>	<p>Granted 03.12.2018</p>
<p>16/0886/NCC 11.10.2016</p>	<p>Bowen Contracting Ltd Mr L Bowen C/o Barton Willmore Mr C Parry Greyfriars House Greyfriars Road Cardiff CF10 3AL</p>	<p>Vary condition 1 of planning consent 06/0848/NCC (Reclaim former quarry - operate recycling and transfer station with associated storage) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson</p>	<p>Granted 04.12.2018</p>
<p>16/0887/NCC 11.10.2016</p>	<p>Bowen Contracting Ltd Mr L Bowen C/o Barton Willmore Greyfriars House Greyfriars Road Cardiff CF10 3AL</p>	<p>Vary Condition 1 of planning consent 06/0849/NCC (Reclaim former quarry with inert waste and extend access/haul road to landfill site) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson</p>	<p>Refused 04.12.2018</p>

18/0787/FULL 11.09.2018	Caerphilly Miners Centre For The Community Mrs K Hughes 1 Beech Tree View Caerphilly CF83 1DX	Carry out engineering operations and external works The Miners 1 Beech Tree View Caerphilly CF83 1DX	Granted 04.12.2018
18/0809/FULL 19.09.2018	Mr D Wallace 4 Heol Fach Trecenydd Caerphilly CF83 2SX	Erect part two storey and part single storey side extension 4 Heol Fach Trecenydd Caerphilly CF83 2SX	Granted 04.12.2018
18/0836/CLPU 26.09.2018	Mr & Mrs Munkley Oaklands 58 High Street Nelson Treharris CF46 6HA	Obtain Lawful Development Certificate for the proposed conversion of conservatory structure and roof to match main building Oaklands 58 High Street Nelson Treharris	Refused 04.12.2018
18/0854/FULL 05.10.2018	Mr S Clash 67 Haldane Court Lansbury Park Caerphilly CF83 1RA	Erect rear extension, rebuild garage to front and new flat roof at the front to cover garage and the small existing pitched roof 67 Haldane Court Caerphilly CF83 1RA	Granted 04.12.2018
18/0864/COND 10.10.2018	Mr & Mrs J Howells 42 Cotswold Way Trenwydd Park Risca Newport NP11 6QT	Discharge Condition 3 (Off Street Parking Spaces) of Planning Consent 18/0686/FULL (Erect single storey extension to rear, convert garage and erect porch to front of dwelling) 42 Cotswold Way Trenwydd Park Risca Newport	Decided - Discharge of Conditions 04.12.2018
18/0866/FULL 10.10.2018	Mr R Silcox 41 Glan Ffrwd Penyrheol Caerphilly CF83 2JJ	Provide additional car parking area within front garden 41 Glan Ffrwd Penyrheol Caerphilly CF83 2JJ	Granted 04.12.2018
18/0870/FULL 11.10.2018	Mr F Byrne 12 Lon-Y-Dderwen Nelson Treharris CF46 6HS	Erect single storey extension to side and rear of property 12 Lon-Y-Dderwen Nelson Treharris CF46 6HS	Granted 04.12.2018

18/0938/NOTF 30.10.2018	Natural Resources Wales Mr A Hubbuck Resolven Office Resolven Neath SA11 4DR	Revise route of current forest road access to Llanbradach Forest to create new road Llanbradach Forest Colliery Road Llanbradach	Prior Approval Not Required 04.12.2018
18/0957/NMA 07.11.2018	Mr & Mrs P Brazis Ty Treharne Groeswen Road Groeswen Cardiff CF15 7UT	Seek approval of a non- material amendment to planning consent 17/0897/FULL (Erect a replacement detached dwelling with associated detached garage, garden landscaping and external walls, and new vehicular access arrangements) to change garage door specification Ty Treharne Groeswen Road Groeswen Cardiff	Granted 04.12.2018
18/0802/RET 17.09.2018	Mr G Singh Bal Bal's Croeso Fish Chip & Grill 47 Commercial Street New Tredegar NP24 6AA	Retain external extraction flue Bal's Croeso Fish Chip & Grill 47 Commercial Street New Tredegar NP24 6AA	Granted 05.12.2018
18/0845/LBC 02.10.2018	Mrs N Watkins Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood NP12 0JH	Install secondary glazing with the exception of triple height window, stained glass window, and arched window under veranda Ty Tallis 13 Penrhiw Terrace Oakdale Blackwood	Refused 05.12.2018
18/0847/NCC 02.10.2018	Mr A Davies 6 Station Terrace Nelson Treharris CF46 6ED	Vary condition 02 (Approved plans) of planning consent 17/0822/FULL (Erect a two storey, 4-bed detached house with single storey rear extension and attic rooms in the loft) to increase size of porch and rear extension, change from 2 smaller windows front stairwell to 1 larger window and change to double cabrio roof window at front Plot 2 Land At Grid Ref 311590 195097 Heol Fawr Nelson	Granted 05.12.2018

18/0861/COND 11.10.2018	Miss E Rundle 12 Middle Row Bute Town Rhymney Tredegar NP22 5QJ	Discharge Condition 03 (photographic evidence) of planning consent 18/0474/LBC (Remove existing A-frame loft structure to be replaced by an alternative support beam solution) 12 Middle Row Bute Town Rhymney Tredegar	Granted 05.12.2018
18/0888/FULL 12.10.2018	Mr B Cowell 29 Treowen Road Treowen Newport NP11 3DL	Erect single storey rear extension 29 Treowen Road Treowen Newport NP11 3DL	Granted 05.12.2018
18/0899/FULL 17.10.2018	Mr P Williams 16 St David's Drive Graig-y-rhacca Caerphilly CF83 8RG	Erect porch to front of property with a lean-to roof and a convert garage 16 St David's Drive Graig-y- rhacca Caerphilly CF83 8RG	Granted 05.12.2018
18/0627/RET 11.07.2018	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	Granted 06.12.2018
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	Granted 06.12.2018

<p>18/0843/NCC 01.10.2018</p>	<p>Bryn Power Ltd Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY</p>	<p>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</p>	<p>Granted 06.12.2018</p>
<p>18/0860/FULL 08.10.2018</p>	<p>Mr Davies 2 Twyn Sych Rudry Caerphilly CF83 3EF</p>	<p>Level and rebuild a current and official bicycle track (made of on site sub-soil) plus the addition of stone material (scalping/Type 1) and Tarmac surface to the new track (rolling surface only) and the possible addition of quarry stone to repair the current access through the site Coed Parc-y-fan Van Road To Rudry Common Wern Ddu Caerphilly</p>	<p>Granted 06.12.2018</p>

18/0892/FULL 15.10.2018	Mrs C Lacey-Coles 29 Buzzard Way Penallta Hengoed CF82 6GX	Erect two storey rear extension to form dining room and bedroom 29 Buzzard Way Penallta Hengoed CF82 6GX	Granted 06.12.2018
18/0920/COU 22.10.2018	The 2nd Spell Ltd Miss M Fleet 12 Banalog Terrace Hollybush Blackwood NP12 0SF	Change the use to building to a mixed use to include tattooing and alternative therapies Essentia Tattoo Studio The Old Surgery Bryn Road Cefn Fforest	Granted 06.12.2018
18/0465/FULL 18.05.2018	Mr B Young 10 Oakland Gardens Bargoed CF81 8QF	Construct extension to house for garage 10 Oakland Gardens Bargoed CF81 8QF	Granted 07.12.2018
18/0789/FULL 11.09.2018	Persimmon Homes East Wales Mr M Williams Llantrisant Business Park Llantrisant Rhondda Cynon Taff CF72 8YP	Construct surface water attenuation pond Oakdale Golf Club Oakdale Golf Course Lane Oakdale Blackwood	Granted 07.12.2018
18/0827/OUT 25.09.2018	Mr L Whittle 37 Hengoed Avenue Cefn Hengoed Hengoed CF82 7HX	Erect one detached 2-bedroom dwelling with off-street parking Land To The East Side Of 39 Hengoed Avenue Cefn Hengoed Hengoed	Granted 07.12.2018
18/0869/FULL 11.10.2018	Ms A Ponsford 12 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Erect two storey rear corner in fill and side extensions, and porches; internal and external modifications; to subdivide existing house into two dwellings; new drive for second home 12 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Granted 10.12.2018
18/0891/CLPU 14.10.2018	Mr A Cross 1B Station Terrace Nelson Treharris CF46 6ED	Obtain Lawful Development Certificate for proposed use to demolish existing conservatory and construct new single storey extension with lantern style roof 1B Station Terrace Nelson Treharris CF46 6ED	Granted 10.12.2018

18/0808/CLEU 19.09.2018	Pro Shoot Firearms Club Ltd Mr B Llewellyn Rhoswen House Sunnybank Road Blackwood NP12 1HT	Obtain a Lawful Development Certificate for the existing use as shooting range Llanbradach Tips Heol Las Penyrheol Caerphilly	Refused 11.12.2018
18/0844/COU 02.10.2018	Associated Community Training Limited Ms E Page Head Office Ocean Park House East Tyndall Street Cardiff CF24 5ET	Change of use of the property from Part A1 (Retail) and Part A2 (Financial and Professional Services) to Part A1 (Retail) and Part D1 (Non Residential Training Establishment The Bluebell 5 Market Street Caerphilly CF83 1NX	Granted 11.12.2018
18/0849/FULL 03.10.2018	Mr D Reynolds Prospect House Goshen Street Rhymney Tredegar NP22 5NE	Erect two storey detached dwelling Land Within Curtilage Of Prospect House Goshen Street Rhymney Tredegar	Granted 11.12.2018
18/0908/FULL 18.10.2018	Mr P Howick 7 Carlyon Road Pantside Newport NP11 5DH	Construct new front external landing and lift 7 Carlyon Road Pantside Newport NP11 5DH	Granted 11.12.2018
18/0913/FULL 22.10.2018	Mr D Davies 76 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Erect kitchen/breakfast extension to replace existing conservatory at rear of dwelling 76 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Granted 11.12.2018
18/0918/FULL 22.10.2018	Mr S Niaz 26 High Close Nelson Treharris CF46 6HJ	Erect a two storey extension to the side of the existing dwelling with a single storey extension to the rear 26 High Close Nelson Treharris CF46 6HJ	Granted 11.12.2018
18/0927/FULL 24.10.2018	Mrs D Shaw 55 Coedymoeth Road Aberbargoed Bargoed CF81 9DR	Erect two storey rear extension 55 Coedymoeth Road Aberbargoed Bargoed CF81 9DR	Granted 11.12.2018

18/0928/FULL 24.10.2018	Mr T Hanson 19 Glyn Derwen Llanbradach Caerphilly CF83 3PQ	Erect detached garage 19 Glyn Derwen Llanbradach Caerphilly CF83 3PQ	Granted 11.12.2018
18/0906/FULL 25.10.2018	Mr M Rosenkiewicz 1 Riverside Court Senghenydd Caerphilly CF83 4HB	Erect a side extension to provide a lounge and shower room 1 Riverside Court Senghenydd Caerphilly CF83 4HB	Refused 11.12.2018
18/0867/CLPU 10.10.2018	Mrs Gair 60 Sorrel Drive Penpedairheol Hengoed CF82 8LA	Obtain Lawful Development Certificate for proposed extension of existing dormer 60 Sorrel Drive Penpedairheol Hengoed CF82 8LA	Granted 12.12.2018
18/0887/COU 11.10.2018	Mr C Phillips 3 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Change the use of takeaway to a single dwelling as part of existing first floor accommodation 10 Station Terrace Penyrheol Caerphilly CF83 2RH	Granted 12.12.2018
18/0900/FULL 17.10.2018	Mr A Jones 18 St Davids Drive Machen Caerphilly CF83 8RG	Erect double extension to the rear of the property 109 Llanfabon Drive Trethomas Caerphilly CF83 8GX	Granted 12.12.2018
18/0901/FULL 17.10.2018	Mr R Mann C/o Mr M Morgan 8 Commin Road Aberbargoed Bargoed CF81 9BL	Erect a new two storey two bedroom detached house Land To The Rear Of 43 Sannan Street Aberbargoed Bargoed	Refused 12.12.2018
18/0924/FULL 24.10.2018	Mr D Davies Ches Nous Sunnybank Machen CF83 8PY	Erect single storey rear extension 2 Mountain View Machen Caerphilly CF83 8QA	Granted 12.12.2018
18/0933/CLPU 29.10.2018	Mr & Mrs S Noel 4 Rhys Road Blackwood NP12 3QR	Obtain a Lawful Development Certificate for proposed single storey dining and utility room extension to rear of dwelling 4 Rhys Road Blackwood NP12 3QR	Granted 12.12.2018
18/0858/FULL 08.10.2018	Mr J Khehra 192 Bedwas Road Caerphilly CF83 3AU	Carry out external alterations to both side elevations including new windows and doors Manchester House 1 Clifton Street Caerphilly CF83 1HA	Granted 13.12.2018

18/0909/CLPU 18.10.2018	Mrs E Weston 16 Windsor Place Abertridwr Caerphilly CF83 4DR	Obtain Lawful Development Certificate for proposed single storey rear extension 16 Windsor Place Abertridwr Caerphilly CF83 4DR	Granted 13.12.2018
18/0911/COND 19.10.2018	Mrs P Flanagan Twyn House The Row To Pont Y Draethen Draethen Newport NP10 8GA	Discharge conditions 02 (Materials) and 04 (Bat Method Statement) of planning application 18/0649/RET (Retain works undertaken by planning consent 12/0886/FULL and complete development in accordance with amended details) Twyn House The Row To Pont Y Draethen Draethen Newport	Decided - Discharge of Conditions 13.12.2018
18/0914/COND 19.10.2018	The Trustees Of Peter Makemson C/o S Makemson 6 The Larches Ystradowen Cowbridge CF11 7TT	Discharge condition 1 (statement only), 2 (compliance with plans levels), 3 (finished floor levels), 4 (no enlargements), 5 (no additional windows), 6 (external materials), 7 (land and surface water drainage), 8 (gates) and 9 (driveway surfacing) of planning consent 17/0459/FULL (Demolish the existing bungalow, re-align the existing driveway access onto Rudry Road and construct a new purpose built dormer bungalow with ancillary landscaping works) Llwyncelyn Bungalow Rudry Road Lisvane Cardiff	Decided - Discharge of Conditions 13.12.2018
18/0937/FULL 30.10.2018	Mr M Jones 61 Twyn Road Abercarn Newport NP11 5JY	Erect a single storey rear extension 61 Twyn Road Abercarn Newport NP11 5JY	Granted 13.12.2018
18/0939/FULL 30.10.2018	Mr & Mrs Clarke 11 Glyn Eiddew Llanbradach CF83 3PH	Construct a single storey kitchen and utility extension to rear and side of existing property 11 Glyn Eiddew Llanbradach Caerphilly CF83 3PH	Granted 13.12.2018

18/0940/OUT 31.10.2018	Mr J Bull 10 Glendale Gardens Fleur De Lis Blackwood NP12 3TR	Erect a detached dwelling Land To The Rear Of 67 Main Road Maesycwmmer Hengoed	Granted 13.12.2018
18/0211/FULL 06.03.2018	Mr J Powell 3 Gellideg Lane Maesycwmmer Hengoed CF82 7SD	Erect detached dwelling and detached garage Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane	Granted 14.12.2018
18/0725/FULL 16.08.2018	H C Capel & Sons Mr C Capel Fairview Garage Pengam Road Pengam NP12 3QX	Construct a portal frame industrial unit Pinewood Court (Block A) St Davids Industrial Estate Pengam	Granted 17.12.2018
18/0896/FULL 16.10.2018	Mr & Mrs S D Pawluk 33 Heol Isaf Nelson Treharris CF46 6NS	Erect ground and first floor extension and alterations to roof 33 Heol Isaf Nelson Treharris CF46 6NS	Refused 17.12.2018
18/0903/COND 19.10.2018	Mr & Mrs Eynon 4 Salisbury Terrace Brithdir New Tredegar NP24 6HZ	Discharge conditions 1 (commencement), 2 (drainage), 3 (levels), 4 (landscaping), 5 (trees), 6 (himalayan balsam), 7 (garage), 8 (parking area layout), 9 (parking area materials), 10 (plans), 11 (reptile mitigation strategy), 12 (roosting bat provision), 13 (breeding bird provision), 14 (intrusive site investigation), 15 (obscure glazing), 16 (badger survey), 17 (badger licence) and 18 (method statement) of planning consent 18/0520/FULL (Erect detached dwelling) 45 Gelynos Avenue Argoed Blackwood NP12 0AT	Decided - Discharge of Conditions 17.12.2018
18/0919/FULL 23.10.2018	Mr L Davies 58 St David's Drive Graig-y-rhacca Caerphilly CF83 8RH	Erect 3 bedroom detached property Land Within The Curtilage Of 58 St David's Drive Graig-y- rhacca Caerphilly	Refused 17.12.2018

18/0956/COND 01.11.2018	Mr G I Evans-Jones 13 Collins' Row Bute Town Rhymney Tredegar NP22 5QL	Discharge condition 03 (Ridge tiles to be used) of planning consent 18/0614/LBC (Erect detached garage) 13 Collins' Row Bute Town Rhymney Tredegar	Granted 17.12.2018
18/0947/FULL 02.11.2018	Iceland Foods Ltd Mr K Jones Second Avenue Deeside Industrial Park Deeside CH5 2NW	Construct a flow forge plant deck to roof and install air conditioning/refrigeration plant complete with roof walkway to plant deck Unit 1-2 Lowry Plaza Hanbury Road Bargoed	Granted 17.12.2018
18/0954/FULL 06.11.2018	Mrs Isaacs 42 Sir Ivor Road Pontllanfraith Blackwood NP12 2JL	Erect rear balcony 42 Sir Ivor Road Pontllanfraith Blackwood NP12 2JL	Refused 17.12.2018
18/0968/FULL 09.11.2018	Mr D Jones 35A Heol Ysgubor Caerphilly CF83 1SR	Erect a single storey rear flat roof extension with lantern 35A Heol Ysgubor Caerphilly CF83 1SR	Granted 17.12.2018
18/0969/FULL 09.11.2018	Mr D Price 15 Manmoel Court Oakdale Blackwood NP12 0NL	Demolish existing garage and erect new detached garage 15 Manmoel Court Oakdale Blackwood NP12 0NL	Granted 17.12.2018
18/1013/COND 26.11.2018	Mrs A Cains 21 Mountain View Abertridwr Caerphilly CF83 4AT	Discharge condition 06 (Parking Area) and 08 (Mitigation for Breeding Birds) of planning consent 18/0813/FULL (Create off road parking to the front of the property) 21 Mountain View Abertridwr Caerphilly CF83 4AT	Decided - Discharge of Conditions 17.12.2018
18/0926/FULL 24.10.2018	Mr G Williams C/o Agent Mr M Morgan 8 Commin Road Aberbargoed Bargoed CF81 9BL	Construct two bedroom detached bungalow Land At Grid Ref 315716 200028 Adj To Ty Heulog Cwrt Coch Street Aberbargoed	Granted 18.12.2018

18/0945/FULL 01.11.2018	Mr C Offord 12 Springfields Croespenmaen Newport NP11 3DE	Erect two storey side extension 12 Springfields Croespenmaen Newport NP11 3DE	Granted 18.12.2018
18/0917/COND 23.10.2018	Mr & Mrs J Parfitt 14 Henfron Caerphilly CF83 2NU	Discharge conditions 04 (Bat Roost Provision) and 05 (Breeding Bird Provision) of planning application 18/0142/FULL (Erect first floor side extension, single-storey rear extension and convert attic including three dormer windows to front) 14 Henfron Caerphilly CF83 2NU	Decided - Discharge of Conditions 19.12.2018
18/0905/FULL 17.10.2018	Mr & Mrs Gibbs 2 Tredomen Terrace Tredomen Hengoed CF82 7BW	Erect two storey rear extension 2 Tredomen Terrace Tredomen Hengoed CF82 7BW	Granted 20.12.2018
18/0967/TCA 09.11.2018	Miss H Wilson 119 High Street Rhymney Tredegar NP22 5NG	Carry out relevant tree works including fell all sycamore, ash and conifer on property, fell horse chestnut due to proximity and damage to mains power lines and telephone lines and all trees too close to boundary wall causing damage and risk to passers by 119 High Street Rhymney Tredegar NP22 5NG	Objection raised 20.12.2018
18/0819/LBC 21.09.2018	Mrs A 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 21.12.2018

18/0923/COND 23.10.2018	Ixiom Developments Limited C/o GVA Mr M Southall One Kingsway Cardiff CF10 3AN	Discharge Condition 07 (land and surface water drainage) of planning consent 17/0230/FULL (Demolish Red Lion Inn and re-develop to provide 17 No. residential apartments together with associated vehicular and pedestrian accesses, car parking, amenity areas, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure Red Lion Inn High Street Blackwood NP12 1BB	Decided - Discharge of Conditions 21.12.2018
18/0931/FULL 26.10.2018	Mr & Mrs Thomas 14 Bryn Siriol Penyrheol Caerphilly CF83 2AJ	Erect a dormer extension to rear of property 14 Bryn Siriol Penyrheol Caerphilly CF83 2AJ	Granted 21.12.2018
18/0932/COND 26.10.2018	Charter Housing Mr N Taylor Exchange Housing High Street Newport NP20 1AA	Discharge condition 02 (Materials) of planning consent (17/0489/FULL - Erect 34 No. residential dwellings and associated works) Land At Grid Ref 324514 189945 Mill Street Pontymister Risca	Decided - Discharge of Conditions 21.12.2018
18/0951/FULL 02.11.2018	Mrs M Mahavar-Snow 23 Mill Road Caerphilly CF83 3FD	Demolish existing outbuilding and short concrete block wall and rebuild a new larger outbuilding Pandy Allotments Melin Gwlan Caerphilly	Granted 21.12.2018
18/0953/FULL 05.11.2018	Mr A England Pentwyn Lodge Ty Gawla Isaf To Rhymney River Cefn Mably Cardiff CF3 6LP	Erect a stock shed for dairy unit Pentwyn Lodge Ty Gawla Isaf To Rhymney River Cefn Mably Cardiff	Granted 21.12.2018

18/0949/FULL 02.11.2018	Mr & Mrs Snowden 52 Dan-Y-Graig Pontlottyn Bargoed CF81 9RT	Erect single storey front extension 52 Dan-Y-Graig Pontlottyn Bargoed CF81 9RT	Granted 02.01.2019
18/0817/FULL 21.09.2018	Mr D Morgan 6 Llanover Street Abercarn Newport NP11 4SX	Erect detached dormer bungalow with parking 5B Woodside Drive Newbridge Newport NP11 4NP	Granted 03.01.2019
18/0959/COND 08.11.2018	Mr H Williams 9 Glen View Court Pentwyn-mawr Newport NP11 4HW	Discharge conditions 04 (Bat roost provision), 05 (Breeding bird provision) and 06 (Parking area) of planning consent 18/0687/FULL (Erect two storey extension to side and front of dwelling) 9 Glen View Court Pentwyn-mawr Newport NP11 4HW	Decided - Discharge of Conditions 03.01.2019
18/0960/FULL 08.11.2018	Mr J Dunstan 6 Greenmeadow Machen Caerphilly CF83 8PB	Erect a ground floor extension to create a bedroom, en-suite and gymnasium 6 Greenmeadow Machen Caerphilly CF83 8PB	Granted 03.01.2019
18/0972/FULL 09.11.2018	Mr S Titley The Gables Southend Terrace Pontlottyn Bargoed Caerphilly CF81 9RL	Raise roof to form level fascia line and internal alterations 40 Hill Street Rhymney Tredegar NP22 5JH	Granted 03.01.2019
18/0973/COND 13.11.2018	Mr & Mrs Belbin The Cottage Baden Hill Titherington Wotton Under Edge GL12 8PY	Discharge conditions 04 (Programme of building recording and analysis) and 05 (Method statement) of planning consent 13/0228/CON (Demolish stone store) Plot Adjacent To Twyn House Draethen Newport	Decided - Discharge of Conditions 03.01.2019

18/0963/COND 09.11.2018	Millbrook Homes (Cwmbran) Ltd Mr C Rabaiotti C/O The Potters 22-24 Upper Dock Street Newport	Discharge conditions 03 (finished floor levels), 04 (drainage), 05 (materials), 10 (landscaping hard and soft), 11 (boundary treatments), 12 (access), 13 (engineering details), 17 (parking areas), 18 (dust suppression), 19 (noise suppression), 21 (amended bat roost provision) and 22 (amended breeding bird provision) of planning consent 18/0152/FULL (Demolish existing house/associated structures and erect eight dwellings and associated works) Gelli Pystyll Farm Elm Drive Ty Sign Risca	Decided - Discharge of Conditions 04.01.2019
18/0691/COU 06.08.2018	Mr A Woods 25 Station Terrace Brithdir New Tredegar NP24 6JS	Change the use of Workmens Institute into a residential dwelling Brithdir Workmen's Institute 25 - 26 Station Terrace Brithdir New Tredegar	Granted 07.01.2019
18/0904/COU 16.10.2018	Mr J Jones 10 Aeron Place Gilfach Bargoed CF81 8JA	Change the use of part of building to A3 cafe/takeaway Victoria House Victoria Road Rhymney Tredegar	Granted 07.01.2019
18/0958/FULL 07.11.2018	Iceland Foods Ltd Mr K Jones Second Avenue Deeside Industrial Park Deeside CH5 2NW	Install new sections of shopfront complete with new automatic bi-parting entrance doors and side screens Unit 1-2 Lowry Plaza Hanbury Road Bargoed	Granted 07.01.2019
18/0970/FULL 12.11.2018	Mr M Watson 30 Caerbryn Pentwyn-Mawr Newport NP11 4EL	Erect garage extension to side of dwelling 30 Caerbryn Pentwyn-mawr Newport NP11 4EL	Granted 07.01.2019

18/0936/RET 30.10.2018	Mr G Jones Unit 25 Darren Drive Prince Of Wales Industrial Estate Abercarn NP11 5AR	Retain 500kw biomass boiler situated within existing factory Gerry Jones Transport Ltd Unit 25 Darren Drive Prince Of Wales Industrial Estate	Granted 08.01.2019
18/0944/NCC 01.11.2018	Flexible Generation Ltd Mr P Lazarevic Hudson House 8 Tavistock Street London WC2E 7PP	Vary condition 06 (Hours of Operation) of planning consent 17/0023/FULL (Install diesel powered generators and associated infrastructure for the provision of a Flexible Generation Facility to provide energy balancing services via the capacity market for the National Grid) to allow for an increase in the facilities' annual operating hours Power Generation Site One Pentref-y-groes Farm Pentref- Y-Groes Farm Lane East Croespenmaen	Granted 08.01.2019
18/0971/FULL 12.11.2018	Ms S Hughes 3 Universal Villas Senghenydd Caerphilly CF83 4HJ	Erect two storey rear extension 3 Universal Villas Senghenydd Caerphilly CF83 4HJ	Granted 08.01.2019
18/0994/NMA 20.11.2018	Mr L Hallett 6 Lanelay Farm Talbot Green CF72 9LA	Seek approval of a non- material amendment to planning consent 17/0231/NCC (Vary condition 13 of planning consent 16/0877/FULL (Construct 3 no. three-bedroom terraced dwellings) to move properties by 3m)) to adjust the car parking layout and add Landscaping Land Adjacent To 26 Gelynos Avenue Argoed Blackwood	Granted 08.01.2019
18/0976/COU 22.11.2018	Mr R Patel 146 Commercial Street Senghenydd Caerphilly CF83 4GB	Change the use from shop with house to dwelling with alteration to front elevation 128 Commercial Street Senghenydd Caerphilly CF83 4GB	Granted 08.01.2019

18/0991/FULL 16.11.2018	Mrs J Carpenter 19 Ashville Oakdale Blackwood NP12 0JR	Erect first floor rear bedroom extension and single storey rear extension to form a new bathroom 19 Ashville Oakdale Blackwood NP12 0JR	Granted 09.01.2019
18/1039/NMA 04.12.2018	Mr J Williams Hillside The Graig Cwmcarn Newport NP11 7FA	Seek approval of a non-material amendment to planning consent 15/0330/FULL (Demolish existing dwelling (Honeysuckle), erect two-storey extension to existing dwelling (Hillside) and erect a three-storey structure to house a double garage, domestic office space, storage and glasshouse served by new entrance driveway) to change internal arrangements and external sizes/appearance of the proposed stand alone garage Hillside The Graig Cwmcarn Newport	Granted 09.01.2019
18/1044/NOTA 06.12.2018	Mr P Tolley Ty Damson Farm Ynysddu Hotel Approach Ynysddu Newport NP11 7JE	Erect a barn for the purpose of storing food and straw Ty Damson Farm Ynysddu Hotel Approach Ynysddu Newport	Prior Approval Not Required 09.01.2019

Agenda Item 13

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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 .	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.
18/0586/COU 29.06.18	Change of use from commercial offices to childcare services at Unit 6-8 Block C, Western Industrial Estate, Caerphilly.	Subject to further discussion and consideration.

18/0616/FULL 09.07.18	Convert sixteen stables into four one bedroom holiday chalets at Caerllwyn Ganol Farm Twyn-gwyn Road, Mynyddislwyn, Newport, NP11 7AJ	Subject to further discussion and consideration
18/0620/FULL 12.11.18	Demolish existing retail shop and erect residential flats at Yearsleys Discount, 1 Lon-Y-Twyn, Caerphilly, CF83 1NW	Subject to further discussion and consideration
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 at The Meadows, Gypsy Lane, Groeswen, CF15 7UN	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.
18/0907/FULL 17.10.18	Erect bungalow at Land At Grid Ref 315569 188254, Heol-Y-Ddol, Caerphilly.	Awaiting the views of Consultees.
18/0930/NCC 25.10.18	Vary condition 03 (time period) of planning consent 10/0550/OUT (Re-develop the site for a mixed use development including housing, employment (B1 Use) and community use with associated open space and infrastructure) to extend the period of time for the submission of reserved matters at Former BSW Saw Mills, The Timber Yard, Commercial Street, Senghenydd, Caerphilly, CF83 4AE	Subject to further discussion and consideration.
18/0950/RET 15.11.18	Retain imported material and change of use of land to additional residential amenity area for existing dwelling at 1 Viaduct View Court, Victoria Road, Maesycwmmmer, Hengoed, CF82 7GX	Subject to further discussion and consideration.

Agenda Item 14

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Received draft agreements. Waiting for internal comments. Can't agree over some clauses regarding Affordable Housing. Waiting for instructions from Planning.
09/0243/OUT 31.03.09	Erect residential development and associated recreation space on land at Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association. File closed due to no progress.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	Sent amended draft to Solicitors and they are taking instructions. Sols asked for completion statement sent.
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	Sent draft Agreement for approval.
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. No change.
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. Chased.
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 again.

Agenda Item 15

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	20/08/18
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	24/10/18
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

18/0017/REF 18/0084/RET	Bryn Recycling Ltd C/o Barton Willmore Mr J Ayoubkhani Greyfriars House Greyfriars Road Cardiff CF10 3AL	Retain extension to material recycling facility to include biomass boiler and chimney flue at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	29/11/2018
18/0018/REF 17/0723/FULL	Mr A Jenkins 36 Mountside Risca Newport NP11 6JG	Construct four linked dwellings with associated ground and access works at 1st Oakdale Scout Group Oakdale Scout Hall Kincoed Road Oakdale	30/11/2018
18/0019/REF 18/0123/FULL	Studio Developments Ltd C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Construct three dwellings and ext Land At Grid Ref 321036 188882 Rhyd Y Gwern Lane (South Of Clos Trefeddyg) Machen ernal works on	29/11/2018

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 Newport	Dismissed 20.11.2018	DEL
18/0012/REF 18/0701/FULL	Erect front dormer extension at 29 Hospital Road Penpedairheol Hengoed CF82 8DG	Dismissed 12/12/2018	DEL

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