

Public Document Pack

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

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



www.caerphilly.gov.uk
www.caerffili.gov.uk

For all enquiries relating to this agenda please contact Emma Sullivan
(Tel: 01443 864420 Email: sullie@caerphilly.gov.uk)

Date: 7th August 2019

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 14th August, 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. | |

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

A greener place Man gwyrddach

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



To approve and sign the following minutes: -

- 3 Planning Committee held on 17th July 2019. 1 - 8

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

- 4 Code No. 17/0411/OUT - Land at Gwern y Domen, (Grid Ref. 317068 187536), Gwern-y-Domen Farm Lane, Caerphilly. 9 - 74
- 5 Code No. 19/0262/FULL - 2 The Meadows, Machen. 75 - 86
- 6 Code No. 19/0327/OUT - Land Within the Curtilage of 45 Sannan Street, Aberbargoed, Bargoed, CF81 9BH. 87 - 94
- 7 Code No. 19/0348/FULL - GLJ Recycling Ltd, Chapel Bridge Yard, Chapel Farm Industrial Estate, Cwmcarn, Newport, NP11 7NL. 95 - 104
- 8 Code No. 19/0378/OUT - Land at the Old Farmhouse, Pentref-y-Groes Farm Lane East, Croespenmaen. 105 - 114
- 9 Code No. 19/0487/OUT - Land Adjacent to Mount Pleasant Inn, Mount Pleasant Row, Pentwyn, Bargoed, CF819NJ. 115 - 126
- 10 Code No. 19/0572/RM - Land at Grid Ref. 311051 194899, Mafon Road, Nelson. 127 - 136
- 11 Code No. 19/0635/FULL - 16 High Street, Pentwyn-mawr, Newport, NP11 4HG. 137 - 142

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

- 12 Applications determined by delegated powers. 143 - 160
- 13 Applications which are out of time/not dealt with within 8 weeks of date of registration. 161 - 166
- 14 Applications awaiting completion of a Section 106 Agreement. 167 - 170
- 15 Appeals outstanding and decided. 171 - 174

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 (Vice Chair), R. Whiting and T.J. Williams

And Appropriate Officers

HOW WE WILL USE YOUR INFORMATION

Those individuals that attend committee meetings to speak/give evidence will be named in the minutes of that meeting, sometimes this will include their place of employment or business and opinions expressed. Minutes of Meetings including details of speakers will be publicly available to all via the Council website at www.caerphilly.gov.uk. except for discussions involving confidential or exempt items.

You have a number of rights in relation to your information, including the rights of access to information we hold about you and the right of complaint if you are unhappy with the way your information is being processed.

For further information on how we process your information and your rights please view the Full Committee Meetings Privacy Notice on our website <http://www.caerphilly.gov.uk/Committee/Privacy> or contact Legal Services by email griffd2@caerphilly.gov.uk or telephone 01443 863028.

This page is intentionally left blank



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 17TH JULY 2019 AT 5:00PM

PRESENT:

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

Councillors:

Mrs E.M. Aldworth, C. Andrews, M. Davies, R.W. Gough, D. Hardacre, A. Hussey, J. Simmonds, J. Taylor, R. Whiting and T.J. Williams.

Together with:

T. Stephens (Planning Services Manager), R. Tranter (Monitoring Officer), R. Kyte (Head of Planning and Regeneration), L. Cooper (Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), C. Edwards (Environment Health Manager), C. Boardman (Principal Planner), C. Powell (Principal Planner), E. Rowley (Senior Planner), A. Pyne (Senior Planner) and E. Sullivan (Senior Committee Services Officer).

And:

Councillor E. Stenner (Cabinet Member for Environment and Public Protection)

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors A. Angel, J. Bevan, J.E. Fussell, A.G. Higgs, Mrs B. Miles, Mrs G.D. Oliver and J. Ridgewell.

2. DECLARATIONS OF INTEREST

Declarations of interest were received at the start and during the course of the meeting as follows: Mrs Lisa Cooper – Agenda Item No. 6 (19/0021/RET) and Councillor J. Taylor – Agenda Item No. 13 (19/0360/RET) details are minuted with the respective item.

3. MINUTES – 19TH JUNE 2019

It was moved and seconded that the minutes of the meeting held on the 19th June 2019 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 19th June 2019 (minute nos. 1-13) be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT

4. CODE NO. 17/0971/NCC – GELLIARGWELLT FARM, GELLIGAER ROAD, GELLIGAER.

Mr. R. Dolloway spoke in objection to the application and Mr J. Ayoubkani, the applicant's agent spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an amendment to Condition No.7, the deletion of Condition No. 13 and an additional condition in relation to noise levels the recommendation contained within the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) the application be deferred to allow the applicants to enter into a Section 106 Agreement as set out in the Officer's report;
- (ii) on completion of the agreement and subject to the conditions contained in the Officer's report and the following amended and additional condition this application be granted;

Amended Condition (7)

Except in emergencies to maintain safe quarry working the winning and working and processing of stone and the tipping of inert waste shall not be carried out at the site except between the following times:-

07.00 to 19.00 hours Monday to Friday and

07.00 to 13.00 hours Saturdays

b) no operation other than environmental monitoring and water pumping shall take place at the site on Sundays or Bank or Public Holidays.

c) no blasting shall take place except between the hours of 10.00 and 16.00 hour Monday to Friday.

Reason

To protect the amenity interests of local residents in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Condition

Between the hours of 07.00 and 19.00 the noise levels arising from the development shall not exceed the proposed environmental noise limits (background noise level plus 10dB(A)) stated for any of the noise sensitive properties identified in the Environmental Noise Impact Assessment report 2612/T2 dated 5 July 2012.

Reason

To protect the amenity interests of local residents in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- (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: SP5 Settlement Boundaries, SP6 Place Making, SP8 Mineral Safeguarding, CW2 Amenity, CW4 Natural Heritage Protection, CW5 Water Environment, CW15 Locational Constraints, CW22 Mineral Safeguarding, CW23 Mineral Site Buffer Zones.
- (iv) the applicant is reminded that it is an offence to obstruct a public right of way. There are several public rights of way in the area of this application

which must remain available for use and the safety of users of the footpath must be maintained at all times. The planning permission does not authorise the stopping up or diversion of the rights of way. The rights of way may be stopped up or diverted by Order under section 257 of the Town and Country Planning Act 1990, provided that the order is made before the development is carried out. If the right of way is obstructed before the Order is made, the order cannot proceed until the obstruction is removed.

5. CODE NO. 18/1079/FULL – LAND AT GRID REF 312302188899, BRONMYNYDD, ABERTRIDWR, CAERPHILLY.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report and the following amended and additional conditions this application be granted;

Amended Condition (7)

Notwithstanding the submitted plans prior to the demolition of the existing steps that provide pedestrian access to 31 and 32 Bronmynydd details of replacement pedestrian access to these dwellings shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details. Pedestrian access to numbers 31 and 32 Bronmynydd must be maintained continuously throughout the duration of the construction works of the proposed development with temporary access provided as necessary.

Reason

To ensure suitable temporary and replacement permanent pedestrian access for existing residents is provided in the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Amended Condition (10)

The dwelling hereby approved shall not be occupied until the area indicated for the parking of vehicles (comprising of a minimum of three parking spaces) serving the dwelling together with the parking area serving numbers 31 and 32 Bronmynydd is laid out in accordance with the submitted plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.

Reason

In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Condition (16)

Notwithstanding the submitted plans, no works whatsoever shall commence on site until full engineering details and structural calculations for the proposed retaining walls associated with the pedestrian access serving 31 & 32 Bronmynydd along with slope stability analysis on the embankment supporting the proposed access, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose have been first submitted to and approved in writing by the Local Planning Authority. Following construction of the agreed works, additional certification from an independent chartered civil or structural

engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be submitted to the Local Planning Authority prior to beneficial occupation of the approved development.

Reason

In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Additional Condition (17)

Prior to the occupation of the dwelling hereby permitted or before the proposed parking areas are brought into beneficial use (whichever is the earlier) the provision of a vehicle restraint system, barrier or equivalent scheme located at the top of the earth embankment behind 21 to 30 Bronmynydd shall be constructed in a manner to have first been submitted to and agreed in writing by the Local Planning Authority. The vehicle restraint measures shall be retained and maintained thereafter.

Reason

In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- (ii) the applicant be advised of the comments of Cwr Cymru/Welsh Water, Senior Engineering (Land Drainage) and Head of Public Protection.

6. CODE NO. 19/0021/RET – NANTYGLEDYR, 231 BEDWAS ROAD, CAERPHILLY, CF83 3AR.

Mrs L. Cooper declared a personal but not prejudicial interest in that the applicant is known to her.

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 subject to the conditions contained in the Officer's report this application be granted.

7. CODE NO. 19/0045/FULL – LAND ADJACENT TO THE COTTS, 86 PENALLTA ROAD, YSTRAD MYNACH, HENGOED.

Councillor M. James spoke in support of the application

It was noted that the application had been subject to a site visit, which was held on Monday 15th July 2019.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved by a show of hands and in noting there were 3 abstentions this was agreed by the majority present.

RESOLVED that the application be refused.

8. CODE NO. 19/0275/NCC – WASTE TRANSFER STATION, GELLIARGWELT UCHAF FARM, GELLIGAER ROAD, GELLIGAER.

It was noted that the application had been subject to a site visit which was held on Monday 15th July 2019.

Mrs E. Tyzak, Councillor W. David and Councillor A. Gair spoke in objection to the application and Miss J. Price, the applicant spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred for a further report for reasons for refusal based on the detrimental impact to residential amenity by a show of hands and in noting there was 1 against this was agreed by the majority present.

RESOLVED that the application be deferred for a further report for reasons of refusal based on the detrimental impact to residential amenity.

9. CODE NO. 19/0245/FULL – 6 CAE CANOL, HENGOED, CF82 7RU.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the proposed property 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.

10. CODE NO. 19/0276/NCC – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED.

Mrs E. Tyzak, Councillor W. David and Councillor A. Gair spoke in objection to the application and Ms. J. Price, the applicant spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred for a further report for reasons for refusal based on the detrimental impact to residential amenity by a show of hands and in noting there was 1 against; this was agreed by the majority present.

RESOLVED that the application be deferred for a further report for reasons of refusal based on the detrimental impact to residential amenity.

11. CODE NO. 19/0277/RET – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED.

It was noted that the application had been subject to a site visit, which was held on Monday 15th July 2019.

Mr R. Dolloway, Councillor W. David and Councillor A. Gair spoke in objection to the application and Ms J. Price, the applicant spoke in support of the application.

Following consideration of the application it was moved and seconded that the application be deferred for a further report for reason for refusal based on the detrimental impact to residential amenity and by a show of hands and in noting there was 1 against this was agreed by the majority present.

RESOLVED that the application be deferred for a further report for reasons for refusal based on the detrimental impact on residential amenity.

12. CODE NO. 19/0331/FULL – CLAREMONT, SOUTHEND TERRACE, PONTLOTTYN, BARGOED.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this applicant 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.

13. CODE NO. 19/0360/RET - 64 CAE COLLEN, BLACKWOOD.

It was noted that since the publication of the report an additional letter of objection had been received which reiterated concerns previously expressed and detailed in the Officers report with one difference in that it referred to boundary encroachment. The Officer confirmed that this was a private matter and not a material planning consideration.

It was noted that the application had been subject to a site visit which had been held on Monday 15th July 2019.

At this point Councillor J. Taylor declared a personal and prejudicial interest in that the speaker in objection was known to him and left the Chamber when the application was discussed.

Councillor M. Davies sought advice with regarding to making a declaration as the speaker in objection was also known to him, but felt that the relationship was not such that it would influence his ability to come to a balanced decision based on the merits of the application. The Monitoring Officer confirmed that under those circumstances there was no requirement for him to declare.

Mrs H. Parfitt spoke in objection to the application and Mr A. Layman, the applicant spoke in support of the application.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by a show of hands and in noting there was 1 against and 1 abstention this was agreed by the majority

present.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2019 is relevant to the conditions of this permission: CW2;
- (iii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

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

14. CODE NO. 19/0453/FULL – GROVE LODGE, HIGH STREET, BLACKWOOD.

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

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the 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 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 calls 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.

15. PLANNING ENFORCEMENT CHARTER

Consideration was given to the report which sought Members comments on the adoption

of a Planning Enforcement Charter.

The Planning Enforcement Team within the Regeneration and Planning Service is an important part of Development Management, ensuring that appropriate action is taken against unauthorised development, where expedient. In recent years, the number of staff in the team had declined from six to two, and therefore it was essential to develop new ways of working and the charter presented sets out a realistic standard of service, which is clear to the Public, Members and Officers alike. The proposed Charter explains the principles of Planning Enforcement, the process, the service standards and relevant contact information.

Members were referred to the Charter as attached in Appendix 1 of the Officer's report and section 3.6 which detailed the time limits for taking enforcement action and section 4.4 for the report which outlined the information that complainants would need to provide in order to progress any alleged breach. It was noted that anonymous complaints would not be investigated unless the nature of the complaint was sufficiently serious that it might require immediate action in order to safeguard the public. The Officer advised that there was a Charter commitment to ensure that 100% of complaints were registered and acknowledged in writing within 5 working days of receipt; however the proposed 12 week standard for resolution would depend on the complexity of the alleged breach.

Members fully supported the Charter but expressed concern that staffing numbers within the Enforcement Team were insufficient to meet the requirements contained in the document. The Officer reassured Members that the numbers within the team were similar to that in other authorities of a similar size and advised that the Building Control Team would also pick certain enforcements cases.

Having fully considered its content, it was moved and seconded that the Planning Committee note the report and the Charter as attached in Appendix 1 be adopted and by a show of hands this was unanimously agreed.

RESOLVED that the contents of the Planning Enforcement Charter be adopted and form the basis of the service.

16-19. 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 20.15pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th August 2019, they were signed by the Chair.

CHAIR

Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
17/0411/OUT 16.05.2017	PMG Ltd And Persimmon Homes East Wales Ltd Messrs Hobbs And Smith C/O Ms P Cole 14 Ty Gwyn Crescent Penylan Cardiff CF23 5JL	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

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: This site, at Gwern y Domen, Caerphilly, lies to the south-east of Lansbury Park. It adjoins the Lansbury Park Distributor Road near St Helen's Primary School, and extends as far as Branch Cottages on Pentwyngwyn Road.

Site description: The site is greenfield, and is mainly pastureland with some woodland at its south-western end. Hedgerows separate the land into a number of fields. The land rises gently in a south-easterly direction. To the north and west are the residential areas of Lansbury Park and Mornington Meadows. To the east and south is largely agricultural land. To the south west is Van Mansion which is a grade II listed building. A former railway line forms the northern boundary of the site.

Vehicular access to the site is currently gained from Pentwyngwyn Road via Gwern-y-Domen Farm Lane and comprises in part a bridge over a disused railway line. The lane passes three properties comprising Gwern y Domen Farmhouse and two converted barns. These properties do not form part of the development site.

Development:

Outline planning consent is sought in respect of residential development with strategic open space including play facilities and pedestrian and cycle networks. All matters are reserved for future consideration.

Cont'd

Application No: 17/0411/OUT Cont'd

The proposed development includes the following:

- up to 618 new homes of various size and tenures, including 40% affordable housing
- a sports pavilion at the centre of the site;
- open space and formal and informal play areas linked by pedestrian and cycle routes;
- arboricultural and ecological mitigation;
- pedestrian, cycle and public transport circulation routes within the site.

The main vehicular access will be from the Lansbury Park Distributor Road. Emergency access is provided from Pentwynwyn Road via Gwern y Domen Lane. Additional pedestrian and cycle access points are proposed to the north and onto the Distributor Road to enable access to the Caerphilly Town Centre. Public Rights of Way are retained as part of the development and where necessary diverted.

An illustrative layout submitted with the application shows the western third of the site undeveloped, with a biodiversity area at the eastern end.

The application is supported by a Planning Statement, Design and Access Statement, and an Environmental Statement (ES) accompanied by a Non-Technical Summary. The key issues identified by the ES are as follows:

- Need
- Landscape & Visual Impact
- Archaeology and Cultural Heritage
- Traffic, Transport & Movement
- Noise & Vibration
- Ecology and Biodiversity
- Ground Conditions
- Hydrology
- Socio-Economic Impact
- Agricultural Land Use, and
- Air Quality
- Cumulative Impacts

Cont'd

In summary, those reports come to the following conclusions on the following matters.

NEED - In the absence of any firm timescale for progressing an LDP Review, or a Strategic Development Plan, the development by a major house builder would ensure that a significant contribution to meeting the 5 year housing land supply shortfall which currently exists, would be provided, and that a large proportion of affordable units would also be delivered. It can therefore be concluded that a significant need exists for the development on the above basis and that the site in question would meet the Council's criteria, as stated in the latest 2018 AMR in considering proposals for new residential development on their relative planning merits on a site-by site basis, having due regard for the need to increase the housing land supply in line with national planning policy and guidance.

LANDSCAPE AND VISUAL IMPACT - The addition of further residential land to the periphery of the town would not introduce significantly detracting elements into the landscape, especially where a sympathetic layout is designed in relation to the existing built forms, together with a well considered and integrated landscape scheme for the site. It can be concluded that any landscape and visual effects identified are considered to be relatively limited and to be well contained around the site's immediate environs. As such they should be given limited weight in the planning balance to be undertaken by the Council and the benefits of the scheme should be given considerable weight. The positive benefits for the residential development are:

- Opportunities for new woodland, tree and hedgerow planting
- Trees and hedgerows brought into positive management.
- Extension and management of Maerdy Wood.
- Reinforcement of ecological corridors and management of the SINC area
- Treatment of Japanese Knotweed
- Enhanced pedestrian and cyclist circulation
- A residential layout set within the existing field pattern creating very individual residential areas; and,
- Provision of open space and biodiversity areas.

ARCHAEOLOGY AND CULTURAL HERITAGE - Whilst the proposed development would result in most of the known and potential features, deposits and remains of archaeological importance within its footprint being destroyed, this non-significant effect would be mitigated through the implementation of an appropriate and proportionate programme of archaeological investigation and recording, undertaken in accordance with a Written Scheme of Investigation agreed in advance and with the results to be disseminated following the work's completion. There would be no long-term residual effect if the proposed mitigation set out above is implemented at the site in full.

Cont'd

TRAFFIC, TRANSPORT AND MOVEMENT - To mitigate adverse effects the proposed development would create new pedestrian routes and cycle routes that enable the development to connect with the surrounding area and provide the opportunity for the development to access the strategic traffic free routes of the Celtic Trail which in turn offers links to areas of Caerphilly and beyond. Improvements are also proposed at Bedwas Bridge Roundabout to increase road capacity. The introduction of crossing facilities on Lansbury Distributor Road, a signal controlled junction at one of the site access junctions along with extensions to existing bus routes improve connectivity and permeability between existing and proposed communities and will encourage walking and cycling as the preferred mode for many trips. The introduction of Travel Plans and a Construction Transport Management Plan will contribute towards mitigating the impact of the development. Following the implementation of the proposed mitigation the only adverse residual effects of the Proposed Development would be on junction delay / driver delay.

NOISE AND VIBRATION - With the mitigating effect of a partially open window most of the proposed development on the site will experience an internal noise level of less than 30dB LAeq,8hr, a negligible impact with a negligible significance. Development related traffic will increase the LA10,18hr noise environment at existing receptors. In the short-term the impact of this increase will be of moderate significance at residential receptors, and of major significance at St. Helen's Primary School and St. James Primary School playing fields. In the long-term the significance of the impact will decrease to minor at residential receptors, and will decrease to moderate significance at the two school playing fields. With the mitigating effect of a 2m high acoustic barrier located adjacent to the two playing fields; in the short-term and the long-term the impact will reduce to negligible significance at Hadland Court/St Helen's Primary School, and will remain moderate at St James Primary School. However, with the inclusion of the fence at St James Primary School in the short and the long-term the predicted LA10,18hr noise levels will fall when compared to the non mitigated scenarios. Further mitigation is therefore not considered necessary.

ECOLOGY AND BIODIVERSITY - Potential significant effects identified which could arise as a result of the operation of the proposed development in absence of mitigation include the following:

- Effects of light and noise/visual/human disturbance to designated sites, habitats and species;
- Increased risk of collision and predation to species; and
- Alteration to groundwater and surface water flows.

Cont'd

The key mechanisms which will be implemented are:

- Detailed Design Measures. The outline planning application is being made with all matters reserved. The masterplan is therefore illustrative and allows flexibility for specific detailed design measures to be secured and included within the proposed development. Such design measures can, where necessary, be agreed with the Local Authority and secured through suitably worded planning conditions and addressed at future Reserved Matters stages.
- Ecological Construction Method Statement (ECMS) & European Protected Species Mitigation Strategies (including Derogation licences). The ECMS will be prepared at the Reserved Matters stages and implemented during the demolition and construction phase of the proposed development. Outline Mitigation strategies for bats, dormouse and great crested newts have been prepared in support of the outline planning application and set out the sensitive working methodologies to be implemented during pre-construction and construction phases. Such measures will be further expanded as part of the RM stages.
- Ecology Management Plan (EMP) & European Protected Species Mitigation Strategies (including Derogation licences). Outline Mitigation strategies for bats, dormouse and great crested newts have been prepared in support of the outline planning application and set out the recommended compensation, mitigation and enhancement measures to be implemented as part of the proposals required to ensure no significant negative effects will arise. Such measures will be further secured as part of the NRW development licensing process.

GROUND CONDITIONS - Mitigation measures would minimise the potential for construction operations to contaminate soils and controlled waters. These measures would be incorporated into a Pollution Prevention or Construction Management Plan, prepared by the appointed contractor and agreed with Natural Resources Wales and the Local Planning Authority prior to the commencement of construction.

HYDROLOGY - An assessment has concluded that the impact of the proposed development, with appropriate mitigation, will be insignificant during the completed/operational phase in terms of water quality, foul drainage and flooding. The development has a minor beneficial impact on surface water runoff.

Cont'd

Application No: 17/0411/OUT Cont'd

SOCIO-ECONOMIC IMPACT - Potential impacts during the construction Stage:

- Increase in employment during the construction period is beneficial; and
- Potential disturbance to local neighbours.

Potential impacts during the operational stage:

- Land use will change from greenfield to residential use could adversely impact on ecology and landscape;
- Increased accessibility to the surrounding area via new footpaths is major beneficial;
- High quality scheme will beneficially impact on deprived ward;
- Public sector contributions via Council Tax and CIL;
- Boost of local spending power by population growth;
- Indirect creation of permanent employment opportunities;
- Increased pressure on social and support services could have a moderate adverse impact; and
- Increased patronage and potential membership to community facilities and groups will be moderate beneficial.

As the limited amount of adverse impacts demonstrate, the proposed development is unlikely to result in any significant adverse impacts to socio-economic and community interests. Mitigation measures are proposed include the following:

- CIL contributions;
- Provision of affordable housing within the development;
- Additional council tax monies directed to emergency service provision and refuse;
- Improvement to access to countryside via development;
- Potentially source materials locally;
- Direct employment opportunities throughout the construction will be generated;
- Use of local workforce and advertise new employment opportunities through construction phase locally;
- Continued public consultation;
- Retention and enhancement of ecological features;
- Adoption of a Construction Environmental Management Plan to manage construction phase;
- High quality housing layout including landscaping which takes account of existing neighbours.

Cont'd

Application No: 17/0411/OUT Cont'd

AGRICULTURAL LAND USE - The site comprises small areas of isolated grade 3a land which is considered the "best and most versatile agricultural land". The land is farmed on a short-term, non-secure arrangement and for a number of years has suffered from trespass, due to its urban fringe location, which has made it difficult to farm. The impacts on farm businesses are likely to at most only be of minor significance particularly when mitigation measures are put in place in the form of a strong planted buffer to the southern boundary.

AIR QUALITY - Vehicle movements associated with the 'Proposed Development' will generate emissions of pollutants and the potential air quality impacts associated with development traffic were quantified using an appropriate dispersion model. In terms of impacts outside the Air Quality Management Area, even if it is assumed that there will be no decrease in either background concentrations or vehicle exhaust emissions, then the impacts are described as 'negligible' to 'slight adverse'. Given the extremely pessimistic nature of this scenario, it is considered that effects outside of the AQMA can be classified as 'negligible' and not significant. In terms of impacts within the AQMA, if there were to be no decrease in vehicle emissions or background levels of NO₂, then impacts are classified as 'slight' to 'moderate' adverse for some locations within the AQMA. It is however considered reasonable to expect that a significant proportion of the expected reduction in background concentrations and vehicle emissions will be realised. Given this, and the generally 'small' contribution (change <5% of the AQO) that the development would make to NO₂ concentrations within the proximity of the AQMA; it is considered that overall effects on the AQMA can be classified as 'slight adverse' and not significant. On the basis of this assessment it is considered that the overall effects of the proposed development on air quality (in terms of construction dust and vehicle emissions) will be 'not significant'. The proposal is in accordance with the relevant national and local planning policies and Air Quality matters do not represent a constraint.

CUMULATIVE IMPACTS - There are no identified cumulative impacts both individually or in combination that would result in residual impacts over and above those identified in relation to the proposed development in each individual chapter.

Cont'd

Application No: 17/0411/OUT Cont'd

SECTION 106 AGREEMENTS - The application is supported by two legal agreements. The first based on the viability of the development provides for 12% affordable housing, The second, a unilateral undertaking, offers a further 28% affordable housing. With regard to the latter the units would be offered in turn to (i) The Council, (ii) United Welsh, (iii) Other providers namely Linc Cymru, Pobl Group and Wales and West who are zoned to operate within the Council's administrative area under the Welsh Government's zoning arrangements. If they were not accepted, they would be sold on the open market. The units are not tenure specific. This would enable the units to be funded through Social Housing Grant, Shared Ownership and Rent to Own funds as well as funds available to councils to reintroduce Council housing construction. Some of these available funds have been underutilised and the zoned RSLs are confident that funding is in place to provide the opportunity to deliver an appropriately blended scheme.

Dimensions: The site has an area of 48.1 hectares and the net developable area is given as 13.1 hectares. The site is lozenge shape and is 1460m in length (north east to south west) and 460m in width (north to south at its widest point).

It is proposed that the development will feature residential dwellings of maximum three storeys in height, ranging in density from low (20 dwellings per hectare) through to upper medium (40 dwellings per hectare). The taller housing would be to the centre of the site.

PLANNING HISTORY 2005 TO PRESENT

13/0875/COU - Convert barn into dwelling. Granted 23.09.2014.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside of the settlement boundary, in a special landscape area (SLA) (NH1.5), which is described in the appendix to the adopted Caerphilly County Borough Local Development Plan an important buffer zone between Caerphilly and the M4 corridor to the south. It also forms the visual context and setting for the historic town of Caerphilly. Its mixture of upland and lowland character, plantations and rights of way networks provide an important recreational feature in the area.

Cont'd

Application No: 17/0411/OUT Cont'd

There is a site of importance for nature conservation (SINC) at the southern end of the application site known as Coed y Maerdy (NH 3.168), its main features being:

Primary

- Ancient woodland with an assemblage of semi-natural indicator species.
- Marshy grassland / flush with at least 12 indicator species.
- Semi-improved acid grassland with at least 7 indicator species.

Secondary

- Small streams.
- Bracken.
- Scrub.
- This woodland is also protected by a Tree Preservation Order (TPO).

Another SINC (NH3.170) follows the disused Caerphilly to Machen railway line, its qualifying features being;

Primary

- Continuous sections of disused railway line supporting semi-natural vegetation.
- Broadleaved woodland (with wet woodland and ancient woodland) with semi-natural indicators
- Species rich marshy grassland with at least 12 indicator species.

Secondary

- Scrub.
- Bracken.
- Ponds.
- Semi-improved neutral grassland.

The Nant Gwaunybara Mire SINC (NH3.166) is close to the southern boundary of the site.

A cycle route (TR1.14) follows the line of the former railway.

The site also lies within coal and sandstone safeguarding areas.

Cont'd

Application No: 17/0411/OUT Cont'd

Policies:

Strategic Policies

Policy SP3 Development Strategy in the Southern Connections Corridor
Policy SP4 Settlement Strategy
Policy SP5 Settlement Boundaries
Policy SP6 Place Making
Policy SP7 Planning Obligations
Policy SP8 Minerals Safeguarding
Policy SP10 Conservation of Natural Heritage
Policy SP14 Total Housing Requirements
Policy SP15 Affordable Housing Target
Policy SP19 Transport Infrastructure Improvements

Countywide Policies

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

Adopted Supplementary Planning Guidance 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 11: Noise (1997);
Technical Advice Note 12: Design (2016);
Technical Advice Note 16: Sport Recreation and Open Space (2009);
Technical Advice Note 18: Transport (2007).

Cont'd

Application No: 17/0411/OUT Cont'd

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Yes.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. This matter is considered in the ES and is addressed further on this report.

CONSULTATION

Minerals Officer - The site is within the sandstone safeguarding area and the northern part is within a coal safeguarding area. Policy CW22 in the adopted LDP applies. The applicant should demonstrate that they have considered whether prior extraction of the coal and sandstone is feasible and they need to demonstrate an overriding need for the proposed development in this location.

New development in this location would sterilise finite mineral resources due to the need to provide a further buffer around the development. However, mineral working currently takes place at three sites in the county borough, none of which are close to the application site, and there has been no indication that this will change in the near future.

Van Community Council - Proposed development fails to meet the following current LDP aims and objectives:

- Accommodate sustainable levels of population growth;
- Ensure the County Borough is well served by accessible public open space and accessible natural green space;
- Ensure the effective and efficient use of natural and built resources while preventing the unnecessary sterilisation of finite resources through inappropriate development;
- Ensure that the environmental impact of all new development is minimised;
- Encourage the re-use and / or reclamation of appropriate brownfield and contaminated land and prevent the incidence of further contamination and dereliction;

Cont'd

Application No: 17/0411/OUT Cont'd

Concentrate new development in appropriate locations along existing and proposed infrastructure networks that are accessible to pedestrians, cyclists and to public transport in order to sustain and complement the role and function of individual settlements;

Identify, protect and where appropriate enhance, valuable landscapes and landscape features and protect them from unacceptable development;

Reduce congestion by minimising the need to travel, promoting more sustainable modes of transport and making the most efficient use of existing transport infrastructure.

A second communication from the community council makes, in summary, the following points.

Protection of the local climate: land that is used for walking, horse riding, bird watching and other recreational activities. Development in this area would lead to the "direct loss of very extensive areas of mature trees over pasture, hedgerows, scrub and ruderal herbs, which are considered to be potentially high value to nature conservation and biodiversity". Such a development could lead to a loss of habitat for some protected species. SINC's are very important and must be retained. Special Landscape Designation NH1.5 covers the application site. Concerned about the water run-off and the flood plain in this and the surrounding area. Information from NRW indicates that there are several underground springs and streams which feed into the local brooks and rivers that if disturbed could cause flooding issues. This housing development would be an ecological disaster and seriously compromise the biodiversity at this site.

Well-being of Future Generations (Wales) Act 2015: the proposed development is adjacent to a location that is one of the top areas under the WIMD index for deprivation in Wales and UK, and therefore the removal of this open space and amenity is going to have a detrimental impact on the health and well-being of residents

Greenfield Developments and the Welsh Government's Land Use Policy, which states that

- "The development plan should protect from development playing fields and open space that has significant amenity or recreational value to local communities. It should indicate the ways in which previously developed or disused land and water bodies will be considered for tourism, sport and recreation uses, particularly in relation to urban regeneration"

Policy SP3 of the Adopted LDP places an emphasis on brownfield sites. The destruction of precious greenfield sites must surely be avoided at all costs especially in light of the climate challenges that we face as a society.

Cont'd

Application No: 17/0411/OUT Cont'd

Reliance on the Five-Year Land Supply Argument: there have been a number of planning applications granted in recent months (350 homes at Virginia Park, 260 houses at Hendredenny and 300 homes at Pandy Road, Bedwas). Paragraph 6.2 of TAN 1 now disapplied.

Strain on Local Resources and Infrastructure: will lead to massive strain on already stretched services and infrastructure. The bus and train links that it is suggested will be accessible are a significant distance from the development. All schools locally are at capacity and are concerned that no additional provision is planned.

Local and Strategic Development Planning: Assembly Member, Dr Hefin David, has spoken in the Senedd regarding the need for a sensible, consensual strategic development plan across the whole area. He has also stated that more housing and building should be located further up the valley in Caerphilly Borough with appropriate infrastructure.

It is recommended that this application is refused.

The Woodland Trust - Provide a holding objection:

In light of the potential impacts to both Coed y Maerdy and the woodland at Grid Reference ST1786875 they believe that the following measures should be implemented. No additional pathways (especially hardstanding) should be created through Coed y Maerdy in order to reduce disturbance. Signage identifying Coed y Maerdy as Ancient Semi-Natural Woodland to educate local residents of the importance of ancient woodland and their irreplaceability. For both woodlands, a planted buffer of no less than 50m should be included in order to reduce the impacts both during and after the constructional phases of the development. The erection of protective fencing and coverings to reduce the impacts of dust and associated constructional disturbance for the duration of the development. In summary, the Woodland Trust holds a standing objection to the proposed development on the grounds of disturbance to sensitive ancient woodland surrounding the site. As such, the objection will hold until the aforementioned mitigation efforts are implemented.

Cont'd

Application No: 17/0411/OUT Cont'd

Gwern y Domen Conservation Group - Object on the grounds of lack of infrastructure to support further growth; use of greenfield land outside of the settlement boundary and within a special landscape area, adjacent to a Visually Important Local Landscape, which includes rare wildflower meadows and grasslands which support a wide range of scarce species of mammals, invertebrates and birds and is widely used by the local community for walking, riding and enjoying the natural environment; detrimental impact upon ecology and biodiversity. It will represent the spread of the urban area beyond the well-defined physical edge of the established built up settlement and into open countryside to the serious detriment of the distinctive rural character of the area. There is no local need for housing when there are 555 empty properties in the Caerphilly Basin (June 2017). It will have an adverse impact on the setting of the local historic monuments. The development will increase pollution as a result of more traffic. The proposed development is premature given that the local authority are currently looking at a strategic development plan in conjunction with other local authorities.

CADW - Having considered the information provided with this planning application, they consider there to be only a very slight to moderate impact. They therefore have no objections to the impact of the proposed development on Gwern-y-Domen Castle Mound and Caerphilly Castle. There will be no impact on the registered park and garden at The Van.

The Coal Authority - The Coal Authority has no objection to the proposed development subject to the imposition of a condition or conditions to secure site investigation works prior to the commencement of the development together with remedial works where necessary.

Senior Arboricultural Officer (Trees) - The applicant has completed and submitted an Arboricultural Impact Assessment, which appears detailed and thorough. It would appear to be compiled by a suitably qualified arboricultural consultant.

Several category "A" and "B" trees have been highlighted for removal within the development. In the vicinity of the proposed main site access from the Lansbury Park Link Road to which there are no objections. Similarly there are no objection to the proposed removal of hedgerow H38 but there is objection to the removal of the oaks T98 and T164. The indicative layout suggests that both of these trees would be more or less located where new units' garden spaces would be, but in any case, the development layout should be adjusted accordingly to reflect these trees' retention, and their appropriate protection for the duration of the development.

Cont'd

Application No: 17/0411/OUT Cont'd

Other proposed tree removals are broadly acceptable within the context of the proposed landscaping concept. Should the development be granted outline consent, then a fully detailed landscaping plan shall be required.

Regarding the proposed additional planting and the woodland management plan at Maerdy Woods (covered by TPO) to the southwest of the development. This is to be welcomed, but a detailed woodland management plan should be prepared by a suitably experienced woodland agent or silvicultural consultant, in coordination with Coed Cymru as proposed as one of the Masterplan and Landscape Strategy principles of the Environmental Statement.

Principal Valuer - No comments from property, who are aware of the proposals. Access will be via land owned by this Council and the correct notice in relation to the application has been received.

Outdoor Leisure Development Officer - Given the size of the residential proposal the site should be catering for the following:

One Local Equipped Area of Play, one Neighbourhood Equipped Area of Play, one Ball court (with low level panelling & tarmac surface) and one Local Area for Play/Public Open Space.

In addition the developer should be looking to maximise connections to local cycleways and bridlepaths.

The matter of a sports pitch/pavilion has previously been discussed with the developer and from the Authority's perspective the demand on sports pitch provision is already under considerable pressure and given the scale of the development it was deemed reasonable to request the provision of a sports pitch.

Maintenance has been discussed at a previous meeting with the developers. There are very serious concerns about the developers proposals not to transfer land/assets/highways etc. It is understood that their intention is to deploy a management committee consisting of residents to look after the infrastructure including the highway network. It is generally felt that this is an unsustainable solution and fraught with unwanted liabilities and ultimately could lead to the Authority taken on the liability for the built and green infrastructure on this proposed site.

The matter of maintenance should be conditioned in a Section 106 agreement i.e. paying the Authority a commuted sum to deliver highways and ground maintenance, cleansing etc. if this is possible.

Cont'd

Application No: 17/0411/OUT Cont'd

Head Of Public Services - The authority does provide kerbside collections for refuse, recycling and green waste, with the onus on the developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property. Collection points near the Public Highway will have to be provided for the properties with private driveways/parking areas. If roads are not adopted then the developer will be required to provide roads to an adoptable standard before the Council will collect waste bins as described above.

Wales & West Utilities - Confirm the existence of their apparatus within the vicinity of the development site and provide advice to be conveyed to the developer.

Rhondda Cynon Taf Council - Has no observations to offer in respect of the development.

Public Health Wales - Have no grounds of objection based upon the public health considerations contained within the application. They provide comments in relation to public health risk assessment and in this respect advise that the planning authority should be satisfied that the proposed sustainable transport measures will mitigate the impact predicted in the air quality management area and should consider this application in light of current and future development within the vicinity to ensure that cumulatively the development will not lead to an unacceptable deterioration of air quality. The planning authority should be satisfied that noise mitigation measures are satisfactory. Also, they recommend that all HGV movements are mindful of the school day start and end times and a speed limit is introduced on the main access road to 20 mph.

Natural Resources Wales - Permission should only be granted if conditions and a S106 obligation addressing the following are applied: financial contributions to secure ongoing habitat management; details of management and monitoring of ecological areas, and mechanisms for implementation; green infrastructure; habitat management and monitoring; Great Crested Newt Strategy; Doormouse Strategy; Bat Mitigation Strategy; drainage for amphibians; lighting; and pollution prevention.

Transportation Engineering Manager - No objection subject to conditions and S.106 agreement.

Cont'd

Application No: 17/0411/OUT Cont'd

Conservation & Design Officer - There will be only a moderate adverse impact upon the scheduled monument known as Gwern y Domen Castle Mound which is located to the NE boundary of the proposed development and in close proximity to it, and would have a slight to moderate adverse impact on the setting of the Caerphilly Castle which is at a much further distance away to the west. Neither of these impacts is considered significant. Since the development is largely centred to the north of the site, and has a natural buffer of woodland and fields between that and The Van area, there is no impact on the settings of either the cluster of three listed buildings at The Van, (Van House, The Gatehouse and Dovecote, all Grade II listed buildings) nor on settings of The Van Registered Historic Park and Garden.

Senior Engineer (Land Drainage) - It is likely that the development will require SAB approval for drainage unless an application for reserved matters approval is made before 7 January 2020. However, in the event that an application is submitted before then, a condition should be imposed requiring a comprehensive scheme of land and surface water drainage; a drainage strategy to include consideration of the impact of phasing the development; details of the implementation, management and maintenance of any sustainable drainage system for the lifetime of the development.

Rights Of Way Officer - The lines of Footpaths 6, 7, 9, 10 and 11 in the Community of Van cross the site, and Footpath 8 in the Community of Van abuts the site. All Public Rights of Way must be protected and remain open to the public at all times. Alternatively, temporary stopping up orders must be in place prior to the closure of any footpath to allow development, or the necessary diversion / extinguishment orders are to be in place prior to works affecting the routes.

However, in accordance with Welsh Government's Guidance for Local Authorities on Public Rights of Way, 'Planning Consent and the Network') although the right to divert or stop up a Public Right of Way under the Town and Country Planning Act 1990 exists, the outcome is still subject to public approval, or alternatively the decision of the Planning Inspectorate. Stopping up or extinguishing a Public Right of Way is extremely difficult, and is therefore strongly discouraged. The applicant is encouraged to create alternatives and to incorporate Public Rights of Way into the development where possible. Diversion of Public Rights of Way onto adoptable highways/footways is also strongly discouraged (s.7.9.).

The use of Temporary Traffic Regulation Orders (TTROs) to allow development to proceed on any Public Right of Way will not be permitted. A public path order must be in place prior to the existing Public Right of Way being closed (subsequent use of a TTRO on a newly diverted Public Right of Way may be permitted - the test being that the Public Right of Way can be reinstated following the six month closure.

Cont'd

Application No: 17/0411/OUT Cont'd

Following the initial application for this development, this department has received five applications for adding paths under the Wildlife and Countryside Act 1981. The developer will need to factor these into their proposals or agree alternatives with the applicants. Failure to agree at this stage will lead to a decision by the Planning Inspectorate to either confirm orders to add the paths to the Definitive Map, or not to confirm the orders. Should a path claimed under the Act be confirmed to add a path to the Definitive Map, and development has already taken place on the line - legislation exists to remove any obstruction on a Public Right of Way.

CCBC Housing Enabling Officer - The nominated housing association (HA) for this development is United Welsh Housing Association. No objections are raised, but where the property is to be purchased by the RSL as social rented housing, neither the RSL nor the tenant will be liable for the proposed service charge structure.

CCBC - 21st Century Schools - It is currently intended for this development to be allocated to the catchment area of St James. There are currently insufficient places to accommodate the number of pupils this development will generate (estimated at 136 pupils) If the development progresses the Council will need to provide additional provision at St James school, with a 4 classroom extension. There will also be a requirement for additional facilities to accommodate the extra classrooms i.e. toilets, catering and flow areas.

Ecologist - The applicant has undertaken a range of ecological surveys between 2013 and 2018 to inform the application, together with desk studies including:

Extended phase 1 surveys in 2013, 2014 and 2016

Hedgerow surveys in 2014 and 2016

Great Crested Newt Surveys in 2014 and 2017

Dormouse Surveys 2014 and 2017

Bat surveys (Trees, buildings and Foraging and Commuting surveys between 2014 and 2018)

Badger surveys 2016 and 2017

Breeding Bird, Otter, Reptiles and Invertebrate surveys 2014

Wax-cap Fungi survey 2015

Protected Sites

There are no European Designated Sites within or adjacent to the application site, the closest Special Area of Conservation (SAC) being Cardiff Beechwoods SAC, located 3.3km from the site. The development is unlikely to affect this European site.

Cont'd

Application No: 17/0411/OUT Cont'd

There are 4 Sites of Scientific Interest (SSSI) within 4 km of the site Cefn Onn SSSI, (1.7km from the site, Gwaun Gledyr SSSI, 2.7km from the site Fforest Ganol SSSI, 3.5km from the site and Ruperra Castle and Woodland SSSI 3.7km from the site). With the exception of the latter SSSI, designated for its greater horseshoe bat colony, there are no impacts on the SSSI features of these sites. With regards to Ruperra Castle and Woodland SSSI, greater horseshoe bats have been recorded in the adjacent Gwern y Domen Barn and were occasionally recorded foraging/commuting across the site. These bats may be associated with the SSSI. However, the low numbers of records for this species across the site and availability of other more valuable foraging habitat closer to the SSSI means that this development is unlikely to affect the integrity of the SSSI designation.

Two Sites of Importance for Nature Conservation (SINC) lie within the application site. Coed y Maerdy SINC lies entirely within the application site, and Caerphilly/Machen Disused Railway line overlaps the northern boundary of the application site where the proposed access road enters the site. In addition Nant Gwaun y Bara Mire abuts the S-E boundary of the Site.

The submitted outline masterplan indicates that Coed y Maerdy SINC will not be directly impacted by the proposed development, while Caerphilly/Machen Disused Railway Line SINC will result in the loss of approximately 1269m² scrub and trees from within the SINC to create an access road onto the site. The access road will have a severance effect on any species moving up and down the disused railway line. There will also be indirect impacts due to increased levels of disturbance during the construction and operational phase of the development. The applicant is proposing to enhance and undertake long term management of Coed y Maerdy SINC and part of Nant Gwaun y Bara Mire SINC, provide funding towards the management of a pond within Caerphilly/Machen Disused Railway Line SINC and to plant trees and shrubs within the application site to mitigate the impacts of the development on the SINC's. This will be sufficient mitigation for the potential impacts on the SINC's although the severance effect will still remain. The details of the management of the SINC's and measures to reduce fragmentation can be controlled through conditions. The applicant is proposing to ensure that long term management of these sites is controlled by a private management company.

Cont'd

Habitats

The habitats within the application site include a mosaic of habitat associated with Coed y Maerdy SINC (including woodland, acid grassland bracken, scrub mire and rush pasture and water courses, which together have been evaluated as of county importance. The impact on these features has been dealt with in the paragraph above. The remaining habitats on site include semi-improved grassland, some of which are species rich, and a network of hedgerows that have been evaluated as being of local value, with the remaining habitats including individual trees, scrub, bracken, marshy and acid grassland that have been assessed as being of site value. Of the semi-improved grassland there will be a loss of 12.8ha while approximately 268m of hedgerow will be lost (including one whole hedgerow length and fragmentation of 7 others to accommodate the interior road network). In order to mitigate for the loss of these habitats, it is proposed to introduce sympathetic management to the habitats within Coed y Maerdy SINC, and to the remaining grassland habitats in the east of the application site. In addition an area of 7.9ha of land outside the application boundary will also be subject to sympathetic management. It is also proposed to create 220m of new hedgerow around the perimeter of the development on the eastern edge of the application site, and thicken the hedgerows across the remaining parts of the site. The details of the management have yet to be provided and this would need to be controlled through conditions to ensure that the mitigation and enhancement will be achieved. Short term impacts are proposed to be controlled via the implementation of an Ecological Construction Method Statement which has yet to be produced. This will also need to be conditioned.

Species

There are several European Protected Species present on and adjacent to the planning application site. When planning applications are being considered that have an impact on European Protected Species, the local planning authority requires sufficient information on the impact of the development on each European Protected Species present to enable it to apply the three European tests to the proposal.

Cont'd

Other Species

Surveys were undertaken for badgers, breeding birds, otters, reptiles invertebrates and wax cap fungi between 2014 and 2017. Corn Spurrey a declining arable weed was also recorded on site. Breeding birds were confirmed on site with 18 species confirmed breeding, 13 species probable breeding and 10 species possible breeding reflecting the extensive network of hedgerow trees and woodland within the application site. There were no Schedule 1 or red list species recorded on site, and retention of habitats will ensure that birds can continue to breed on site Mitigation measures to avoid clearance during the nesting period have been proposed reducing the impact on breeding birds. With regards to reptiles slow work and common lizard were recorded around the farm and the old tip and in Coed y Maerdy SINC. Mitigation measures proposed for great crested newts will minimise the impact on these species. The wax cap survey identified three species of wax cap within the development site, the low number of species confirmed that the site was not significant for this group of fungi. Surveys undertaken for the remaining species referred to above confirmed that they were not a constraint to development on this site. However it is proposed to undertake pre commencement surveys for badgers, and translocation of corn spurrey to areas unaffected by the development to minimise impact on these species.

To summarise, conditions should be imposed in respect of green infrastructure; long term habitat management; protected species; construction environmental management plan; bat and bird provision; railway line hedge; and drainage mitigation for Great Crested Newts.

Conclusion

The applicant has undertaken significant steps to minimise the impact of the development on the wildlife associated with the site, and has demonstrated that it is possible to mitigate the impacts on the majority of the habitats and species , provided that the Council enters into a Section 106 agreement to secure the enhanced management of Halt Pond for Great Crested Newts, and to provide certainty over the appropriate long term management of the retained and created habitats within the application site and within the off-site mitigation areas for the lifetime of the development.

Cont'd

Application No: 17/0411/OUT Cont'd

Landscape Architect - Although the Landscape and Visual Impact Assessment (LVIA) provides an acceptable assessment of the predicted Landscape and Visual effects, along with mitigation and the retention of the large percentage of existing hedgerows and trees unless there is an overwhelming need for residential development in this part of the borough, the outline application should be refused. This is due to the significant incursion this large scale urban development will make into the South Caerphilly Special Landscape Area (SLA) and its undeveloped green space rising from the valley floor upwards towards Caerphilly Common. However, if planning approval is granted conditions should be attached to any consent requiring a detailed Environmental Master Plan (developed into a Construction Environmental Master Plan) to ensure proposed and existing vegetation is not compromised; further landscaping details; details on architectural materials and colours, boundary treatments both hard and soft, palette of street furniture including lighting and hard landscaping materials; a scheme for the management and future maintenance of landscaped areas; advance perimeter planting to be carried out in the first planting season, on possession of the site, where possible, as this will enable planting to establish before the site is occupied; and finally further details will be required relating to proposed predicted night-time light levels which ensure prevention of light pollution and overspill into the adjacent darker SLA. He comments that an extension of the existing Green Wedge S11.22 (Bedwas and Caerphilly) should be seriously considered to add a layer of protection to that part of the SLA to the north of the Old Railway Line if the development is approved.

The Coal Authority recommends that the LPA impose a planning condition should planning permission be granted for the proposed development requiring these site investigation works prior to commencement of development. In the event that the site investigations confirm the need for remedial works to treat any of the recorded mine entries or areas of shallow mine workings to ensure the safety and stability of the proposed development, these should also be conditioned to be undertaken prior to commencement of the development.

Dwr Cymru - No objection subject to recommended conditions and advisory notes. They confirm that the site is crossed by a water main and that the developer must consult DCWW before any development commences. They confirm that the only potable water connection for the development site shall be allowed to connect to the public potable water network at the 9" diameter water main in Caerphilly Road unless another point of connection from the public water supply network is identified by a hydraulic modelling assessment to be submitted and approved by the local planning authority. This may be addressed by attaching an appropriate condition to any consent together with a condition relating to the disposal of foul, surface and land water drainage.

Cont'd

Application No: 17/0411/OUT Cont'd

Glam/Gwent Archaeological Trust - The proposal will require archaeological mitigation and as such appropriate conditions are requested to be attached to any consent to identify and record features of archaeological interest discovered during the works in order to mitigate the impact of the works on the archaeological resource. They also provide advice to be conveyed to the developer in respect of the same.

Head Of Public Protection - No objections subject to conditions concerning contamination and the control of noise and dust during construction. Further conditions are recommended to require air quality mitigation if the traffic levels are higher than shown in the submitted traffic assessment, and requiring the provision of at least 50% of the units to have electric car charging points.

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

It remains the position that the eastward expansion that would result from the development of this site would breach a long standing defensible boundary and would be a total reversal of the Adopted LDP Strategy restricting development to previously developed land. In this context the site would represent a significant departure from the Adopted Plan, as the proposed development is for residential development on a very large greenfield site outside of settlement boundaries.

Furthermore, the proposed development would also be contrary to policies CW5 and CW15 that seek to prevent inappropriate development in the countryside, and the proposed development will have adverse impacts on the Special Landscape Area within which the site is located, and adverse impacts on the SINCs that are present on the site.

However, the proposal would constitute sustainable development being located in close proximity to the residential areas of Lansbury Park, Mornington Meadows and to the Principal Town Centre of Caerphilly with its associated range of services, facilities and excellent public transport. It would also contribute a minimum of 12% affordable housing (and potentially additional units over and above this) in an area of high affordable housing need.

Cont'd

Application No: 17/0411/OUT Cont'd

Notwithstanding the above, there remains a considerable shortfall in the housing land supply, with only 2.0 years land supply available. The housing requirement will not be met by the end of the plan period and there is no Review of the LDP that is likely to address this in the short term. Significant weight should be applied to the lack of a 5 year land supply and, on balance, it is considered that the contribution of housing, including affordable housing, in a sustainable location would outweigh the other policy concerns. On this basis, there is no policy objection to this proposal.

The District Valuer has suggested that a condition be attached to the consent to identify a timescale for delivery, which if not met would trigger a viability review.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, in various locations around the periphery of the site and 548 neighbour consultation letters have been sent out. A similar consultation exercise was undertaken following the receipt of further information in July 2018, with further consultation carried out in June and July 2019.

Response: At the time of report preparation approximately 2600 objections had been received in total over those three consultation periods.

Settlement Boundary

- Not in accordance with Local Development Plan vision.
- Site lies outside of the defined settlement boundary. Only infilling or minor amendments are suitable by PPW. This application does not meet these requirements.
- Development in an SLA adjacent to a Visually Important Local Landscape. Caerphilly's character is defined by the surrounding landscape.
- Inspector in 2009 stated that 'the development of Gwern y Domen would represent the spread of the urban area beyond the well drafted physical edge of the established built up settlement and into countryside to the serious detriment of the character and appearance of these rural surroundings.'
- Council rejected the site in 2009 because of its detrimental impacts on the countryside including ecology and landscape.
- Site scored lowest when assessed as a candidate site as part of the withdrawn Local Development Plan review.
- Not a logical extension - other side of a bypass of residential and commercial units.
- It represents a linear extension to an existing settlement which is not acceptable in planning terms nor in accordance with Planning Policy Wales
- Devastation of rural community of Rudry.
- Contrary to LDP policy SP20.

Cont'd

Housing

- No local need for development in the Caerphilly Basin. It is estimated that there are between 2843 and 2934 empty properties in the borough, 486 to 800 of which are in Caerphilly Basin.
- There are sufficient sites already with the benefit of planning permission to enable the Caerphilly basin area to meet its predicted housing needs well beyond 2031. The need in the borough to that date is 6000 dwellings, or some 300 units per year from 2011.
- Public Policy Institute Paper 'Future Need and Demand for Housing in Wales' (2015) concludes that only 5700 houses needed in CCBC from 2011 to 2031.
- Allocations in the borough are sufficient until 2038
- Housing at Pandy Road, Hendredenny and Virginia Park will improve the Council's five-year housing land supply.
- Paragraph 6.2 of Welsh Government Technical Advice Note 1 has been disapplied, and so reference to the five year land supply should not carry any weight with this application.
- The reason for that disapplication was to alleviate the immediate pressures on LPAs when dealing with speculative planning applications for housing and to allow them the capacity to focus on plan preparation and review, the very circumstances currently being experienced by Caerphilly County Borough Council. The Local Planning Authority must be in a strong position to challenge the methodology in TAN 1.
- PPW 10 emphasises the importance of the plan-led system and the priority given to previously developed land and land within settlements. Sites in the open countryside should only be considered in exceptional circumstances.
- A speculative development of 618 houses would be a major housing development on a greenfield site should only properly be released through the development plan process.
- Caerphilly becoming a suburb of Cardiff. No need to accommodate other boroughs' housing needs now Cardiff is developing 40,000 homes.
- House building should happen further away from the centre in better, less green spaces. People need to understand that not everyone can live so close to the town centre.
- Housing figures in replacement LDP were over exaggerated and seriously flawed.
- Houses not wanted or needed to meet organic growth of the area.
- Affordable housing is needed - however limited affordable housing proposed
- Area already seen high volume of house building in the SCC. Development should take place elsewhere.
- The proposals fall way short of the Council's 40 per cent affordable housing target.
- 618 houses adds 35% to the local community.

Cont'd

Application No: 17/0411/OUT Cont'd

Brownfield Sites

- Enough brownfield land for another 2,000 houses which represents a 10 year supply for the Caerphilly basin area based on above average build rates.
- PPW states that all other options should be considered before developing greenfield land.
- Develop brownfield sites before greenfield. There are enough Brownfield sites with planning permission that need developing and housing need can be accommodated there.

Greenfield sites

- These should be preserved for future generations.
- Strongly believe green belts should be protected.
- Against LDP policy to build on greenfield site.

Natural Heritage

- Loss of important biodiversity in the area including an ancient woodland. It is home to rare wildflower meadows, bubbling brooks, ponds, rolling hills, woodland and lots of wildlife like buzzards and newts which would lose their home. Site is an SSSI.
- No amount of landscaping could replace the natural importance found on Gwern y Domen.
- The application site is an incursion into a long established Special Landscape Area and the overall form and massing of the proposals does not reflect the rural character of the area nor that of any existing patterns of development.
- Area of outstanding beauty.
- Site should be designated SSSI.
- Site includes and is adjacent to SINC's.
- More trees should be planted, not removed.
- Site did not score well on sustainability appraisal.
- Very old ash and oak trees on site (600 years old).
- Ancient boundary hedges and trees would be affected.
- There would be a 46% loss of habitat.

Highways and Transportation

- Development will result in unacceptable levels of additional traffic (potentially 100 cars) on the strategic highway network of the Caerphilly Basin which operates at capacity during peak periods, thereby aggravating existing congestion problems.
- 2011 census shows that 37.8% of the households in the St James's ward had one car, 21.5% had two, and 7.6% three or more.
- Only one entrance onto site. Link road will become more congested.

Cont'd

Application No: 17/0411/OUT Cont'd

- Insufficient infrastructure to cope with additional dwellings (road and rail).
- Investment needed on highway infrastructure.
- It doesn't help to promote sustainable modes of transport, and compact settlement patterns that are intended to help avoid sprawl and support a more sustainable, resource efficient and less polluting built environment going forward.
- The site is 20 minutes walk from a surgery and 30 minutes from the station.
- Parking is limited.
- Bedwas Roundabout unable to cope with current demands.
- Transport links and sustainable travel are important. It's considered the development will be served by public transport, but this assertion is highly disputable. The majority of houses will not be within walking distance of the suggested bus stops and Caerphilly, Aber and Energlyn railway stations cannot be accessed easily without a car. Therefore it is difficult to argue this application promotes any kind of sustainable transport.
- Proposal does not include any new public transport infrastructure.
- Roundabout at Van Road already difficult to cross - situation will become worse.
- This development will be used as support for the Caerphilly South-Eastern By-Pass, which is a very divisive issue in the locality.
- Lanes unable to cope with additional traffic.
- Mountain road unable to deal with additional traffic.
- Development will lead to a 40% increase in traffic in the area.
- Busier roads would be less attractive to cyclists, horse riders and cyclists, and more road noise and particulate emissions would impact on the health and wellbeing of pedestrians, particularly in the town centre.
- The Transport Assessment Report notes that 76% of the St James Ward and 80% of the nearby Morgan Jones ward residents use a vehicle to get back and forth to work and only 2% use a bicycle. Therefore any further increase would bring the road network to a standstill and increase air pollution.
- Recently approved housing developments at Virginia Park and Hendredenny will put pressure on already stretched public services, making congestion and air pollution even worse.

Social infrastructure

- Insufficient social infrastructure to deal with development.
- No cinemas in Caerphilly.
- Lack of space in schools in Caerphilly and Rudry 100 extra children (low estimate).
- Educational attainment will decline as a result of the development.
- There is not the capacity at the doctor/dentist surgeries to take on potentially 1500 extra patients.

Cont'd

Open Spaces and Leisure

- Site close to town centre and is used recreationally for walking, horse riding and countryside enjoyment, especially for those who cannot afford it.
- General wellbeing will deteriorate (both mentally and physically). This would be contrary to Wellbeing and Future generations act.
- Loss of the site would lead to horse riders having to use unsafe roads. No provision for horse riders.
- Would lead to a loss of basic human right of people to use bridle paths.
- Caerphilly has lost most of its open spaces. Soon there will be none left.
- Not enough greenspaces left within close proximity of the centre.
- Site allocated as a golf course.
- Site adjoins Lansbury Park - fields act as natural playground.
- Claims have been made for five public rights of way across the site.

Pollution

- Development will increase pollution in the Caerphilly area at the detriment of health.
- Parts of Caerphilly Town centre are already subject to Air Quality Action Plans. By approving this development the Council would be acting contrary to its aim of improving air quality in the borough - the proposed development lacks access to public transport and the available evidence in the developers own documentation demonstrates that the distance from the development to transport hubs is likely to result in a significant increase in traffic in the local area. There is no substantive evidence that the developers' cycle routes / walking routes will mitigate the impact.
- Open land helps maintain the air quality in the area.
- Caerphilly basin is asthma capital of Wales.
- Noise pollution will rise.
- Light pollution will rise.
- Dust pollution will increase.
- Caerphilly County Borough Council have supported the Climate Emergency and committed to reach net zero carbon by 2030, some 20 years ahead of the UK Government's recently announced target.

Cont'd

Historic Environment

- Negative impact on the setting of local historic monuments including Gwern y Domen Castle Mound, Van Mansion and Caerphilly Castle.
- Sections 66 and 72 of the Listed Building Act 1990 should be addressed. They respectively state:
 - "In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." And
 - "In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions [in the Planning Acts] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
- Case law indicates that where development would cause harm to heritage assets, there should be a rigorous assessment of potential alternatives.
- The Council aims to promote Caerphilly town and the castle as a premier tourist attraction. Knowingly increasing traffic congestion, noise and emissions is directly contrary to these aims.

Drainage

- Green areas promote natural drainage. More flooding will occur if developed.
- Land contours already present issues with drainage. Currently land cannot always allow for absorption of water resulting in flooding to adjacent fields and properties
- SA/SEA
- Site has the most detrimental environmental and ecological impact in terms of the CCBC's SA.

General

- Proposal is premature pending the adoption of a Strategic Development Plan.
- Over-development in Caerphilly will be at the cost of the northern part of the borough.
- Impact on human rights.
- Land is marshy and unsuitable for development.
- Application lacks honesty and integrity and does not support the existing community of St James' ward and Caerphilly Basin.

Cont'd

Application No: 17/0411/OUT Cont'd

- Title of application does not indicate the number of houses.
- Development of this site does not meet several LDP key objectives and policies.
- Development of this site does not meet several PPW policies and objectives.
- People love Caerphilly due to its green spaces.
- Site should be developed as a tourist attraction.
- There is enough land further up the valleys for development.
- Development will not bring benefit to community.
- Growth such as this not good for the area.
- Materially change the character of Caerphilly.
- Land can and should be used for farming.
- Caerphilly will not benefit from this development.
- Stop building industrial units and retail units that are unoccupied. Housing developments should go there.
- House prices will reduce disadvantaging homeowners that are not in a position to take a financial loss.
- Crime has increased and loss of community feeling.
- The LDP did not go through regarding the bypass on Caerphilly Mountain clearly indicating the view of the residents in Caerphilly to keep more greenery within Caerphilly. This proposed building seems to override the concerns of the people who live in this town, and this was the part of the proposed plan that was declined.
- Caerphilly overcrowded.
- The poor condition of housing association housing land: rubbish left for six months, fires burning all night long. Landlords leaving garages to go to rack and ruin on Mornington Meadows, and another sink estate is proposed next door. Why not build small plots of 10 or 12 throughout the whole valley.
- Concerns regarding trespass on property.
- Concerns about protection of the bridge and stream that runs behind property (Branch Cottage).
- LDP needs to be sorted before planning permission is given to 600+ houses.
- We should be encouraging rural businesses to prosper, rather than selling off land as the only easy profitable way, unnecessarily increasing urban areas.
- Scheme does not contribute to tackling climate change.
- 18000 more adults in the borough than jobs as a result of the rapid extension in the 80's and 90's.

Caerphilly Town Centre

- Regeneration of Caerphilly Town centre needed.
- Demise of Caerphilly Town centre down to planners.
- Caerphilly Town centre not fit to accommodate needs of additional dwellings.

Cont'd

Well-being of Future Generations (Wales) Act 2015

- One of the goals of the Act is 'A Healthier Wales'. This is defined as, 'A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.'
- This Act states that: 'Each public body must carry out sustainable development. The action a public body takes in carrying out sustainable development must include: setting and publishing objectives ("well-being objectives") that are designed to maximise its contribution to achieving each of the well-being goals, and taking all reasonable steps (in exercising its functions) to meet those objectives.'
- Not aware that any well-being objectives have been made public nor has consideration been given to the well-being objectives. Furthermore the development will do nothing to enhance the physical and mental well-being of future generations. The beauty of the natural landscape needs to be protected for future generations to enjoy.
- Sceptical that this development will create jobs and better access to housing (Prosperous Wales).
- The development won't result in a Healthier Wales.

Caerphilly Basin Masterplan objectives

- Support the development of housing, including affordable housing, together with the necessary infrastructure on previously developed land and in sustainable locations within settlements - identify key residential opportunities that can be unlocked on brownfield sites and other sites that accord with planning policy, including as part of mixed use developments.
- Gwern y Domen is not a brownfield site nor is it sustainable. I would also be interested to read the planning policy and how this accords with it.
- Support and protect the natural environment and heritage of the area protecting and enhancing important landscapes, which provide the setting for the Caerphilly Basin, and the rich and varied heritage of the area, and making the most of the opportunities that they provide. The council's emerging Green Infrastructure Strategy will provide the basis such proposals.
- The proposals totally destroy a beautiful part of the natural landscape which is a haven for many protected species (see below). The proposed development totally ignores the protection and enhancement of the landscape.
- Ensure all of Caerphilly's communities are able to engage and benefit from the Masterplan - ensure that the proposals identified in the Masterplan have positive outputs for those that are living in the most deprived communities in Caerphilly Basin, particularly Lansbury Park, and that these residents can engage in the process.

Cont'd

Application No: 17/0411/OUT Cont'd

- There has been no engagement with the local community on this particular development. Residents are left feeling confused and angry that they are being ignored and left out of the loop. There is no positive output for those living in Lansbury Park and the proposal only serves to degrade their quality of life further. They will lose the valuable countryside on their doorstep, leaving them with less opportunity to easily get out into the fresh air and exercise. Enjoying the countryside is considered important for maintaining mental health and general well-being.
- The Masterplan acknowledges that there is development pressure on a number of greenfield sites in the Caerphilly Basin. The suitability of each site will need to be considered on its merits, having regard to all material planning considerations, including the sustainability of the location and the need to increase the housing land supply.
- It would be interesting to know the processes behind the consideration that this is a suitable site. Could the report be made public that states this site is appropriate for development and the rationale behind this?

Impacts on Gwern y Domen

- A site visit is requested.
- Loss of amenity as the existing house will be surrounded by development which will generate traffic, lighting, noise and disturbance which would fundamentally and detrimentally change and disrupt the quiet enjoyment of their property by the occupants.
- Case law indicates that the personal circumstances of the occupants are a material planning consideration, and that Article 8 of the European Convention on Human Rights which entitles a person to have the right to respect for their private life and family life and their home is a material planning consideration.
- Health impacts of increased air pollution. PPW 10 advises that the planning system is preventative and should maximise its contribution to achieving a healthier Wales by aiming to reduce average population exposure to air (and noise) pollution. It adds that the planning system must consider the long term effects of current and predicted levels of air pollution on individuals, society and the environment.
- The Environmental Assessment does not adequately cover this issue. This is also an Article 8 matter.
- The occupants have suffered considerable distress because of apparent alterations to the water levels on the application site which appear to be the result of bore hole drilling leading to flooding and structural damage to their property. The ES does not address this issue.

Cont'd

Application No: 17/0411/OUT Cont'd

The local Assembly Member has objected to the scheme, on in summary the following grounds:

- The application does not assist the LPA in meeting Welsh Government policy to see greenfield development 'avoided wherever possible'. - Brownfield sites have been permitted without opposition e.g. the Catnic site
- Playing fields and open space should be protected from development.
- Appeal decisions at Hendredenny and Pandy Road have allowed 560 dwellings on greenfield sites.
- The additional 350 houses at Virginia Park will contribute to the five-year land supply.
- The dis-application of paragraph 6.2 of TAN1.
- An ecological survey report for the Gwern y Domen Conservation Group in March 2015 found that the proposals are likely to result in a direct loss of very extensive areas of mature trees over pasture, hedgerows, scrub and ruderal herbs, which are considered to be potentially high value to nature conservation and biodiversity. This may result in significant losses of habitat for a number of protected and / or priority species, and diverse assemblages of species.
- 40% affordable housing is proposed, but that will be watered down at construction phase.
- Transport links and sustainable travel are important. The majority of houses will not be within walking distance of the suggested bus stops and Caerphilly, Aber and Energlyn railway stations cannot be accessed easily without a car. Therefore it is difficult to argue this application promotes any kind of sustainable transport.
- This development will add traffic at peak commute times.
- This application is premature, given the ongoing discussion with regard to joint planning and the preparation of an SDP.
- The Welsh Government is taking steps to develop regional economic strategies for areas of the northern valleys and if this application were approved, it would significantly undermine that approach.

The local MP has objected, in summary, on the following grounds:

- pressure on infrastructure.
- loss of rural character.
- increased traffic on local roads, aggravated by other housing developments in the locality.
- loss of biodiversity.
- number of dwellings proposed is unclear, and would impact on the amount of affordable housing.
- concern about the offer of affordable housing to a number of RSLs and CCBC.
- housing congestion in Caerphilly Basin should be resisted.

Cont'd

Application No: 17/0411/OUT 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?
Authority to do all it reasonably can to prevent crime and disorder in its area? This is a residential development, and it is not considered that this issue should be given significant weight in the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes

There are several European Protected Species present on and adjacent to the planning application site. When planning applications are being considered that have an impact on European Protected Species, the local planning authority requires sufficient information on the impact of the development on each European Protected Species present to enable it to apply the three European tests to the proposal, which are as follows:

Test i). The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.

Test ii). There is no satisfactory alternative, and

Test iii). The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

In the case of this application this relates to great crested newt and dormouse and the following bat species - common pipistrelle, soprano pipistrelle, brown long-eared, greater horseshoe, noctule, serotine/Leisler's, and myotis bats, which have all been recorded on or adjacent to the site. These will be dealt with under the following 3 main headings.

Cont'd

Great Crested Newts

Great crested newts have been recorded during surveys undertaken in 2014 and 2017. Three of 4 ponds on the eastern edge of the proposed application site were confirmed as supporting great crested newts, which they are likely to use for breeding. One pond has historically been confirmed as a breeding pond and a second pond was confirmed as a breeding pond by the applicant's surveyors. There are no ponds within the application site that support this species, however, terrestrial habitat suitable for this species is present on the application site. Great crested newts will spend much of their life foraging in terrestrial habitat. Core terrestrial habitat is defined as suitable habitat within 50m of a breeding pond, while intermediate habitat occurs between 50 and 250m from a site, the area between 250 and 500m from a pond will also be used by lower numbers of newts. The outline Great Crested Newt Mitigation Strategy has identified that no terrestrial habitat will be permanently lost within 50m of the breeding ponds, but 4.4 ha of habitat between 50m and 250m of the ponds will be permanently lost and 7.4 ha of habitat between 250m and 500m of the ponds will also be permanently lost. Impacts on this species are likely to arise via killing, injuring and disturbance during clearance of the site together with possible impacts on water quality on one breeding pond, direct losses of terrestrial habitat and fragmentation of habitat. Killing, damage and disturbance is also likely to occur during the operational phase of the development due to lighting, noise, vehicular movement insensitive drainage features, and predation by cats.

Mitigation for the impacts on this species includes the retention and management of remaining suitable habitat within the application site including species rich grasslands in the east of the application site and hedgerow networks throughout the site. The creation of new terrestrial habitat in the attenuation basins, supplementary seeding and grassland translocation where appropriate, creation of hibernacula and refugia, and creation and enhancement of hedgerows within the 250m and 500m radius of the breeding ponds. It is also proposed to create a new pond suitable for breeding great crested newts in an off-site ecological mitigation area within 500m of the existing ponds, and long term management of on site and off site retained habitat. An offer of funding towards management of the adjacent breeding pond (Pond 1) has also been offered. Whilst this creation of new breeding habitat and offer of management of the existing Pond 1 is to be welcomed, the mitigation proposed will still result in a net loss of 3.1ha of terrestrial habitat. Whilst enhanced management of the remaining habitat may compensate for the loss of this habitat, this will only be sufficient if the retained habitats have been enhanced and are in suitable condition, prior to the commencement of habitat removal from the development site.

Cont'd

Application No: 17/0411/OUT Cont'd

Natural Resources Wales expressed concern in their response dated 15th August 2018 that only part of the terrestrial habitat for great crested newts was proposed to be enhanced (the north eastern part of Field 13) prior to removal of newt terrestrial habitat, and it was not clear if this would have achieved suitable condition prior to vegetation clearance of the development area. The submitted Ecological Consultation Response Note has confirmed that in addition to Field F13, compensatory habitat measures are proposed in fields F1, F2 and F4 and along the reinforced southern boundary prior to commencement of development works. Achievement of suitable condition requires both creation of refugia for great crested newts as well as creating a more diverse structure and diversity of species within the retained grassland areas and establishment of hedgerows and tree lines to create better foraging conditions. The current proposals are reliant on longer term post development management to achieve suitable enhanced condition to mitigate the loss of terrestrial habitat from beneath the development footprint. Based on this scenario, there would be a short term detrimental impact on the conservation of the species. If the details of this enhancement work outside of the development area is submitted together with a timetable for implementation for agreement with the local authority and management works commenced over sufficient time prior to site clearance to achieve suitable enhanced condition for great crested newts, it may be possible to ensure the conservation status of the species is not affected. Natural Resources for Wales have also stated in their response dated 1 February 2019 that a suitably worded condition could address the final detail and requirement for the habitat to be retained, enhanced, created and managed ahead of development. And that longer term post development management and monitoring should be secured via a Section 106 planning obligation.

Subject to the above measures being in place it may be possible carry out the three European Tests with respect to Great Crested Newts.

Test i). The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment. - For this test it will need to be considered whether the provision of 618 houses is of overriding public interest. This matter will effectively be considered in the conclusion to this report.

Test ii). There is no satisfactory alternative, - For this test it will be necessary to consider if there are any alternative sites that could provide this housing provision. There are sites that would accommodate housing, but they are not becoming available in a manner that would fulfil the need to have a five-year housing land supply.

Cont'd

Test iii). The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. - There are no ponds within the application site that support Great Crested Newt, however, the presence of breeding ponds nearby and terrestrial habitat suitable for this species present on the application site means that without mitigation the development will be detrimental to the favourable conservation status of the species. Proposed mitigation includes the retention, management and enhancement of remaining suitable habitat within the application site including species rich grasslands and hedgerow networks, and off site mitigation including enhanced management of an existing breeding pond, creation of a new pond and long term management of on site and off site terrestrial habitat. On site and off site habitats will be in suitable condition prior to commencement of development, and the details of their initial management, phasing, long term management and financial obligations will be controlled through appropriately worded conditions and a Section 106 agreement. These measures will ensure that the favourable conservation status of great crested newts will not be affected by the proposals.

Dormouse

The site was surveyed for dormouse during surveys undertaken in 2014 and 2017. A total of 7 dormouse nests were identified in 2014 and 5 dormice were recorded in 2017 in hedgerows across the application site. The habitats of value for dormice on the application site are connected areas of woodland, trees and scrub. The assessment of the value of the dormouse population on the application site was considered to be of county importance. The proposed development will result in 6% of the woodland/tree/scrub habitats on site a potential for disturbance, injury and killing during pre-construction and construction phases, and increased disturbance, injury and killing during the operational phase of the development. A dormouse mitigation strategy has been submitted that proposes to retain the hedgerows where dormouse have been recorded, to enhance retained hedgerows by widening existing hedgerows internally creating new hedgerows and enhancing hedgerows on the southern boundary of the site. The loss gain ration is 1:3. In August 2018, Natural Resources Wales were of the opinion that more robust vegetated corridors for dormice were needed particularly on the northern and southern boundaries of the site, the proximity of curtilages to dormouse habitats was also a concern, in conjunction with increased pressures on habitats adjacent to residential development. The applicant has submitted additional details on the widths of the vegetated corridors in their Ecological consultation response submitted on the 7th January 2019, and NRW are satisfied in their letter dated 1st February 2019 that these are acceptable subject to infill planting on areas of grassland on the northern boundary, the establishment of green infrastructure to be in place prior to commencement of development, and securing the implementation of mitigation and compensation through conditions and a Section 106 agreement.

Cont'd

Application No: 17/0411/OUT Cont'd

Subject to the above measures being in place it may be possible carry out the three European Tests with respect to Dormice.

Test i). The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment. - For this test it will be necessary to consider whether the provision of 618 houses is of overriding public interest. This matter will be effectively considered in the conclusion to this report.

Test ii). There is no satisfactory alternative, - For this test it will be necessary to consider if there are any alternative sites that could provide this housing provision. There are sites that could accommodate housing but they are not becoming available in a manner that would fulfil the need to have a five-year land supply.

Test iii). The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range. - Dormouse have been confirmed to be present within hedgerows across the application site, The proposed development will result in a 6% loss of the woodland/tree/scrub habitats on site, a potential for disturbance, injury and killing during pre-construction and construction phases, and increased disturbance, injury and killing during the operational phase of the development. In the absence of mitigation there will be a detrimental impact on the conservation status of the dormice in the area. An outline Dormouse Mitigation Strategy has been submitted dated June 2018 including, establishment of new and enhancement of retained hedgerows, clearance methods to minimise disturbance to dormice and, long term management of retained and new habitats and monitoring of species and habitats. These proposals together with the application of conditions and a Section 106 agreement to secure the implementation of mitigation and compensation, will ensure that there is no detriment to the favourable conservation status of the species.

Bats

A series of bat surveys have been undertaken on trees within the application site, buildings around Gwern y Domen Farm and foraging and commuting surveys across the application site between 2014 and 2018. The Tree survey in 2014 identified 4 trees to have high potential for bats and 9 of moderate potential. This was revised by the 2018 survey which identified 1 tree to be of high potential for bats and 6 to be of moderate potential. The high potential tree T137 will be lost as a result of the development and although no bats were observed leaving or entering the tree it will require a European derogation licence to remove it. Mitigation for the loss of these trees includes the provision of new roost features on remaining trees within the application site.

Cont'd

Application No: 17/0411/OUT Cont'd

Although not part of the site, due to the proximity of potentially suitable buildings around Gwern y Domen Farm, emergence surveys were undertaken and the buildings were confirmed to support 1 brown long-eared bat maternity roost, and a day roost for common pipistrelle bats and a night perch for brown long-eared bats and greater horse shoe bats. Although these roosts will not be lost as part of the development, the foraging habitat will be affected, and there will be indirect impacts relating to lighting. Mitigation proposed includes the thickening of hedgerows particularly around the farm house and along key corridors leading to and away from the buildings and control of lighting along these and other key routes. The outline bat mitigation strategy together with appropriately worded conditions to secure the implementation of the bat mitigation strategy, green infrastructure, landscape proposals and the submission of detailed lighting proposals will ensure that sufficient details have/will be provided to satisfy the third European Test for these protected species. The first and second tests are addressed in the same manner as set out for the other protected species.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? The application is for residential development and as such if granted it would be liable to pay the Community Infrastructure Levy. Caerphilly lies within the High Viability Area and as such general market housing is liable to pay £40 per square metre (index linked). This matter will be worked out at the reserved matters stage if outline consent is granted, when the size of the dwellings is known.

ANALYSIS

Policies: The application site is a greenfield site located in the Southern Connections Corridor (SCC) located on the eastern edge of Caerphilly.

Policy SP3 (Development Strategy (SCC)) requires development proposals within the SCC to promote sustainable development. Specifically proposals in this area should: be targeted to previously developed land within settlement limits in the first instance; reduce car borne trips by promoting more sustainable modes of travel; make the most efficient use of existing infrastructure; have regard to the social and economic function of the area; and protect the natural heritage from inappropriate forms of development.

The proposal is contrary to the brownfield strategy for the SCC. However, the proposal would constitute sustainable development being located in close proximity to the residential areas of Lansbury Park, Mornington Meadows and to the Principal Town Centre of Caerphilly with its associated range of services, facilities and public transport. The proposal also includes a number of sustainable travel measures.

Cont'd

Application No: 17/0411/OUT Cont'd

In terms of the role and function of the area, the Strategy defines Caerphilly as a Principal Town within the SCC, based on its role as a provider of retail and other services and as an area that provides significant employment opportunities. The Principal Towns are also the areas that are targeted for new residential development given their position in the settlement hierarchy as defined by Policy SP4 (Settlement Strategy).

Policy SP3 also requires development in the SCC to protect the natural heritage from inappropriate forms of development. Housing at this location would be considered to be inappropriate development in the countryside (Policy CW15 refers). Clearly, there is likely to be a significant impact on natural heritage features as a consequence of any development at this location and satisfactory mitigation would be needed to make any development at this location acceptable in terms of Policy SP3.

Policy SP5 (Settlement Boundaries) is the key policy mechanism for achieving resource efficient settlements within the LDP. The delineation of the settlement boundary defines the area within which development would normally be allowed, taking into account material planning considerations. In the SCC it also promotes the full and effective use of urban land and concentrates development on previously used land within existing settlements. The site is greenfield and falls outside but immediately to the east of the settlement boundary of Caerphilly. Therefore the application is contrary to Policy SP5 of the Adopted LDP. Policy CW15 General Locational Constraints specifies the type of development that will be permitted outside of the settlement boundary. The proposal is for housing and this type of development cannot meet the provisions of that policy.

In line with national planning policy, SP6 (Place Making) requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features. In particular, there are a number of designated heritage assets within the zone of influence of the site, notably Caerphilly Castle, the Van Registered Park and Garden and Gwern y Domen scheduled ancient monument. The development is sufficiently remote from those heritage assets not to harm their setting or character. The other placemaking aspects of policy SP6 could be secured at the reserved matter stage if outline planning permission were granted. It requires new development to incorporate resource efficiency and passive solar gain through layout, materials, construction techniques, water conservation and the where appropriate through the use of Sustainable Urban Drainage. The latter will now be achieved largely through the need for SAB approval.

Cont'd

Application No: 17/0411/OUT Cont'd

Given the location of this site on the edge of settlement, it is suggested that the introduction of a comprehensive landscaping scheme which protects existing trees and natural features and which introduces new natural features into the scheme would serve to enhance and integrate the development into the wider landscape in the long term.

Policy SP7 (Planning Obligations) recognises that new development has the potential to increase pressure on existing community facilities and as such requires the developer to enter into Planning Obligations to mitigate the effect of that development. In the context of this proposal, the Council should seek to secure the provision of appropriate on site formal and informal open and leisure space, infrastructure improvements to facilitate walking and cycling, the provision of 40% affordable housing, and nature conservation matters.

The site is within a mineral safeguarding area (Policy SP8 (Minerals Safeguarding)), and Policy CW22 (Locational Constraints Minerals) requires proposals for permanent development that impact on minerals safeguarding areas to meet specified tests as laid out in the policy. The whole of the site is within a safeguarded sandstone area, whilst parts of the site are within an identified safeguarded coal area. However, it is highly unlikely that planning permission would be granted for any form of quarry in this location bearing in mind its proximity to the residential properties, listed building, SINC's and the SLA.

Policy SP10 (Conservation of Natural Heritage) recognises the natural heritage as a positive asset that enriches people's quality of life, and that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Clearly, there is likely to be an impact on natural heritage features as a consequence of any development at this location and satisfactory mitigation would be needed to make any development at this location acceptable. After discussion between the developers, the Council's ecologist, and NRW, the scheme has been amended in a manner that now makes it acceptable in this respect.

The application site lies within a Special Landscape Area referred to as NH1.5 South Caerphilly. Policy NH1 of the LDP states SLAs will be protected, the supporting text explains SLAs are local non-statutory designations which seek to protect areas exhibiting distinctive features and characteristics which will be protected from development which harms these features and characteristics (Policy CW4). The development of the application site would inevitably erode part of the Special Landscape Area, and in that respect the Council's Landscape Architect has objected in the terms set out above.

Cont'd

Application No: 17/0411/OUT Cont'd

The site comprises two Sites of Importance for Nature Conservation, namely NH3.168 Coed y Maerdy and NH3.170 Caerphilly / Machen Disused Railway. Development will normally be allowed where it would not cause unacceptable harm to the particular features of the SINC (Policy CW4). Where harm is unavoidable it should be minimised by effective mitigation measures to ensure that there is no reduction in the overall nature conservation value of the area or feature/s. The proposal has had due regard to the presence of the two SINC's on site. Nature conservation issues have been adequately addressed.

Policy SP14 (Total Housing Requirements) makes provision for 10,269 dwellings for the 15-year period 2006 to 2021. This represents 1,644 (19%) residential units more than the 8,625 units required to meet the dwelling housing requirement identified for the plan period. The 19% over-allocation allows for flexibility and choice in recognition of the fact that not all sites will be developed. TAN 1 seeks to ensure that there is a genuine 5-year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the 2018 Joint Housing Land Assessment Study (JHLAS) indicated that there was only 2.3 years supply available. This is expected to reduce to 2.0 years in the 2019 JHLAS.

The TAN would have given this matter considerable weight, but in July 2018 the Welsh Government Minister advised that, "As a result of the current housing land supply position across Wales some Local Planning Authorities are receiving speculative applications for housing on sites not allocated for development in LDPs. This is generating uncertainty for communities and is to the detriment of the plan-led system. Therefore, in support of the review and to alleviate some of the immediate pressure on LPAs, I have decided to dis-apply paragraph 6.2 of Technical Advice Note (TAN1), Joint Housing Land Availability Studies, following the consultation on this matter. This removes the paragraph which refers to attaching considerable weight to the lack of a 5 year housing land supply as a material consideration in determining planning applications for housing.

"As a result of the dis-application of paragraph 6.2 of TAN1, it will be a matter for decision makers to determine the weight to be attributed to the need to increase housing land supply where an LPA has a shortfall in its housing land."

Cont'd

Application No: 17/0411/OUT Cont'd

Policy SP15 (Affordable Housing Target) seeks to deliver through the planning system at least 964 affordable dwellings over the plan period in order to contribute to balanced and sustainable communities. The application proposes 618 dwellings in an area of acute housing pressure and in an area with considerable housing need. Within the SCC the target subject to viability is 40% of a housing development to be affordable housing to meet the identified needs in the area (policy CW11). Consequently there is the potential for the proposal to deliver in the region of 247 affordable homes. To that end, the applicants are willing to enter into a section 106 agreement to deliver 12.1% affordable housing on the basis of the viability of the site.

The applicants submitted a viability assessment which has been reviewed by the District Valuation Office who confirms the scheme is viable at 12.1%, and advises that if the Council are minded to grant permission on the basis of the reduced contribution, suggests that a time scale for delivery is agreed, which if not met triggers a viability review.

However, the applicants are also willing to enter into a further agreement that will offer in phases a further 27.9% of the development as affordable housing to the Council in the first instance, and then to a Registered Social Landlord. If neither of those is in a position to accept the housing, it will be sold on the open market. That arrangement is acceptable to the Council's Housing officers, and the local RSL. The difference between the two agreements is that the housing would be transferred in respect of the first agreement at the values set out in the LPA's Affordable Housing Supplementary Planning Guidance, whereas under the second obligation they would be transferred at a higher value of 96% of the Acceptable Cost Guidance defined by Welsh Government.

Policy SP19 (Transport Infrastructure Improvements) seeks to implement improvements to the existing transport infrastructure, in particular that: address social exclusion; improve transport links in the Northern Connections Corridor and Southern Connections Corridor; reduce the level of traffic movements and/or congestion, within any identified air quality management area; and promote the most efficient use of the transport network. The application proposes 618 dwellings in an area with high levels of congestion, close to the Caerphilly Air Quality Management Area. The development is supported by improvements at the Bedwas Bridge Roundabout, and air quality information. Neither the Transportation Engineering Manager nor the Head of Public Protection raise any objections to the current scheme.

Cont'd

Application No: 17/0411/OUT Cont'd

Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion) requires development proposals that have the potential to generate a significant number of trips (either as an origin or a destination) to be designed to ensure that car borne trips are kept to a minimum. The proposal includes new pedestrian routes and cycle routes, the introduction of crossing facilities on Lansbury Park Distributor Road, a signal controlled junction at one of the site access junctions along with extensions to existing bus routes to improve connectivity and permeability between existing and proposed communities and to encourage walking and cycling as the preferred mode for many trips. These can be secured by a Section 106 obligation. The introduction of Travel Plans and a Construction Transport Management Plan will contribute towards mitigating the impact of the development.

In the longer term there is the prospect of public transport utilising the former railway line to provide links from Caerphilly to Bedwas, Machen and beyond. The line will not be developed as part of this scheme apart from where it will be crossed by the access into the site. The prioritisation of public transport using the line can be addressed when it is introduced.

Policy CW2 (Amenity) requires new development to be compatible with surrounding land-uses. The proposal is for residential development immediately to the east of Caerphilly opposite an existing residential area. It is not envisaged that the proposal would adversely affect the amenity of residents living in the neighbouring area.

The Noise Assessment submitted with the application provides for noise mitigation measures in the form of a 2m high acoustic fence opposite Branch Cottages where the construction threshold value noise limits are exceeded. Also a 2m high acoustic barrier is to be located adjacent to the two playing fields to address both short term and long term noise mitigation in relation to development related traffic.

Policy CW3 (Design Considerations Highways) requires development proposals to have regard for the safe, effective and efficient use of the transportation network. It is noted that a Traffic Assessment has been submitted with the planning application and a travel plan which includes £5,000 per annum for 3 years to fund a residential Travel Plan coordinator, £5,000 Travel Plan Reserve or fighting fund to improve the residential Travel Plan if required, and £50,000 for School Travel Planning for the local primary and secondary schools. In this respect the Transportation Engineering Manager has no objections.

Cont'd

Application No: 17/0411/OUT Cont'd

Trees and Hedgerows make a positive contribution to both the natural and built environment. They enhance the character and diversity of the landscape and offer substantial environmental benefits. Policy CW6 (Trees, Woodland and Hedgerow Protection) therefore requires proposals to ensure that effective measures are taken to ensure the protection of existing trees and hedgerows on development sites. LDP 4: Trees and Development supplements this policy. A tree survey has been undertaken for the site, which indicates those trees that should be retained and those that would be adversely impacted by the development of the site. The Council's Arboricultural Officer has raised no objections.

All new housing sites capable of accommodating 10 or more dwellings are required to make adequate provision for well designed open space and appropriate provision for children's play facilities as an integral part of the development under the provisions of Policy CW10 (Leisure and Open Space Provision). There is adequate room on site to accommodate those facilities.

Comments from Consultees:

- The views of the statutory consultees can be accommodated by condition or section 106 obligation.
- Public footpaths that cross the site including claimed ones can be accommodated at the reserved matters stage, and their closure or diversion is controlled by other legislation.
- The requirements of the Council's Education Officer is now covered by CIL.
- Objections raised by Van Community Council and others are considered in the analysis above and below.
- An objection to the scheme has also come from the Council's Landscape Officer, and his concerns will be taken into account in coming to a recommendation below.
- The Outdoor Leisure Development Officer has expressed concern about the private management of facilities, but that is not something that can be addressed through the planning process.

Cont'd

Comments from public: Settlement Boundary:

- the site is outside the settlement boundary, within an SLA and the weight to be given to that is considered elsewhere in this report.
- an Inspector considered the site unsuitable for development in 2009, but the current proposals has to be considered against the current development plan and other material planning considerations. It could be considered a logical extension of Caerphilly, bearing in mind its proximity to a major road around the eastern part of the town, and the existence of other housing areas beyond the remainder of the by-pass to the north. There would be approximately 400m between the development and Rudry itself.

Housing:

- the concerns about housing have to be considered in the terms set out in TAN 1 which is addressed elsewhere in this report, but in summary, whilst the disapplication of paragraph 6.2 of that TAN removed the need to give the five-year housing land supply considerable weight, it is still a material consideration. Empty properties are not a factor in that respect. The LDP review which was commenced in 2013, and withdrawn in 2016 is not a material consideration either, and plays no part in the current five-year land supply calculation. The scheme is intended to deliver 40% affordable housing.

Brownfield Sites:

- the proposal is within an area where there is a brownfield development strategy in the adopted LDP, but that has failed to ensure that the housing targets set out in that plan are met, and that there is a five-year housing land supply. Brownfield sites may be identifiable in the area, but unless their development is viable, and there is a likelihood of them coming forward in accordance with the criteria set out in TAN 1, they will not count towards the land supply.

Greenfield Sites:

- it is recognised that this is a greenfield site, although it is not Green Belt in planning terms. The weight to be given to this is considered elsewhere in this report.

Natural Heritage:

- the Council's Ecologist, Tree Officer, and NRW do not raise any objections to this scheme, which is supported by the appropriate surveys and mitigation measures. There are SINCS at the site, which is an LDP designation, but there are no SSSIs. The impact on the SLA is considered elsewhere in the report. The Council's Landscape Architect considers that unless there is an overwhelming need for the development it should be refused, but provides constructive comments about the development if approved.

Cont'd

Application No: 17/0411/OUT Cont'd

Highways and Transportation:

- the Transportation Engineering Manager does not raise any objections. The scheme provides improvements at the Bedwas Bridge Roundabout, but also includes walking and cycling linkages to the town. A Travel Plan is proposed. In sustainability terms, it should be borne in mind that planning permission was recently granted on appeal for housing at Hendredenny, with the Inspector expressing the view that the site is in reasonable walking time of Energlyn Railway Station, and well related to schools, shops and other amenities. The same could be said of the current application site.
- the line of Caerphilly South-Eastern By-Pass is protected in the LDP, but this development is not dependent upon it.
- air quality has been considered, and the Head of Public Protection raises no objections to the proposal.

Social infrastructure:

- the Council's Education Officer has drawn attention to the need for additional classrooms, but that is a matter that is now addressed by CIL. The Public Health Authority have not raised any objections.

Open Spaces and Leisure: A green area crossed by footpaths will be lost if this development goes ahead. The planning balance in that respect is considered elsewhere in this report. The development is in outline, with all matters reserved, so there will be an opportunity to ensure that existing and claimed footpaths are kept or adapted, maintaining links to the countryside beyond the site. It should also be borne in mind that only 27% of the application site is to be developed.

Pollution: the Council's Head of Public Protection has considered the air quality assessment submitted and has no objections to the scheme. Public Health Wales have not raised any objections.

Historic Environment:

- neither Cadw, nor the Council's Conservation Officer have raised any objections to this scheme. The closest listed building is Van Mansion which is some 500m to the south-west of the proposed developed area. It is recognised that in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Van Mansion's setting and Caerphilly Castle's setting will be preserved.
- Glamorgan Gwent Archaeological Trust has raised no objections, but requires an archaeological watching brief to be implemented by condition.
- There is no evidence that the development would harm the tourism potential of the town centre and the Castle.

Cont'd

Application No: 17/0411/OUT Cont'd

Drainage:

- the development would have to be drained sustainably either through the need for SAB approval, or through a scheme secured by condition which would have to comply with the requirements of PPW 10 which also encourages the use of SUDS.

General Comments (The comment is repeated, and then addressed.)

- 'Proposal is premature pending the adoption of a Strategic Development Plan.' Work has not commenced on an SDP, which is unlikely to be adopted until around 2025. Therefore prematurity cannot be a consideration at present.
- 'Over-development in Caerphilly will be at the cost of the northern part of the borough.' The adopted LDP sought to encourage development in the northern part of the borough, but this has failed to deliver the target number of houses, including affordable homes, or to ensure a five-year land supply.
- 'Impact on human rights.' Human rights are a material planning consideration. The planning system allows the effect of development on people to be considered before development is granted permission or it is refused.
- 'Land is marshy and unsuitable for development.' This is a matter for the developers to ensure that the site is properly drained, and the development complies with the Building Regulations. There is no evidence that site conditions would prevent development, and the Coal Authority has not raised any objections in respect of the ground's stability.
- 'Application lacks honesty and integrity and does not support the existing community of St James' ward and Caerphilly Basin.' Development can help to sustain communities.
- 'Title of application does not indicate the number of houses.' This is not necessary for an outline planning application.
- 'Development of this site does not meet several LDP key objectives and policies.' This is considered elsewhere in this report.
- 'Development of this site does not meet several PPW policies and objectives.' This is considered elsewhere in this report.
- 'People love Caerphilly due to its green spaces.' The loss of this green space will be considered elsewhere in this report.
- 'Site should be developed as a tourist attraction.' This matter is not before the LPA for consideration.
- 'There is enough land further up the valleys for development.' Those sites are not coming forward for development. The LPA must consider those sites where planning applications are received.
- 'Development will not bring benefit to community or Caerphilly.' This is a matter of opinion and should not be given significant weight in the consideration of this application.

Cont'd

Application No: 17/0411/OUT Cont'd

- 'Growth such as this not good for the area.' This is a matter of opinion and should not be given significant weight in the consideration of this application.
- 'Materially change the character of Caerphilly.' It will change the character of this area, but it is arguable that it will change the character of Caerphilly in view of the size of the town.
- 'Land can and should be used for farming.' There is some good agricultural land on this site, but not enough to justify its protection.
- 'Stop building industrial units and retail units that are unoccupied. Housing developments should go there.' The LPA has to consider the applications that are submitted for planning permission, but it cannot guarantee that the development will be occupied. That is a matter for the market.
- 'House prices will reduce disadvantaging homeowners that are not in a position to take a financial loss.' This is not a material planning consideration.
- 'Crime has increased and loss of community feeling.' Crime and disorder are material planning considerations, but they would not amount to reasons to refuse planning permission for housing in this case.
- 'The LDP did not go through regarding the bypass on Caerphilly Mountain clearly indicating the view of the residents in Caerphilly to keep more greenery within Caerphilly. This proposed building seems to overrides the concerns of the people who live in this town, and this was the part of the proposed plan that was declined.' The line South-Eastern By-pass is protected in the adopted LDP, but it is not part of this proposed development.
- 'Caerphilly overcrowded.' There is no evidence that Caerphilly is more densely developed than any other town.
- 'The poor condition of housing association housing land: rubbish left for six months, fires burning all night long. Landlords leaving garages to go to rack and ruin on Mornington Meadows, and another sink estate is proposed next door. Why not build small plots of 10 or 12 throughout the whole valley.' The condition of existing development is not a material consideration in the determination of an application for new housing.
- 'Concerns regarding trespass on property.' This is a private matter.
- 'Concerns about protection of the bridge and stream that runs behind property (Branch Cottage).' The drainage of the site should not adversely affect existing streams, and any bridges should be appropriately treated.
- 'LDP needs to be sorted before planning permission is given to 600+ houses.' The Council has to consider the submitted application.
- 'We should be encouraging rural businesses to prosper, rather than selling off land as the only easy profitable way, unnecessarily increasing urban areas.' The Council has to consider applications for planning permission that are placed before it on the basis set out in this report.
- 'Scheme does not contribute to tackling climate change.' The impacts on climate change do not preclude planning permission being granted for housing.

Cont'd

Application No: 17/0411/OUT Cont'd

- '18000 more adults in the borough than jobs.' This does not carry significant weight in the determination of this application.

Caerphilly Town Centre

- 'Regeneration of Caerphilly Town centre needed.' This is noted.
- 'Demise of Caerphilly Town centre down to planners.' This is noted
- 'Caerphilly Town centre not fit to accommodate needs of additional dwellings. This would not be given significant weight in respect of the current application.' It would be difficult to argue that a town centre of Caerphilly's size could not accommodate the needs of the proposed development. And, the development, if approved would play some part in sustaining the viability of the town centre.

Well-being of Future Generations (Wales) Act 2015

- 'One of the goals of the Act is 'A Healthier Wales'. This is defined as, 'A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.' 'There have been no objections from the Head of Public Protection or Public Health Wales.
- 'This Act states that: "Each public body must carry out sustainable development. The action a public body takes in carrying out sustainable development must include: setting and publishing objectives ("well-being objectives") that are designed to maximise its contribution to achieving each of the well-being goals, and taking all reasonable steps (in exercising its functions) to meet those objectives.'" This is covered by The Caerphilly We Want 2018-2023 Well-being Plan.
- 'Not aware that any well-being objectives have been made public nor has consideration been given to the well-being objectives. Furthermore the development will do nothing to enhance the physical and mental well-being of future generations. The beauty of the natural landscape needs to be protected for future generations to enjoy.' The LPA must make a decision in accordance with the development plan unless material considerations indicate otherwise. That often means giving greater weight to one consideration compared to another, based on the circumstances of each case.
- 'Sceptical that this development will create jobs and better access to housing (Prosperous Wales)'. There is no evidence that private market housing at this site will not sell. The Council's Housing officers consider there is a need for affordable housing, and that accords with Welsh Government's commitment to deliver 20,000 affordable homes across Wales.
- 'The development won't result in a Healthier Wales.' The provision of dwellings and in particular affordable housing must play some part in an individual's health. That benefit will have to be balanced against the loss of green space.

Cont'd

Application No: 17/0411/OUT Cont'd

Caerphilly Basin Masterplan objectives:

- this plan has to be in conformity with the adopted LDP, and it therefore reflects the development strategy within the development plan. The weight to be given to that strategy and the related land allocation is considered elsewhere in this report.

Impacts on Gwern y Domen

- 'A site visit is requested.' A Planning Committee site visit will take place before the application is determined.
- 'Loss of amenity as the existing house will be surrounded by development which will generate traffic, lighting, noise and disturbance which would fundamentally and detrimentally change and disrupt the quiet enjoyment of their property by the occupants.' Gwern y Domen Farm is currently isolated. The proposed development would surround it, although public open space is currently shown to the east and south. To the west however the illustrative plans show a private drive to residential properties. It is not unusual for isolated dwellings to become surrounded by housing estates when this type of development is proposed, and there is no sound planning reason for preventing that taking place in principle. The current application is in outline with all matters reserved for subsequent approval. If outline permission were granted, there would be an opportunity at the reserved matters stage to ensure that the relationship between old and new was satisfactory.
- 'Case law indicates that the personal circumstances of the occupants are a material planning consideration, and that Article 8 of the European Convention on Human Rights which entitles a person to have the right to respect for their private life and family life and their home is a material planning consideration.' Human Rights are a material planning consideration, and the impact of this development on the private life and family life and their home has been considered in relation to the previous point, i.e. it is not unusual for isolated dwellings, to become part of larger estates, and the reserved matters process will ensure that the relationship between old and new is in accordance with the adopted policies and supplementary planning guidance.
- 'Health impacts of increased air pollution. PPW 10 advises that the planning system is preventative and should maximise its contribution to achieving a healthier Wales by aiming to reduce average population exposure to air (and noise) pollution. It adds that the planning system must consider the long terms effects of current and predicted levels of air pollution on individuals, society and the environment. The Environmental Assessment does not adequately cover this issue. This is also an Article 8 matter.' The Head of Public Protection and Public Health Wales do not raise any objections to the proposal, and therefore there would be no sound planning reason to object to this scheme on the basis of health impacts and air pollution.

Cont'd

Application No: 17/0411/OUT Cont'd

- 'The occupants have suffered considerable distress because of apparent alterations to the water levels on the application site which appear to be the result of bore hole drilling leading to flooding and structural damage to their property. The ES does not address this issue.' This is a private matter between the two landowners.

CONCLUSION

Planning Policy Wales 10 (December 2018) states that

"new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled."

Furthermore, it states that:

"A plan-led approach is the most effective way to secure sustainable development through the planning system and, "The plan-led system underpins the delivery of sustainable places to ensure all development plans and decisions taken by the planning system work together to deliver sustainable places."

The site is outside the settlement, and within an SLA, where residential development would not normally be allowed. However, the LPA has a five year land supply of 2.3 years as of 2018, and it will be 2.0 years when the figure is published for 2019. This has a bearing on whether the principle of development is acceptable on this site.

In dis-applying paragraph 6.2 of TAN 1, the Minister indicated that it will be a matter for decision makers to determine the weight to be attached to the need to increase housing land supply where the local planning authority has a shortfall in its housing land. The weight to be attached is dependent on the magnitude of the shortfall, how long the shortfall will persist, what the local planning authority is doing to reduce it, and how much will the development contribute to meeting the shortfall.

The magnitude of the shortfall is significant, i.e. an additional three years' supply is needed. Also, this year's JHLAS will indicate that only 122 dwellings were completed in the year 2018-19. This is the lowest rate of completions since records began when Caerphilly was formed in 1996. This is around only a fifth of all houses that were required each year in the LDP (575 units per annum). The Local Housing Market Assessment (2018) identifies that there is a total need for 282 affordable units to be delivered per annum.

Cont'd

Application No: 17/0411/OUT Cont'd

This shortfall will persist until the Council adopts a new LDP, which will take approximately four to five years. The only way to address it at present is to grant planning permissions. The most significant schemes have been allowed on appeal. The currently proposed development will make a significant contribution to meeting the shortfall, 40% of which will be affordable housing. Taking these matters together it is reasonable to attach significant weight to the need to increase housing land supply as a material planning consideration which would outweigh the normal policy objections to residential development on this site. The concerns of statutory consultees can be addressed by planning condition and legal agreement, and those of the landscape officer can be addressed through the consideration of the reserved matters application. The site is on the lower, gentler slopes of Mynydd Rudry. The development will involve an incursion into the SLA to the east of Caerphilly, but that impact is outweighed by the need to provide land for housing in this case.

TAN 1 makes it clear that, 'The requirement to maintain a five-year supply of readily developable housing land in each Local Planning Authority across Wales remains a key policy requirement of the Welsh Government.'

Consideration has to be given to whether the proposed section 106 passes the following tests, i.e.

- it is necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

The areas covered by obligation will be considered in turn. The affordable housing is necessary to make the scheme acceptable in terms of policy CW11 of the LDP, it will be part of the proposed development, and the District Valuer has agreed on what would be a reasonable amount to be required based on viability. The remainder of the affordable housing will be provided by a separate unilateral undertaking.

The Bedwas Bridge Roundabout Improvements are also necessary to make the scheme acceptable from the point of view of policy CW3 (Design Considerations - Highways). They are required to mitigate the impacts of the traffic arising from the development, and in that respect are fairly and reasonable related to the scheme.

Cont'd

Application No: 17/0411/OUT Cont'd

The proposed travel plan includes:

- Provision of a Travel Plan Co-ordinator;
- Travel Information Pack to each household for all new residents;
- Significant walking and cycling infrastructure improvements, management and funding;
- Pump priming improved bus services which will improve further with increasing demand;
- Walking buses, cycle trains and scoot to school initiatives;
- Promote and encourage Car Sharing;
- A travel plan reserve fund for implementation of travel plan initiatives should appropriate targets not be met.
- Cycleways and footpaths are also proposed.

These measures are necessary to make the scheme acceptable in terms of policy CW1 (Sustainable Transport, Accessibility and Social Inclusion). They are directly related to the development and in that respect are fairly and reasonably related to the proposed development.

Funding is necessary to enhance a pond to mitigate the impact of the scheme on Great Crested Newt, which is a protected species. Also it is required to ensure the long term maintenance of the protected species mitigation measures. This is necessary to make the scheme acceptable in respect of policy CW4 of the LDP, is directly related to the development, and is fairly and reasonably related to the proposed development. For the same reasons the agreement would need to cover the delivery of long-term habitat and species management and monitoring.

The recommendation therefore is that planning permission should be granted subject to conditions, provided the applicant first enters into the section 106 obligation. In coming to that conclusion about the significant effects of the proposed development on the environment, the environmental information has been examined. If members are minded to support the recommendation, in accordance with The Town and Country Planning (Notification) (Wales) Direction 2012, this application has to be referred to Welsh Government because it is over 150 dwellings, and is not in accordance with one or more provisions of the development plan in force.

Cont'd

Other material considerations:

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

RECOMMENDATION: That (a) if members are minded to grant planning permission that the application is first referred to the Welsh Minister; in the event that no objections raised by the Minister, that the application is DEFERRED to allow the applicants to enter into a Section 106 obligation as set out above; and on completion of satisfactory obligations that 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.

Cont'd

Application No: 17/0411/OUT Cont'd

- 05) This permission is for no more than 618 dwellings.
REASON: To allow any change in the number of total units to be reviewed in respect of the delivery of affordable housing in accordance with policy CW11 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) 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.
- 07) 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.

Cont'd

- 08) The plans and particulars submitted in accordance with Condition 1) shall include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 5.2.2 of BS5837, 2005, Trees in relation to construction - Recommendations) or general landscape factors) must be shown.
 - b) the details of each tree as required at para. 4.2.6 of BS5837 in a separate schedule.
 - c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.
 - d) the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring ground.
 - e) the details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.
 - f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.
 - g) No 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. In this condition a "retained tree" means an existing tree that is to be retained in accordance with the plan referred to at paragraph (a) above.
- REASON: To safeguard the vegetation that is considered to be worthy of retention in the interests of visual amenity of the area in accordance with policies CW2 and CW6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

- 09) Prior to the commencement of works on site details of the following shall be submitted to and agreed with the local planning authority: a scheme of intrusive site investigations for the mine entries within the site; a scheme of intrusive site investigations for the shallow coal workings; a report of the findings arising from both of the intrusive site investigations, including the results of any gas monitoring undertaken; a layout plan which identifies appropriate zones of influences for the recorded mine entries on the site, with the definition of suitable 'no-build' zones; a scheme of treatment for the recorded mine entries, if identified; and a scheme of remedial works for the shallow coal workings. The development shall thereafter be carried out in accordance with the approved details.
REASON: To take account of the legacy mining issues at the site.
- 10) If the details of the reserved matters submitted in accordance with condition 1 are received by the local planning authority before 7 January 2020, 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.
- 11) Prior to the commencement of work on site, details of the measures to protect, enhance and manage the Sites of Importance for Nature Conservation (SINCS) within and abutting the application site defined by adopted Caerphilly County Borough Local Development Plan up to 2021 shall be submitted to and agreed in writing with the local planning authority. The development shall thereafter be carried out in accordance with those details, and the SINCS enhanced and managed as agreed.
REASON: To ensure the long-term sustainability of the SINCS in accordance with policy CW4 of the adopted Caerphilly Count Borough Local Development Plan up to 2021.
- 12) No development or site clearance shall commence until a Construction Environmental Management Plan and associated Method Statements have been prepared and submitted to the Local Planning Authority. The development shall be carried out in accordance with the agreed plan
REASON to ensure adequate protection to protected species and habitats and to protect the water environment.

Cont'd

- 13) 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 in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

- 14) A Landscape Management Plan, including
- (a) long term design objectives,
 - (b) management responsibilities, and
 - (c) maintenance schedules for all landscape areas, other than domestic gardens,
- shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.
- The Landscape Management Plan shall be carried out as agreed.
- REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

Application No: 17/0411/OUT Cont'd

- 15) No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
REASON: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

- 16) 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.

- 17) 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.

- 18) 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.

Cont'd

- 19) Prior to commencement of any phases of the development, details of the green infrastructure (as set out in the indicative landscape Strategy drawing no CA29b, the Green Infrastructure Strategy Plan drawing no edp3055_d014 and the Habitats Offsets Proposed Plans (1-4) drawing no edp3055_d036b), together with additional infill planting of the northern boundary, shall be submitted to the Local Planning Authority for approval. Details shall include protection, enhancement, creation, methods of establishment, management, monitoring of green infrastructure together with a phasing plan to include timing of habitat enhancement, creation and loss. The approved details shall be implemented and overseen by a suitably qualified ecological clerk of works to ensure that green infrastructure is in a condition suitable to support great crested newts, dormice and bat species, before clearance works commence.
REASON: To ensure the conservation status of protected species.
- 20) No development or site clearance shall commence until a Long term Habitat Management Plan and Monitoring Plan has been prepared for on-site and off-site habitats as set out in drawing numbers CA29b, edp 3055_d014 and edp3055_d036b, and submitted to and approved by the Local Planning Authority. The plan shall include:
- a) A description of habitats to be managed, a map showing their location and extend on site and a detailed description of their desired condition
 - b) The nature of management operations required to deliver and maintain the desired condition of habitats.
 - c) Appropriate scheduling and timing of activities
 - d) Proposals for the monitoring of and reporting on the habitat condition of the site.
 - e) Proposals for remedial action to be undertaken where problems are identified by the habitat monitoring
 - f) Proposals for review of management and updating the Habitat and Monitoring plan
- REASON: To ensure the conservation status of protected species
- 21) Prior to commencement of works on site details of a monitoring scheme for great crested newts, dormice and bat species present on or adjacent to the site shall be submitted to and agreed in writing by the Local Planning Authority. The agreed monitoring scheme shall be implemented.
REASON: To ensure the conservation status of protected species.

Cont'd

- 22) The development shall be carried out in accordance with the Outline Great Crested Newt Mitigation Strategy edp3055_r006a, the Outline Dormouse Mitigation Strategy edp3055_r004c, the Outline Bat Mitigation Strategy edp3055_r007a and clarifications set out in the Ecological Consultation Response Note edp3055_r009_091118.
REASON: To ensure the conservation status of protected species
- 23) Prior to commencement of development, details of the lighting for the whole development, or alternatively if the development is to be phased, details of lighting for each phase of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure the conservation status of protected species.
- 24) 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 20% of the new buildings at Land at Gwern y Domen, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new buildings in each development phase hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 25) 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 buildings at Land at Gwern y Domen Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new buildings in each development phase hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).

Cont'd

Application No: 17/0411/OUT Cont'd

- 26) Prior to the commencement of work on site, details of: the proposed public open space, and the associated pavilion as shown on CWA drawing Illustrative Masterplan (Rev. C) a local equipped area of play, a neighbourhood equipped area of play, and a ball court with low level panelling and tarmac surface and the timing of their provision, shall be submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the agreed details.
REASON: To ensure the adequate provision of public open space.
- 27) Prior to the commencement of any works on site details of hedgerow enhancement planting and management to thicken up the existing hedgerow as a substantial buffer and wildlife corridor, including a species list detailing the name and origin of native broadleaved trees and shrubs to be used to plant up existing hedgerows, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and the hedgerow planting shall be carried out within 12 months of the completion of the development.
REASON: In the interests of biodiversity conservation and enhancement in accordance with 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).
- 28) Prior to the commencement of any works on site details of amphibian friendly underpasses, offset gully pots, wildlife kerbs and amphibian gully pot ladders shall be submitted to the Local Planning Authority for approval. The approved details shall be strictly complied with and all amphibian gully pot ladders will need to be replaced every ten years for the lifetime of the development.
REASON: To ensure adequate protection to European Protected Species.
- 29) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

Application No: 17/0411/OUT Cont'd

Advisory Note(s)

Notification of initiation of development and display of notice:

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

Notice of initiation of development:

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

Display of Notice:

- The person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B to the Town and country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details the person carrying out development must display to comply with this duty.
- The person carrying out the development must ensure the notice is:
 - (a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
 - (b) legible and easily visible to the public without having to enter the site; and
 - (c) printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

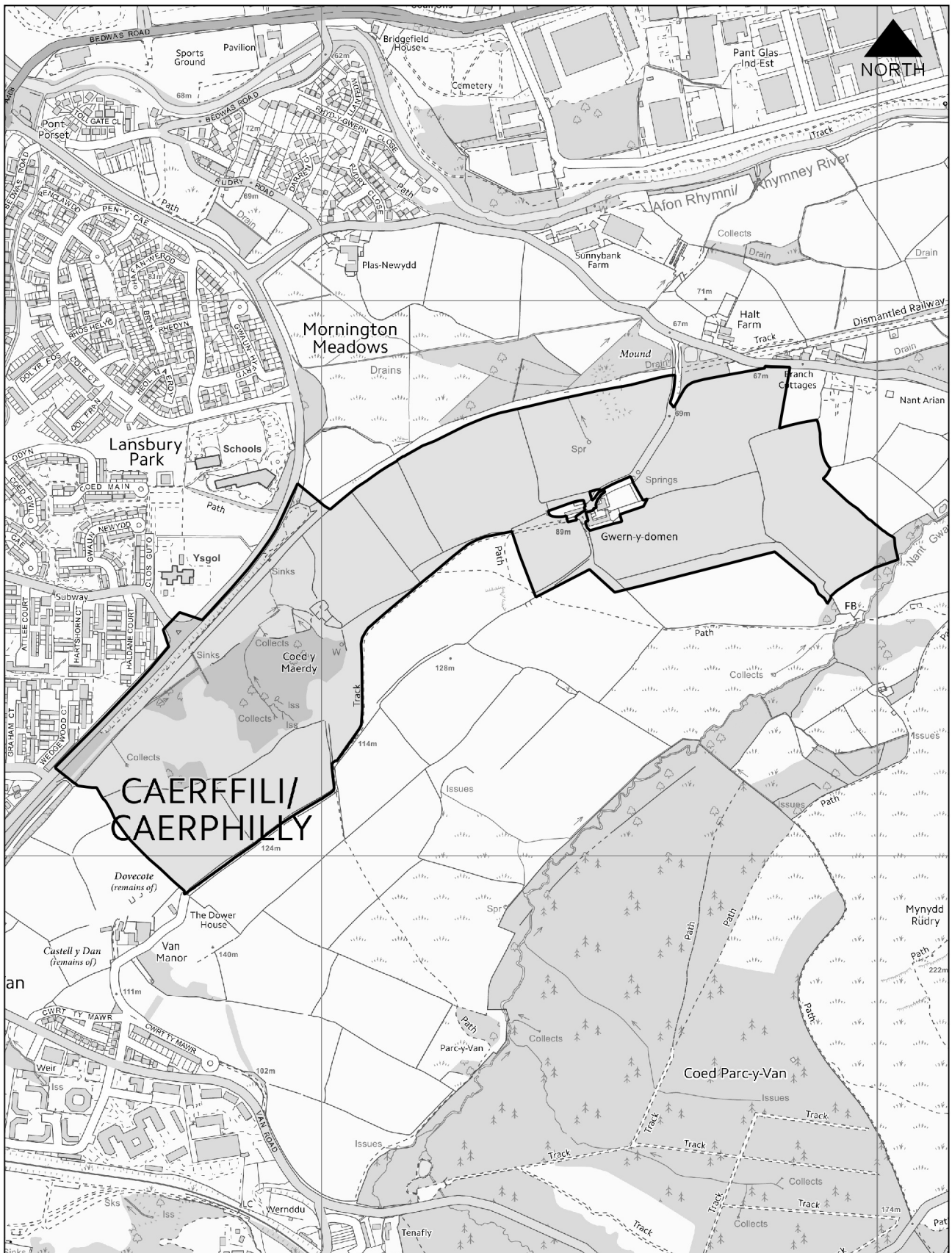
The applicant is advised of the comments of Wales and West Utilities, Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Glamorgan Gwent Archaeological Society, The Coal Authority, Principal Valuer.

Cont'd

Application No: 17/0411/OUT Cont'd

Warning: A European protected species (EPS) Licence is required for this development.

- This planning permission does not provide consent to undertake works that require a EPS licence.
- It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.
- To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/european-protected-species/?lang=en>



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0262/FULL 13.06.2019	Mr C O'Leary 21 Glyn Derwen Llanbradach Caerphilly CF83 8PQ	Erect new detached dwelling 2 The Meadows Machen

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the northern side of The Meadows, Waterloo.

House type: The application site is a vacant building plot at the end of a row of 8 similar plots. This is a roughly triangular shaped plot having maximum dimensions of 26m by 23m. It is level for the majority of the site but has a small slope down towards the road along its south east side. It has a detached dwelling to side of it. The adjacent dwellings have been erected pursuant to an outline planning consent for 16 dwellings.

Development: The application seeks full consent for a single dwelling. The dwelling will have a hallway, living room, open plan dining room and kitchen, w.c. and utility room on the ground floor with four bedrooms (one with en-suite) and a bathroom on the first floor and two bedrooms and a bathroom in the roof space.

Dimensions: The dwelling is L-shaped and has maximum dimensions of 12m by 10.4m by 9.1m high.

Materials: Face brickwork walls with a tiled roof.

Ancillary development, e.g. parking: Three parking spaces are to be provided to the front and side of the dwelling.

PLANNING HISTORY 2005 TO PRESENT

07/1012/OUT - Erect nine detached houses - Granted 01.11.2010.

11/0455/RM-Discharge condition on planning permission 07/1012/OUT in respect of the means of access for residential development of 9 detached houses-Granted-18.10.2011.

Cont'd

Application No: 19/0262/FULL Cont'd

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

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

Supplementary Planning Guidance LDP 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 3.9 – The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement.

Cont'd

Application No: 19/0262/FULL Cont'd

Paragraph 3.16 – 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. In the event of an appeal, in these circumstances, the Planning Inspectorate will need to examine the issues in detail and consider if the proposal meets the objectives of good design including the relationship between the site and its surroundings.

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes.

CONSULTATION

Natural Resources Wales - No objection.

The Coal Authority - Raises an objection to the application and requests the submission of a Coal Mining Risk Assessment prior to determination.

Principal Valuer - Part of the site is within Council ownership and a separate letter has been sent to the applicant to deal with this.

Head Of Public Protection - No objection subject to conditions.

Senior Engineer (Land Drainage) - Requests the submission of a Statutory Standards Compliance Statement in respect of sustainable urban drainage prior to the determination of the application.

Transportation Engineering Manager - No objection subject to conditions.

Cont'd

Application No: 19/0262/FULL Cont'd

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

Ecologist - No objection subject to conditions.

Landscape Architect - No objection subject to conditions.

Strategic & Development Plans - No objection.

ADVERTISEMENT

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

Response: One letter of objection was received.

Summary of observations:

- Loss of light.
- Loss of privacy.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

Is this development Community Infrastructure Levy liable? Yes. The site is within the High Viability area where CIL is charged at £40 per square metre plus indexation.

Cont'd

ANALYSIS

Policies: This application has been considered in accordance with national planning policy and guidance. local plan policy and supplementary planning guidance. The application seeks full planning consent pursuant to an extant outline planning consent and as such the principle of development is established. The appearance, layout, scale and access to the site are all considered to be acceptable in planning terms subject to the imposition of conditions.

Comments from Consultees:

With regard to the objections from the Councils Senior Engineer Land Drainage and from the Coal Authority it should be noted that whilst this is a full planning application, there is an extant outline consent on this site and as such the principle of development is established. Therefore sustainable urban drainage and coal mining risk, whilst material considerations, are technical issues that can be overcome by the correct technical solutions. In that regard it is considered that it would not be reasonable to withhold consent in this instance in the absence of the required information and that instead it would be acceptable to impose a condition requiring the coal mining risk assessment prior to the commencement of works on site and to remind the developer of the need to obtain SAB approval.

In respect of contamination a scheme to treat the site can be secured by a condition to that effect. It is also necessary to impose conditions in respect of soil importation and validation.

In respect of the land ownership issue a Notice has been served on the Council as land owners and this satisfies the planning requirements. No other objections were raised.

Comments from public:

- The application property is set along the same building line as the adjacent dwelling at the front and is only approximately 0.5m further back at the rear. The dwelling is also sited to the east of the application site and as such any loss of direct sunlight would only be experienced in the early morning. Moreover, outline planning consent has been granted and as such it is accepted that a dwelling is acceptable in principle on this plot. Any such dwelling is likely to have some impact on direct sunlight and it is not considered that the siting of this dwelling would raise this to a significant level.

Cont'd

Application No: 19/0262/FULL Cont'd

- There is one habitable room window on the pine end of the proposed dwelling facing the adjacent dwelling that could possibly cause any loss of privacy. In that regard it is considered that it would be prudent to impose a condition requiring that that window be obscurely glazed.

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: (90)001, Proposed Site Plan, Proposed Side Elevations, Proposed Front Elevations, Proposed Ground Floor Plan, Proposed First Floor Plan and Proposed 2nd Floor Plan.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a scheme 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 occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area in accordance with policies CW2 and SP6 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

- 04) 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 dwelling is occupied.
REASON: In the interests of the visual amenities of the area amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the 2nd floor bedroom window facing west shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 06) The dwelling hereby approved shall not be occupied until the access road to be provided as part of consent 11/0455/RM, by others, has been completed to a stage to be agreed in writing with the Local Planning Authority for access to the new development.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 08) 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.

Cont'd

Application No: 19/0262/FULL Cont'd

- 09) 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.
- 10) 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 in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 11) 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 in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 12) Prior to the commencement of works, details of the buffer strip to be retained and enhanced between the garden boundary and the disused railway Site Important For Nature Conservation shall be submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure proper measure are taken to safeguard the habitat of protected species, in the interests of biodiversity in accordance with policies CW4 and SP10 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

- 13) 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 at 2 The Meadows, Machen 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.
- 14) 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 property at 2 The Meadows, Machen, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2018) and Tan 5 Nature Conservation and Planning (2009).
- 15) 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.

Cont'd

Application No: 19/0262/FULL Cont'd

Advisory Note(s)

**WARNING:
SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO
COMMENCEMENT OF THIS DEVELOPMENT.**

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

Phone: 01443 866511
Email: drainage@caerphilly.gov.uk
Website: www.caerphilly.gov.uk/sab

Please find attached information from The Council's Ecologist and Senior Engineer Land Drainage, Dwr Cymru/Welsh Water and Natural Resources Wales.



This page is intentionally left blank

Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0327/OUT 28.05.2019	Ms S Jones 45 Sannan Street Aberbargoed Bargoed CF81 9BH	Erect a detached 3-bed dormer bungalow Land Within Curtilage Of 45 Sannan Street Aberbargoed Bargoed CF81 9BH

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application property is located on Sannan Street, Aberbargoed Bargoed.

Development: Outline planning permission is sought to construct a detached dormer bungalow within the rear curtilage of No. 45 Sannan Street. All matters are reserved. The application is reported to Planning Committee because the applicant is an employee of the Council.

Dimensions: The submitted plans indicate a dwelling with a footprint measuring 7 metres x 6 metres, with an overall height of 6.5 metres.

Materials: Not specified.

Ancillary development, e.g. parking: A parking area measuring 14 metres in length and 3 metres in width is shown along the south-western side of the proposed dwelling.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 19/0327/OUT Cont'd

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection).
Supplementary planning guidance contained in LDP6 - Building Better Places to Live, LDP5 - Parking standards.

NATIONAL POLICY Planning Policy Wales 10th Edition - December 2018 and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No. The site is located in the Low Risk area.

CONSULTATION

Ecologist - No objection subject to conditions relating to biodiversity.

Transportation Engineering Manager - No objection subject to the provision of three off-street parking spaces.

Head Of Public Protection - No objection.

Dwr Cymru - Provide advice to the developer regarding a public sewer that crosses the application site.

Senior Engineer (Land Drainage) - The Land Drainage section have requested a SuDs compliance statement to demonstrate how the proposed development will satisfy the recent SAB requirements. However, as this matter will be dealt with under separate legislation it should not delay the determination of the planning application.

Cont'd

Application No: 19/0327/OUT Cont'd

Principal Valuer - No objection subject to advice being forwarded to the developer.

ADVERTISEMENT

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

Response: Two letters of objection have been received.

Summary of observations:

- Existing on-street parking pressures;
- Loss of light/overshadowing of nearby properties and garden area;
- Loss of privacy by way of overlooking;
- Overbearing impact;
- Noise impact from vehicles using the driveway to the side of the proposed property;
- Lack of off-street parking provision;
- Undersized bedrooms proposed;
- Development would result in insufficient garden space for No. 45 Sannan Street.

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.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes. New residential development is CIL liable and the application site is located within the Lower Viability CIL zone where the chargeable rate is £0 per square metre.

Cont'd

ANALYSIS

Policies: The application seeks outline planning permission to erect a detached dormer within the existing rear curtilage of No. 45 Sannan Street. The application site is located within the Settlement Boundary and therefore the principle of residential development is considered acceptable providing material planning considerations do not indicate otherwise. In this instance, those material considerations are the impact the proposed development will have on the residential and visual amenity of the surrounding area; and the impact on highway safety/parking provision.

In relation to amenity, Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy for the following reasons:-

i) proposals must have no unacceptable impact on the amenity of adjacent properties or land.

In terms of the potential visual impact of a dormer bungalow it is noted that the area surrounding the application site is primarily defined by two storey semi-detached properties and semi-detached bungalows. Subject to an appropriate design that takes account of the setting of the site, it is considered that a dormer bungalow could be designed to acceptably integrate within the existing context. The development is therefore acceptable in visual amenity terms.

In terms of the potential impact on the residential amenity of nearby properties, the properties primarily impact by the proposal are No. 15 Rockleigh Avenue, a semi-detached bungalow to the south-west of the proposed plot; No. 45 Sannan Street, i.e. the applicants property, to the north-east; and No. 47 Sannan Street to the north of the site. With regard to Nos. 45 & 47 Sannan Street it is considered that subject to appropriate dwelling design at reserved matters stage, a dwelling on the plot could be acceptable from a privacy perspective, i.e. first floor windows could be sited and designed so as to not result in an unacceptable overlooking impact on No. 45 or the rear garden area of No. 47.

Cont'd

Application No: 19/0327/OUT Cont'd

No. 15 Rockleigh Avenue is a semi-detached bungalow set at a lower level than the application site (approximately 1.5 - 2.0 metres lower). No. 15 Rockleigh Avenue has a rear conservatory that projects towards the application site and acts as a dayroom for the occupiers. Based on the submitted plans the proposed development would be sited approximately 5.7 metres from the existing conservatory at its closest point. Given the existing difference in levels coupled with the proposed massing of the dormer bungalow, i.e. up to 6.5 metres in height, it is considered that the proposed development would have an unacceptable overbearing impact on the conservatory of No. 15 Rockleigh Avenue. The development would result in a loss of daylight and outlook to this dayroom to the detriment of the residential amenity of its occupiers. Such an impact is considered to be contrary to Policy CW2 of the Caerphilly LDP.

Whilst it is accepted that the proposed development could be moved north-west or north-east within the development plot, given that siting is a reserved matter, it is not considered that such a re siting would overcome this primary concern, i.e. the impact on No. 15. Furthermore, to move the development closer to No. 45 or No. 47 could result in an unacceptable impact on the amenity of those neighbours.

ii) proposals would not result in the over-development of the site.

The application site measures approximately 188 square metres. The proposed dwelling has a footprint measuring 42 square metres, and the area required for three off-street parking spaces is 37.44 square metres. This would result in 108 square metres of remaining curtilage/amenity area. Based on these figures it is not considered that the proposal represents overdevelopment of the site.

iii) the proposed use is compatible with surrounding land uses.

The site is bounded to the north, east, south and west by existing residential properties and therefore the proposal is compatible with surrounding land uses.

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The Transportation Engineering Manager raises no objection to the proposed development subject to conditions, including the provision of replacement parking to serve the existing property, i.e. No. 8-9 Golden Grove. Therefore it is considered that the proposed development satisfies Policy CW3.

In light of the above, the proposed development is considered acceptable subject to conditions.

Cont'd

Application No: 19/0327/OUT Cont'd

Comments from consultees:

- No objection subject to conditions.
- The Land Drainage section have requested a SuDs compliance statement to demonstrate how the proposed development will satisfy the recent SAB requirements. However, as this matter will be dealt with under separate legislation it should not delay the determination of the planning application.

Comments from public:

- Existing on-street parking pressures - This is not considered to be an issue for this application.
- Loss of light/overshadowing of nearby properties and garden area - This issue has been addressed above as well as in the reasons for refusal.
- Loss of privacy by way of overlooking - As the final design of the proposed dwelling is reserved for future approval, it is considered that dwelling could be designed that would not have an unacceptable overlooking impact on adjoining properties.
- Overbearing impact - This issue has been addressed above as well as in the reasons for refusal.
- Noise impact from vehicles using the driveway to the side of the proposed property - It is not considered that vehicles associated with a residential use would cause unacceptable levels of noise impact.
- Lack of off-street parking provision -The parking area shown on the submitted plans is only capable of accommodating two off-street parking spaces. The requirement for a three bedroom house would be three spaces, and therefore the proposal is unacceptable in this regard. Notwithstanding this, as layout in a reserved matter, the plot is capable of accommodating three cars and therefore it would not be reasonable to refuse the application for this reason.
- Undersized bedrooms proposed - The rooms as shown on the submitted plans are not considered to be unacceptable in terms of their internal dimensions.
- Development would result in insufficient garden space for No. 45 Sannan Street - No. 45 Sannan Street would retain a rear garden area measuring 8 metres x 13.4 metres. There is also a significant amount of private curtilage to the side and front of the property. Such provision is considered to be acceptable.

Cont'd

Application No: 19/0327/OUT 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.

The proposed development would provide an additional dwelling within the settlement boundary that would contribute to the Council' 5-year housing land supply. However, this does not outweigh the objections to the proposal.

RECOMMENDATION that Permission be REFUSED

This permission is subject to the following condition(s)

- 01) By virtue of its proposed massing and relationship with the rear conservatory of No. 15 Rockleigh Avenue, the proposed development would result in an unacceptable overbearing impact and a loss of outlook and daylight to this habitable dayroom contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010.



Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0348/FULL 29.04.2019	GLJ Recycling Ltd Mr G Jones Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn Newport NP11 7NL	Remove and replace the existing waste material shredder with a new waste material shredder GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn Newport NP11 7NL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: On the western side of Chapel Farm Industrial Estate and immediately adjoining the western side of the River Ebbw.

Site description: The site is relatively flat and is used as a scrap metal recycling yard; the site is largely open with several small ancillary buildings and structures/equipment.

Development: It is proposed to remove and replace the existing waste material shredder and associated plant.

Dimensions: The proposed shredder equipment has a footprint that covers a maximum area of 72.7 metres x 23.4 metres. The shredder has a maximum height of 13.8 metres.

Materials: Steel construction.

Ancillary development, e.g. parking: Removal of existing shredder. A 10.8m high acoustic enclosure is proposed around the shredder part of the plant.

Cont'd

Application No: 19/0348/FULL Cont'd

PLANNING HISTORY 2005 TO PRESENT

11/0574/FULL - Construct storage shed - Granted 27.10.2011.

11/0651/FULL-Construct a steel framed building for the storage of non-ferrous metals-
Granted-18.04.2012.

11/0705/RET - Retain the change of use as a scrap yard to incorporate end of life
vehicle facility - 13.04.2012.

14/0486/FULL-Erect two-storey reception/office/accounts building-Granted-02.09.2014.

15/0557/FULL-Erect 3 No. buildings for use as a general waste transfer station, a non-
ferrous storage processing unit and a storage building for the W.E.E.E. processing unit-
Granted-31.03.2016.

16/0992/COND - Discharge Condition 12 (parking) of planning consent 15/0557/FULL
(Erect 3 No. buildings for use as a general waste transfer station, a non-ferrous storage
processing unit and a storage building for the W.E.E.E. processing unit) - Decided
04.01.2017.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary and adjoining a Site of
Importance for Nature Conservation (SINC).

Policies: Policy SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations -
Highways), CW4 (Natural Heritage Protection), CW6 (Trees, Woodland and Hedgerow
Protection).

NATIONAL POLICY Planning Policy Wales 10th Edition (December 2018), Technical
Advice Notes 11 (Noise) & 12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

Cont'd

Application No: 19/0348/FULL Cont'd

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No. The site is located in the low risk coal mining legacy area.

CONSULTATION

Natural Resources Wales - Provide advice regarding land potentially affected by contamination.

Head Of Public Protection - Comments on updated noise assessment to reported verbally at Planning Committee.

Transportation Engineering Manager - No objection subject to a condition restricting the annual throughput of waste at the site. However, as the current application only relates to a small part of the site this condition is not considered appropriate for this application.

Ecologist - No objection subject to a condition to protect the River Ebbw Site of Importance for Nature Conservation (SINC).

Landscape Architect - Recommends the proposed equipment be sprayed a dark green or matt black to ensure it is not prominent in the landscape when the trees along the boundary of the site are not in leaf during winter months. During summer month these river side trees will provide significant screening of the development.

Senior Engineer (Land Drainage) - Requests a SuDs compliance statement. However as this is covered by separate legislation it should not delay the determination of this application.

ADVERTISEMENT

Extent of advertisement: 24 nearby residential and commercial properties were consulted by way of letter and a site notice was displayed near the application site.

Cont'd

Application No: 19/0348/FULL Cont'd

Response: Four objections have been received.

Summary of observations:

- Noise issues from current operation;
- Ground stability concerns;
- Dust/dirt issues with current operation;
- Operating outside of agreed hours;
- Lack of neighbour notification;
- Unauthorised development onsite;
- Concerns regarding potential for increase lorry movements;
- Previous issues with fly infestations to nearby properties;
- Numerous explosions and fires per year linked to the scrap yard;
- Works have commenced on the footings/foundations prior to the granting of planning permission.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. A condition is requested by the Council's Ecologist relating to protection of the River Ebbw SINC.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

Cont'd

ANALYSIS

Policies: The application proposes to replace an existing waste shredder onsite with a new waste shredder. The site is within an existing scrap recycling operation and therefore the principle of the development is established. The main considerations for the proposed development are:

1. The impact on the visual amenity of the surrounding area;
2. The potential impact on nearby residential properties by virtue of noise generation from the new equipment;
3. Impact on ecology.

These issues will be discussed in turn below.

1. Impact on the visual amenity of the surrounding area

Policy CW2 of the Caerphilly LDP states that development proposal should have no unacceptable impact on the amenity of adjacent properties or land.

With a maximum height of 13.8 metres, the proposed shredder is a significantly large piece of equipment that could appear prominent within the existing landscape. However, along the eastern boundary of the site is the established tree line that runs along the River Ebbw. In the location of the proposed Shredder, these trees measure between 13-17 metres in height. Therefore the equipment will be screened from outside the site by this existing tree line. It is accepted that in winter months when leaf cover is lessened the equipment will be more visible. However a condition will be attached to the permission requiring the equipment to be painted an agreed colour to minimise this impact in the landscape. For these reasons the proposal is considered to be acceptable in visual impact terms.

2. Noise Impact

The application is accompanied by a Noise Impact Assessment undertaken by an acoustic consultant. This assessment compares noise generation from the existing and proposed shredders in relation to surrounding sensitive receptors, i.e. residential properties. Part of the proposal also include a 10.8 metre high acoustic enclosure around the shredder part of the plant to reduce noise emanation from the equipment. The comments of the Head of Public Protection will be reported verbally at planning committee as they were unavailable at the time of the report.

Cont'd

Application No: 19/0348/FULL Cont'd

3. Ecology impact

To the east of the application site is the River Ebbw Site of Importance for Nature Conservation (SINC). There is currently a boundary fence between the site and the SINC. A condition will be attached to the permission to ensure this boundary is maintained at all times to protect the SINC. The proposal is therefore acceptable in this regard.

Comments from Consultees:

- The comments of the Head of Public Protection in relation to the updated noise assessment will be reported verbally at Planning Committee.
- No objection subject to conditions and advice.
- The comments of the Senior Engineer (Land Drainage) have been addressed above.

Comments from public:

- Noise issues from current operation - The application was accompanied by a Noise Impact Assessment undertaken by an acoustic consultant detailing noise levels associated with the existing and proposed shredder. This issue will be address at Planning Committee following the final comments and recommendations of the Environmental Health Department.
- Ground stability concerns - The application was accompanied by Ground Investigation informing foundation design, etc.
- Dust/dirt issues with current operation - Dust arising from the current operation is an Environmental Health matter.
- Operating outside of agreed hours - This matter will be investigated by the planning enforcement team.
- Lack of neighbour notification - Neighbour notification was carried out in accordance with the relevant legislation.
- Unauthorised development onsite - This matter will be investigated by the planning enforcement team.
- Concerns regarding potential for increase lorry movements - The amount of waste permitted to be processed annually is controlled by way of the relevant permit issued and controlled by Natural Resources Wales.
- Previous issues with fly infestations to nearby properties - This matter is not relevant to the current application. If however this matter arose again in the future it would be an Environmental Health matter.
- Numerous explosions and fires per year linked to the scrap yard - This is an Environmental Health Matter.

Cont'd

Application No: 19/0348/FULL Cont'd

- Works have commenced on the footings/foundations prior to the granting of planning permission - Any works undertaken prior to the granting of planning permission are entirely at the financial risk of the developer.

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:
Noise Impact Assessment 5217/NIA1_Rev 2, received 12.07.2019;
Drawing No. HD3063_A01, Existing Site Location Plan and Proposed Block Plan, received 24.04.2019;
Drawing No. 6.429238.E - Sound Enclosure Layout (GLJ), received 01.08.2019;
Ground Investigation prepared by Terra Firma, received 03.05.2019;
Dwg Number: DPC12N-GB31-ZO100-BD004, Revision 3 - Shredder and downstream plant layout, received 10.05.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The boundary fence located between GLJ Recycling Ltd and the River Ebbw Site Important For Nature Conservation as defined in the adopted Caerphilly County Borough Local Development Plan up to 2021 will need to be retained and maintained in order to protect the habitats within the adjacent Site Important For Nature Conservation.
REASON: To ensure proper measures are taken to safeguard the habitat of protected species, in the interests of biodiversity.

Cont'd

Application No: 19/0348/FULL Cont'd

- 04) 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.
- 05) 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.
- 06) Prior to installation of the approved shredder, details of the final colour of the shredder and associated plant, as well as the proposed sound enclosure shall be submitted to the Local Planning Authority for their written approval. The shredder and associated plant and sound enclosure shall be finished in accordance with the agreed colour within 1 calendar month of its completion/installation and maintained in accordance with the agreed details for the lifetime of the development.
REASON: In the interests of visual amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) The use of the shredder hereby permitted shall not operate outside of the following hours: 0800-1800 hours Monday to Friday and 0900-1300 hours Saturday, and there shall be no working on Sundays or Bank Holidays.
REASON: In the interests of residential amenity.
- 08) Prior to first use of the approved shredder, the existing shredder shall be removed from the site.
REASON: To retain effective control over the development.

Cont'd

Application No: 19/0348/FULL Cont'd

Advisory Note(s)

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

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

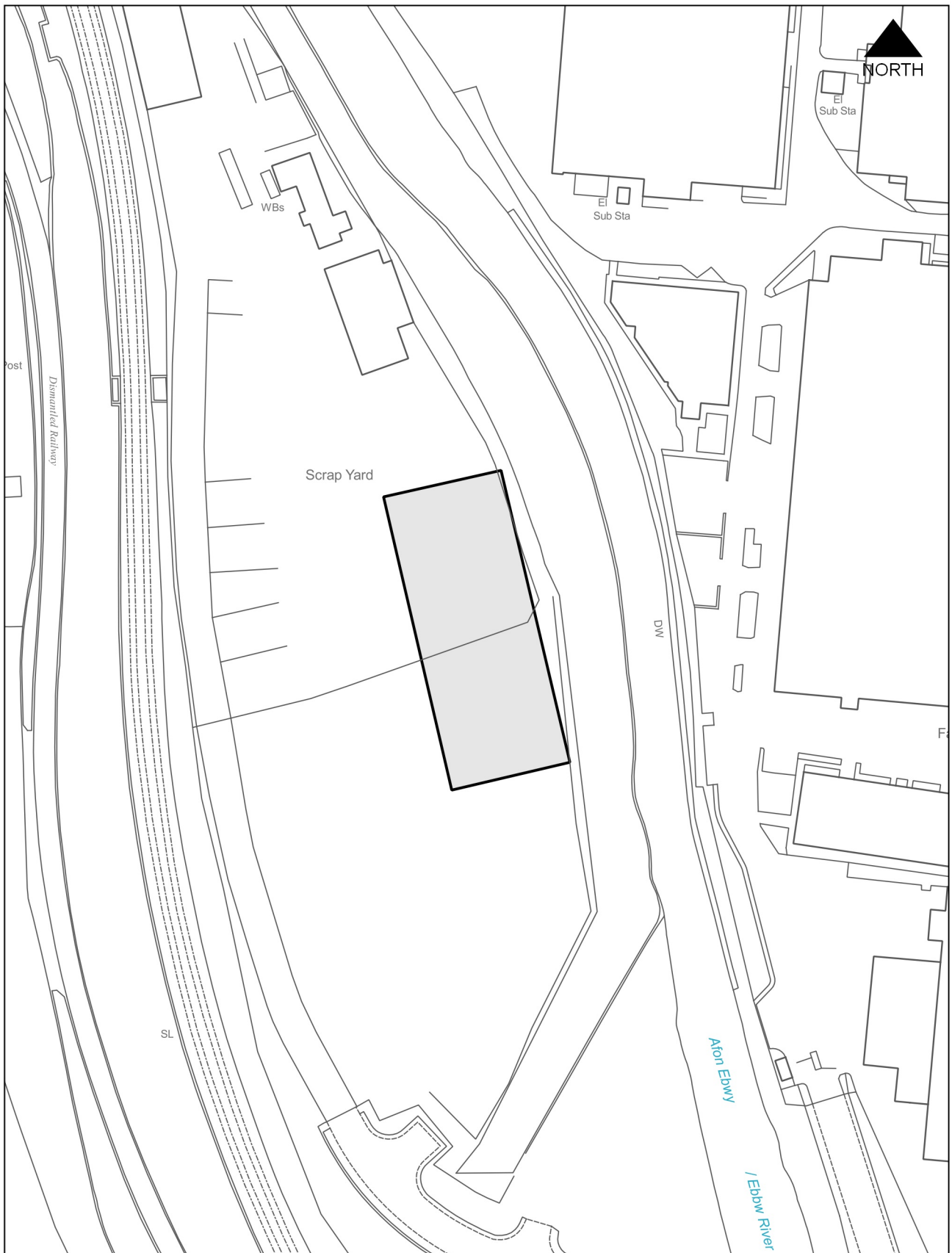
Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

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 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0378/OUT 20.06.2019	Mr W Richards One Pentref-Y-Groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen NP11 3BT	Erect two detached dwellings Land At The Old Farmhouse Pentref-Y-Groes Farm Lane East Croespenmaen

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is located on land to the north of Pentref-Y-Groes Farm Lane, Croespenmaen.

Site description: Vacant parcel of land within the settlement boundary. The site is bounded to the south by Pentref-Y-Groes Farm Lane, to the west by existing residential properties, to the north by the Croespenmaen Industrial Estate, and to the east by the Unilever commercial building.

Development: Outline planning permission is sought for two detached dwellings with associated garages.

The two plots are shown on the indicative site layout as being sited towards the back of the site and facing onto Pentref-Y-Groes Farm Lane.

Access into the site is shown off Pentref-Y-Groes Farm Lane.

All matters are reserved for subsequent approval.

Dimensions:

Dimensions (upper and lower limits for height, width and length of each building): The submitted indicative plans show proposed dwellings that measure 8.3 metres to ridge level, and a footprint of 10.5 metres x 9.1 metres.

Materials: Not specified.

Ancillary development, e.g. parking: Each plot will benefit from a garage and driveway parking provision.

Cont'd

Application No: 19/0378/OUT Cont'd

PLANNING HISTORY 2005 TO PRESENT

15/0430/FULL - Erect 2 detached residential dwellings - Refused 28.11.2016.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection).
Supplementary planning guidance contained in LDP6 - Building Better Places to Live, LDP5 - Parking standards.

NATIONAL POLICY Planning Policy Wales 10th Edition - December 2018 and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No. The site is located in the Low Risk area.

CONSULTATION

Head Of Public Protection - Objects to the proposed development based on its proximity to existing commercial uses to the north and the potential that these commercial uses may have an unacceptable impact on the amenity of future occupiers.

Senior Engineer (Land Drainage) - Requests a SuDs compliance statement in accordance with the Statutory Standards for Sustainable drainage systems. However as this is covered by separate legislation it is not considered necessary to delay the determination of the application for this reason.

Transportation Engineering Manager - No objection subject to conditions relating to parking provision, private driveway width, and improvements to the existing lane.

Cont'd

Application No: 19/0378/OUT Cont'd

Senior Arboricultural Officer (Trees) - States that the trees near the northern boundary of this site, and others in proximity to the proposed development, are of low amenity value. On this basis no objection is raised.

Ecologist - Requests a bat survey of the existing dilapidated stone building that sits within the application site. Also requests a Phase 1 habitat survey.

ADVERTISEMENT

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

Response: One response was received.

Summary of observations: -

- Request further information regarding proposed elevations, materials and boundary treatments;
- Lack of information relating to service easements running through the site;
- Querying if the proposed dwelling will be sold on the open market or if they are being constructed for the applicants family members;
- Queries relating to impact on existing public footpath.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Given the existing dilapidated building onsite and portions of the site that are overgrown, the Council's Ecologist has requested a phase 1 habitat survey. However as the application is made in Outline it is considered that appropriate conditions can be put in place requiring such surveys prior to the clearance of the site.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential development in the Mid-Range CIL liability area where the chargeable amount is £25 per square metre (plus indexation). This figure will be calculated at reserved matters stage.

Cont'd

ANALYSIS

Policies: The application seeks outline planning permission to erect two detached dwellings on land to the north of Pentref-Y-Groes Farm Lane in Croespenmaen. The application site is located within the Settlement Boundary and therefore the principle of residential development is considered acceptable providing material planning considerations do not indicate otherwise. In this instance, those material considerations, i.e. main issues, are the impact the proposed development will have on the residential and visual amenity of the surrounding area; the potential impact on the viability of existing neighbouring land uses; the potential impact on ecology; and the impact on highway safety. These issues will be discussed in order below.

1. Impact on residential and visual amenity

In relation to amenity, Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. It is considered that the proposed development complies with this Policy for the following reasons:-

i) proposals must have no unacceptable impact on the amenity of adjacent properties or land.

In terms of the potential visual impact of a pair of detached two storey dwellings, it is considered that the proposal would represent an appropriate form of development on the land given the existing dwellings to the south and west of the site. Furthermore, given the separation between the proposed dwellings and existing, nearby properties, there would be very limited impact on existing levels of residential amenity. The proposal is therefore considered to be acceptable in this regard.

ii) proposals would not result in the over-development of the site.

The submitted proposed site plan shows two detached dwelling and associated garage siting comfortably within the site as well as providing appropriate levels of off-street parking and amenity space provision.

iii) the proposed use is compatible with surrounding land uses.

The site is bounded to the south and west by existing residential properties and therefore will not introduce new residential development into this area. The issues surrounding compatibility in relation to existing neighbouring uses is discussed in more detail below.

Cont'd

Application No: 19/0378/OUT Cont'd

2. Potential impact on the viability of existing neighbouring land uses.

Policy CW2, Criterion iv relates to the impact of new development on the viability of existing neighbouring land uses. It states that where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development.

In this regard, the Environmental Health team have raised objection to the proposed development on the basis that the submitted noise assessment indicates that day-time and night-time noise levels are likely to have a "significant adverse impact" on the proposed development. Furthermore, they state that The Agent of Change principle recognised by Planning Policy Wales means that a developer has to ensure that any noise impacts from existing businesses are adequately and appropriately controlled by themselves, to ensure the development is acceptable. Planning Policy Wales also recognises that the planning system must protect amenity and it is not acceptable to rely on the Environmental Protection Act 1990 to do so.

The Environmental Health team consider that the close proximity of the proposed development to Braces Bakery is a serious concern and Environmental Health don't want to negatively impact the existing business if complaints were received.

With regard to the Agent of Change principle referred to, Planning Policy Wales (PPW) (10th Edition), paragraph 3.51 states:

"There may be instances where it may not be possible to develop sensitive uses on previously developed land without placing unnecessary constraints on adjacent existing businesses and activities which require that particular location. In such circumstances the agent of change principle will be a relevant consideration"

In this case, those constraints, i.e. existing residential development, are already in close proximity to these adjoining commercial uses, and therefore 'Change' is not being introduced by the proposed development. The properties to the west of the application site, i.e. No. 2 Pentref-Y-Groes Farm Lane East and No. 3 Pentref-Y-Groes Farm Lane East, are located 67 metres and 25 metres from the nearest commercial buildings respectively. The proposed dwelling would be located approximately 75 metres from the nearest commercial building, i.e. Braces Bread factory. Therefore any unacceptable impact on nearby residential development from the existing commercial uses would already be experienced by these existing properties.

Cont'd

Application No: 19/0378/OUT Cont'd

Furthermore, paragraph 6.75 of PPW10 states:

"The agent of change principle says that a business or person responsible for introducing a change is responsible for managing that change. In practice, for example, this means a developer would have to ensure that solutions to address air quality or noise from nearby pre-existing infrastructure, businesses or venues can be found and implemented as part of ensuring development is acceptable."

In this case solutions are available in the form of robust noise attenuation measures that can be designed into the proposed dwellings. Such solutions can include acoustic boundary treatment, triple glazed acoustic window units, the use of mechanical ventilation, the orientation of building, internal layouts of dwelling, position of ancillary outbuildings, etc. Therefore there are a range of solutions available to ensure the proposed dwelling should not impact on the viability of existing neighbouring commercial uses. For these reasons it is considered that the proposed development is acceptable in this regard subject to a condition requiring a noise attenuation scheme to inform the reserved matters submission.

3. Impact on ecology.

The application site is currently overgrown in its south-west corner and along the northern boundary. A derelict building also occupies the south-west corner of the site. These areas have ecological potential and on this basis the Council's Ecologist has requested an Extended Phase 1 Habitat Survey for the site, and breeding bird and bat surveys for the derelict building. As the application seeks to establish the principle of the development by way of Outline planning permission, it is considered that these matters can be adequately controlled by way of appropriately worded conditions.

4. Impact on highway safety.

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network.

The Transportation Engineering Manager raises no objection to the proposed development subject to conditions, including appropriate levels of off-street parking provision within the application site, private driveway dimensions, and improvements to the access lane leading to the site. The development is therefore considered to be acceptable in highway safety terms subject to the imposition of these conditions.

In light of the above, the proposed development is considered acceptable subject to conditions.

Cont'd

Application No: 19/0378/OUT Cont'd

Comments from Consultees: The Senior Engineer (Land Drainage) has requested a SuDs compliance statement in accordance with the recently introduced SAB legislation. However this is adequately dealt with under separate legislation and should not delay the determination of the application.

Comments from public: The neighbour response received sought further clarification in terms of elevations, materials, etc. As the application is for Outline permission with all such matters reserved for future approval, this information will be submitted as and when the reserved matters application is submitted.

Other material considerations:

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

The proposed development will contribute two dwellings toward the Council's 5-year housing land supply within the settlement boundary. This contribution will reduce the pressure elsewhere for greenfield development sites.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont'd

Application No: 19/0378/OUT Cont'd

- 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.
- 05) Details in respect of Condition 1 shall include a comprehensive noise attenuation scheme for the proposed dwellings.
REASON: In the interests of residential amenity and to protect the viability of existing neighbouring land uses.
- 06) No development or site/vegetation clearance shall take place until an Extended Phase 1 Habitat Survey has been prepared by a competent ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.
- 07) No works, site/vegetation clearance or demolition associated with the development hereby approved shall take place until a precautionary bat roost survey of the existing building in the south-west corner of the site and a bat activity survey of the site in general have been carried out at an appropriate time of year (May-July) by a competent ecologist. The results of the survey and, if required, details of any proposed mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved measures unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure proper measures are taken to safeguard protected species, in the interests of biodiversity.
- 08) The existing lane serving the application site shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence on the development hereby approved. The improvements shall be completed in materials as approved in writing by the Local Planning Authority before the development is brought into beneficial use.
REASON: In the interests of highway safety.

Cont'd

Application No: 19/0378/OUT Cont'd

- 09) The development shall be carried out in accordance with the following approved plans and documents:
Site Location Plan, received 02.05.2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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

WARNING:

SUSTAINABLE DRAINAGE APPROVAL IS REQUIRED PRIOR TO COMMENCEMENT OF THIS DEVELOPMENT.

Please note from the 7th January 2019, Schedule 3 of the Flood and Water Management Act 2010 commenced in Wales requiring all new developments of more than one house or where the construction area is of 100m² or more to implement sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers.

The Sustainable Drainage Approval process is a technical approval independent of the need to obtain planning permission, and as such you are advised to contact the Sustainable Drainage Approval Body. Their details are provided below:

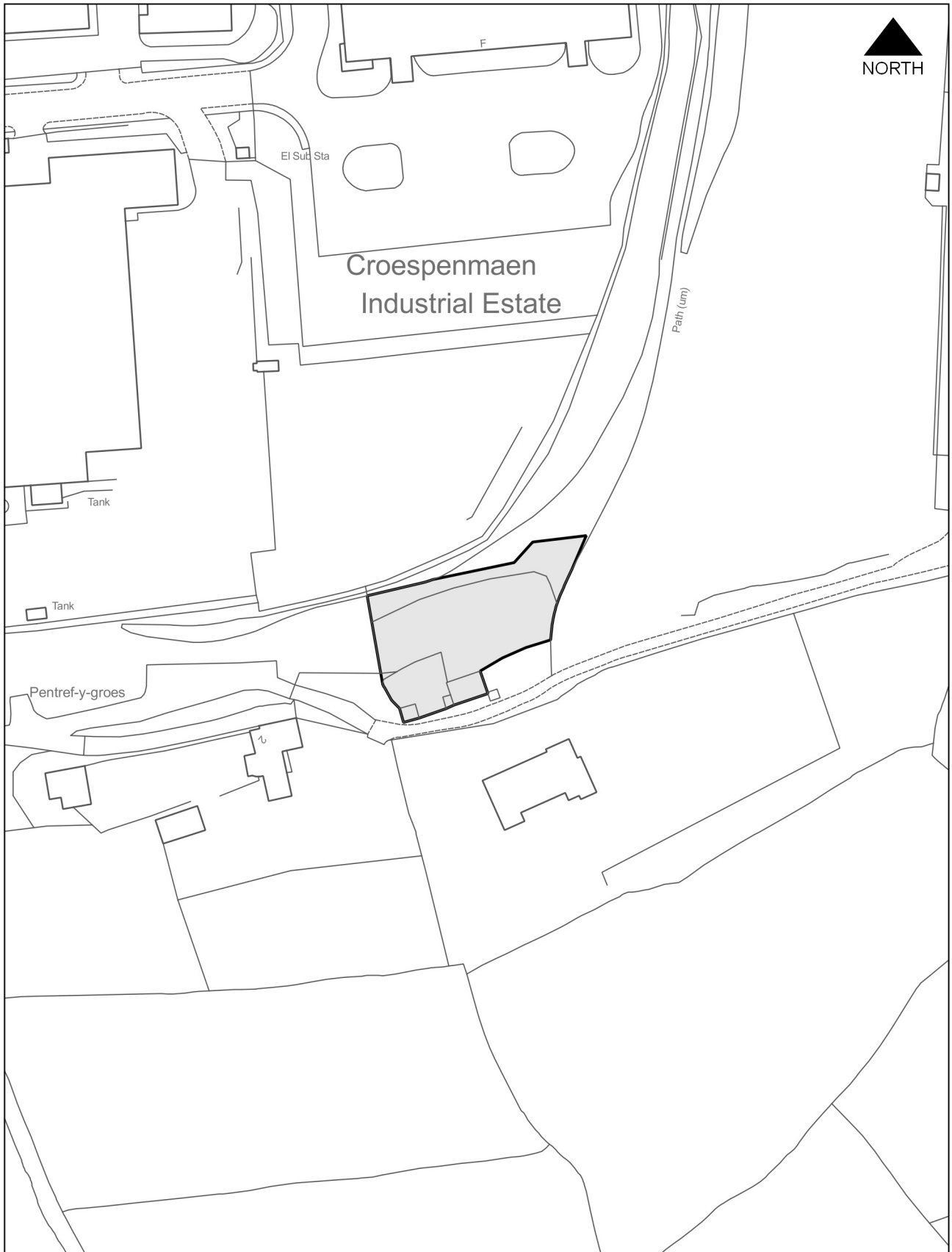
Phone: 01443 866511

Email: drainage@caerphilly.gov.uk

Website: www.caerphilly.gov.uk/sab

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 9

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0487/OUT 05.06.2019	Mr A Savage Mount Pleasant Inn Pentwyn Bargoed CF81 9NJ	Construct infill development of 2 no. detached dwellings Land Adjacent To Mount Pleasant Inn Mount Pleasant Row Pentwyn Bargoed CF81 9NJ

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application property is located on the western side of Glen View Terrace, Pentwyn and is also adjacent to the Mount Pleasant Public House.

Site description: The application site is a rectangular parcel of grassed land to the side of the Mount Pleasant Public House and to the north of fourteen terraced properties. The site is outside settlement limits with open land located to the north and east of the site.

Development: Outline planning permission is sought for the erection of two detached dwellings. All matters are reserved for subsequent approval.

Dimensions: The indicative submitted details indicate detached dwellings. The maximum scale parameters for the proposed dwellings are:

Width: 7.0 metres
Depth: 9.7 metres
Ridge Height: 7.5 metres

Materials: No details have been submitted at this stage.

Ancillary development, e.g. parking: All proposed plots will be capable of having parking and private amenity space.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 19/0487/OUT Cont'd

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site outside settlement limits and is unallocated within the Caerphilly County Borough Local Development Plan up to 2021-adopted November 2010.

STRATEGIC POLICIES

SP1 (Development Strategy- Development in the Heads of the Valleys Regeneration Area (HOVRA)) indicates that development will be focused on providing appropriate forms of growth in response to the role and function of settlements and serve to address existing problems of deprivation in order to sustain and develop communities that is consistent with the underlying principles of sustainable development.

SP4 (Settlement Strategy) defines the settlement hierarchy for towns and villages across the county borough and identifies those areas where development would be supported and enhanced based on the specified role and function of a particular area. The Strategy seeks to concentrate new development to respond appropriately to the economic, social and environmental needs of individual settlements and thus settlement boundaries are identified accordingly to indicate the potential areas where development is likely to be permitted. Pentwyn is not identified as a residential settlement for the purposes of the settlement strategy.

SP5 (Settlement Boundaries) promotes resource efficient settlements, indicating where growth will be permitted through the delineation of settlement boundaries. Settlement boundaries define the area within which development would normally be allowed, taking into account all relevant planning policy and material planning considerations. This policy needs to be considered alongside Policy CW15, which sets out the types of uses that would be acceptable outside of the settlement boundary.

SP6 (Place Making) requires development proposals to contribute to the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment and its special features.

The visual appearance of the development, which proposes to replace one building with four smaller buildings, will intensify the residential use in this predominately rural area, which will be out of character.

Cont'd

Application No: 19/0487/OUT Cont'd

SP10 (Conservation of Natural Heritage) recognises the natural heritage as a positive asset that enriches people's quality of life. In this context Policy SP10 indicates that the Council will protect, conserve, enhance and manage this asset in the consideration of all development proposals. Whilst the proposal is for the erection of two dwellings, the application site lies adjacent to a SINC (NH3.17 Cefn Gelligaer West of Deri).

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

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

The Council has prepared seven reports to date, the most recent of which was considered by Council on 9th October 2018. It is evident from the AMR that new housing has not been delivered at the levels required in the first half of the plan period. Policy SP14 indicates that there is a housing requirement for 8,625 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need, an average of 575 dwellings needs to be delivered per annum. The 7th AMR indicated that 4,713 units had been delivered (55% of the total housing requirement) up to the end of March 2018. Therefore there is a need for a further 3,912 dwellings to be developed over the remainder of the plan period i.e. by 2021 to meet the total housing requirement for the plan period.

National indicators are also included within the AMR for housing land supply and notably these require housing land supply to be monitored based on the residual method as outlined in Technical Advice Note 1: Joint Housing Land Availability (JHLA) Studies (2016). TAN 1 seeks to ensure that there is a genuine 5 year land supply available, and thus categorises sites to indicate those that can be included within the 5 year land supply. Using this method of calculation the latest JHLAS (2018) indicated that there was only 2.3 years land supply.

SP15 (Affordable Housing Target) sets out a requirement for at least 964 dwellings to be delivered through the planning system. This is discussed in more detail in relation to Policy CW11.

Cont'd

COUNTY WIDE POLICIES

CW1 (Sustainable Transport, Accessibility and Social Inclusion) requires development proposals that are likely to generate a significant number of trips to be designed to ensure that car borne trips are kept to a minimum. It is therefore important to ensure that provision is made within the development to actively encourage walking and cycling and that appropriate infrastructure is included in the layout to facilitate short trips on foot.

The application site is located within a rural location that is poorly served by public transport and is a significant distance away from services and facilities such as schools, GP surgeries and shops. The site is not therefore in a location that would encourage walking and cycling.

CW2 (Amenity) indicates that development proposals must ensure that the proposal would not result in over-development of the site and/or its surroundings. Furthermore, the policy indicates that the proposed use would need to be compatible with the surrounding land uses and not constrain the development of neighbouring sites for their allocated use.

There are a small number of existing dwellings adjacent to the site. The development of two additional dwellings in this rural area, together would intensify the residential use within the area.

CW3 (Design Considerations - Highways) states that development proposals must meet a number of highways requirements including that new access roads are designed to an appropriate standard.

The site is adjacent to the highway and it would be possible to satisfy highway requirements, regarding access, turning facility, car parking and a pedestrian footpath.

CW15 (General Locational Constraints) sets out the types of uses that would be acceptable outside of settlement boundaries. Policy CW15 does allow for the conversion, rehabilitation or replacement of rural buildings or dwellings.

Whilst evidence has been provided to indicate that dwellings were once previously sited on the application site, the proposals cannot be considered as a replacement buildings nor has any justification been put forward for the erection of two new dwellings in the open countryside when considered against the other policy considerations included as part of policy CW20.

Cont'd

Application No: 19/0487/OUT Cont'd

CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) allows for the replacement of a building outside of settlement boundaries where:

- The existing building is structurally unsound and not capable of rehabilitation or conversion to an alternative use without major alteration or rebuilding
- The use of the existing building has not been abandoned
- The use cannot practicably continue to be accommodated in the existing building and
- All practical appropriate alternatives for reuse have been examined.

As stated above, details have been submitted to indicate that dwellings once occupied the site, this will be discussed in turn within the body of the report.

SUPPLEMENTARY PLANNING GUIDANCE LDP10: Buildings in the Countryside (January 2016).

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018), Technical Advice Note 1: Joint Housing Land Availability Studies (January 2015), Technical Advice Note 5: Nature Conservation and Planning (September 2009), Technical Advice Note 6: Planning for Sustainable Rural Communities (July 2010), Technical Advice Note 12: Design (March 2016) and Technical Advice Note 18: Transport (March 2007)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

CONSULTATION

The Coal Authority - The application site is located in a high risk coal mining area. Whilst the applicant has submitted some coal mining information to accompany the planning application; such as a Coal Mining Report, Consultants Report or Enviro All in One Report. However, these are factual reports only and this information does not provide any assessment of the potential risks posed to the development proposal by past coal mining activity. The Coal Authority therefore objects to this planning application.

Cont'd

Application No: 19/0487/OUT Cont'd

Transportation Engineering Manager - The layout as submitted has the following issues:

The parking spaces are all shown as undersized: to accord with our parking guidelines these each need to measure 2.6m x 4.8m, in order to comply this would involve removing the proposed landscaping to the east of the site, and would also impact on the location of the existing bus shelter;

The proposed shared access needs to have a minimum width of 4.1m for the first 10m, and needs to incorporate a turning facility. Currently a visitor space is shown to the south of Plot 1, this is not a necessity and this space could be freed up to accommodate the majority of the turning facility.

Senior Engineer (Land Drainage) - In the absence of a SuDs Compliance Statement, it has not been demonstrated how the site can be viably drained.

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

Head Of Public Protection - No objection subject to conditions to deal with the potential of ground gas risk in the site and any necessary remediation strategy required.

Dwr Cymru - Provides informative advice to the developer.

ADVERTISEMENT

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

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?
There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont'd

Application No: 19/0487/OUT Cont'd

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes, new residential development. However the site is located within the Lower viability area where CIL is charged at a rate of £0 per square metre.

ANALYSIS

Policies: The 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 the principle of development in the countryside, its scale, impact on residential amenity and highway safety.

In line with the requirements of National and Local Planning Policy, development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, however new buildings in the open countryside away from existing settlements or areas allocated for development in the Local Development Plan must continue to be strictly controlled.

The proposal is not for affordable housing and is not considered to be infill development. As such the proposed development therefore represents unjustified residential development in the open countryside which conflicts with local planning policy as set out in LDP Policies SP5 and CW15.

Policy SP5 relates to settlement boundaries. The purpose of this policy is to promote resource efficient settlements, indicating where growth will be permitted through the delineation of settlement boundaries. This policy also seeks to prevent inappropriate development in the countryside. Given the location and scale of Pentwyn, it is not identified as a settlement within the settlement hierarchy, and therefore lies outside of settlement limits. As such the site would not constitute a sustainable location for new housing development and the proposal would not represent an acceptable extension to the built form and would undermine Policy SP5 of the Caerphilly County Borough Local Development Plan up to 2021- adopted November 2010 in relation to the location of new housing which directs such development to settlements that have sufficient physical form and capacity for growth. The application site is located in an isolated and unsustainable location that is poorly related to services and facilities and as consequence any future occupiers are likely to be dependent on private vehicles for most of their daily needs. Therefore the proposal also fails to comply with policies SP4 and CW1 together with also failing to meet with the sustainability aims of Planning Policy Wales.

Cont'd

Application No: 19/0487/OUT Cont'd

Policy CW15 sets out the types of uses that would be acceptable outside of settlement boundaries. Policy CW15 does allow for the conversion, rehabilitation or replacement of rural buildings or dwellings. It is noted that supporting information has been submitted to demonstrate that dwellings once occupied the application site, however where the use of land relies on a building, that use is extinguished should that building be demolished. In that regard, the use of the land for residential purposes has been extinguished for a number of decades and cannot be relied upon to support the application. As such two new dwellings are not considered to be an appropriate replacement, when considered against the other policy criteria included as part of policy CW20.

Furthermore, Section 6 of Supplementary Planning Guidance LDP 10 provides guidance on New Buildings and Infrastructure. Paragraph 6.3 of the SPG states:-

"Suitable rural development will not include residential development unless the construction of a new house is a replacement of an existing dwelling in accordance with Policy CW20, or can be justified as a rural enterprise dwelling in line with the requirements of TAN 6, where accommodation is required to enable rural enterprise workers to live at, or close to, their place of work."

Criterion D of Policy CW20 allows for the replacement of a building outside of settlement boundaries where:

- The existing building is structurally unsound and not capable of rehabilitation or conversion to an alternative use without major alteration or rebuilding
- The use of the existing building has not been abandoned
- The use cannot practicably continue to be accommodated in the existing building and
- All practical appropriate alternatives for reuse have been examined.

Having regard to the above criterion, the proposed development does not comply with Policies CW15 or CW20.

In terms of the scale of the proposed dwellings maximum indicative scale parameters have been provided, these appear to be acceptable, together with demonstrating that the required privacy distances can be achieved in respect of all dwellings ensuring future occupiers are not at risk of adverse overlooking, lack of privacy and poor amenity in accordance with Policy CW2. Nonetheless it is considered that the dwellings would cause some harm to the open character of the countryside as a consequence of outdoor paraphernalia associated with dwelling together with the amount of off-street car parking and hard surfacing required as a result of a required turning area to serve the dwellings.

Cont'd

Application No: 19/0487/OUT Cont'd

Policy CW3 considers highway safety implications. Whilst the off-street car parking spaces identified on the indicative layout are all shown to be undersized and do not therefore accord with LDP5: Car Parking Standards whereby each space needs to measure 2.6 metres x 4.8 metres, it is possible for this to be achieved. However this would be at the expense of removing additional landscaping to soften the site, and would also impact on the location of the existing bus shelter. Furthermore, the development would have to provide a turning area to serve both dwellings and this would only add to the built form of this open countryside. Notwithstanding this, it is noted that the layout as submitted is only indicative and the highway requirements could be achieved, however this does not outweigh the identified harm to the open countryside.

Finally, it is noted that the application site was subject to an appeal decision in 2007 (appeal reference APP/K6920/A/06/1199878) for the erection of two dwellings, whereby the Inspector concluded that:

"two detached dwellings on the site would result in a significant intrusion of built form. This would have a harmful urbanising effect on the rural character of the village, contrary to the objectives of the relevant planning policies."

In conclusion, whilst the proposal can be made acceptable in terms of its design, impact on neighbouring amenity and highway safety subject to attaching appropriate conditions to any consent, to allow such a development would undermine the key mechanisms available to the Local Planning Authority to protect the vitality and integrity of individual settlements, and would represent an unjustified, unsustainable and inappropriate form of development within the countryside.

Comments from Consultees:

The comments of the Transportation and Engineering Manager have been addressed in the above report.

The Coal Authority raises an objection to the application on the basis that no Coal Mining Risk Assessment Report, or equivalent report, to support this planning application has been submitted.

Comments from public: None.

Cont'd

Application No: 19/0487/OUT Cont'd

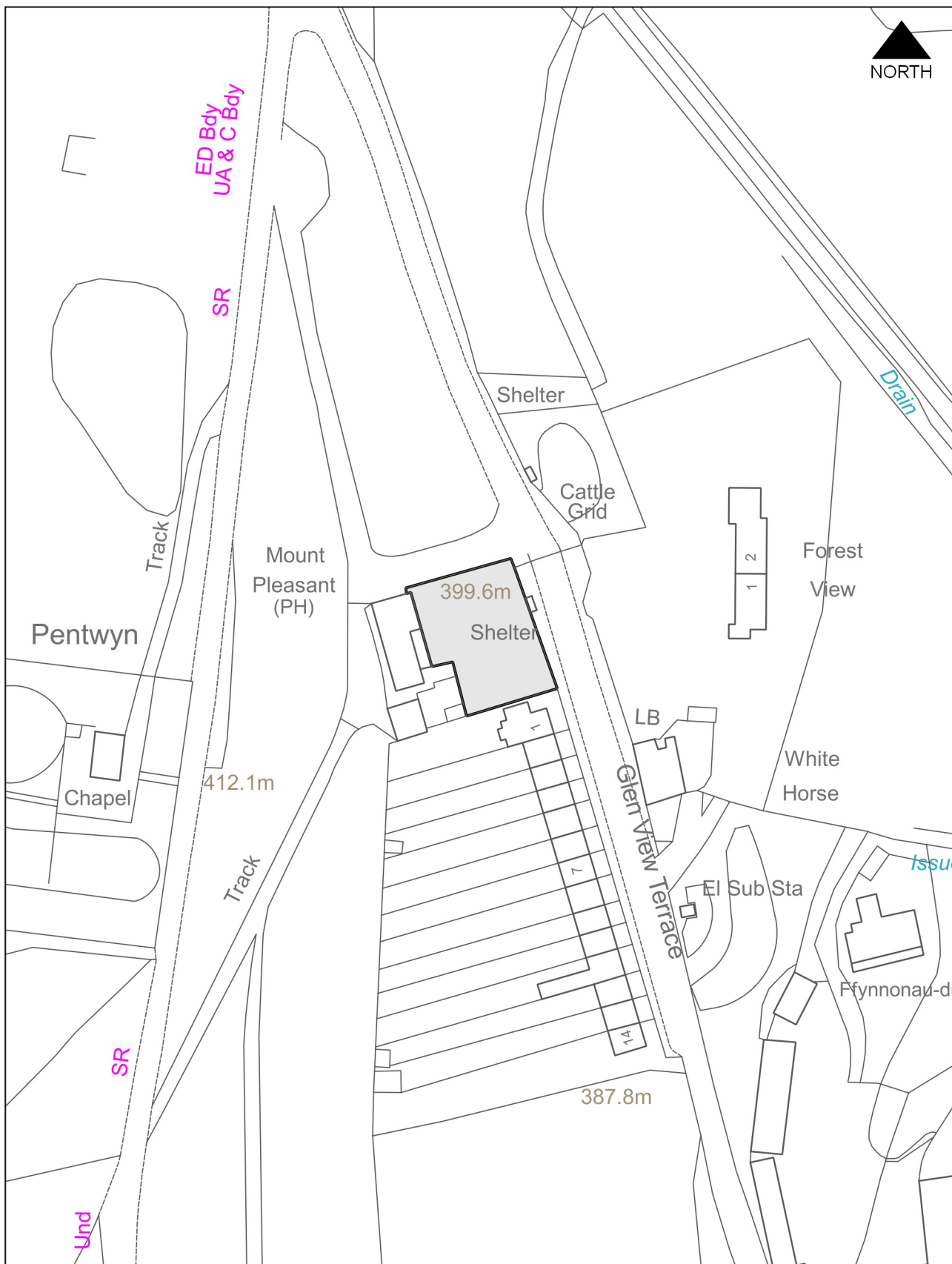
Other material considerations: Whilst the development of the site is contrary to the provisions of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, it is noted that the provision of 2 additional dwellings would make a small contribution towards the housing land supply. However, the proposal's limited contribution towards the housing land supply would not outweigh the identified harm to the open countryside.

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

RECOMMENDATION that Permission be REFUSED

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

- 01) The application site is outside the settlement boundary as defined by Policy SP5 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and the proposed development would constitute the erection of two new dwellings in the open countryside for which no justification has been put forward. The development is therefore contrary to Criterion C of Policy CW15 and criterion D of Policy CW20 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 02) Insufficient information has been submitted to determine whether or not past mining activity poses any risk to the development proposal. In the absence of a report assessing any potential hazards relating to instability, together with identifying acceptable measures to overcome instability (if any) satisfactorily, the proposal has failed to comply with the advice contained within Planning Policy Wales - Edition 10 December 2018 (paragraphs 6.9.25 and 6.9.26).
- 03) Insufficient information has been submitted to enable the Local Planning Authority to determine whether or not the development can comply with Welsh Government document 'The Statutory Standards for Sustainable Drainage Systems - designing, constructing, operating and maintaining surface water drainage systems 2018' (referred to as National Standards) and as such the proposal has failed to comply with Policy CW5 of the Caerphilly County Borough Local Development Plan up to 2021 and the advice contained in Planning Policy Wales - Edition 10 December 2018 (paragraphs 6.6.17 - 6.6.19).



This page is intentionally left blank

Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0572/RM 27.06.2019	Caerphilly County Borough Council Mr Dallimore Ty Tredomen Ystrad Mynach Hengoed CF82 7WF	Seek approval of reserved matters relating to Phase 1 development of commercial area to comprise 5 buildings of up to 13 number B1 employment units, under outline planning consent 16/0373/OUT Land At Grid Ref 311051 194899 Mafon Road Nelson

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: This site is part of the Ty Du development, which lies to the south of the A472 at Nelson.

Site description: At present the site is undeveloped pasture, but over the past year, a main service road has been built from the existing roundabout to the north-east to provide access to the housing and employment development granted planning permission in outline in 2017. To the west are open fields and woodland, beyond which are the houses on Llanfabon Road. The intervening distance is approximately 140 metres.

Development: Reserved matters approval is sought for five buildings at the western end of the employment site. The buildings would be two-storey, grouped around three parking courts with ancillary cycle storage and refuse facilities. Tree and hedge planting would be carried out to soften the impact of the development. Three buildings would contain three units, each with a work area, kitchen and toilet. There would be scope to amalgamate units. Two building would contain two units with the same facilities.

Dimensions: The total site area is 1.2 hectares. Three of the units would measure 25m by 15m by 9m high, one would measure 23.5m by 16. 5m by 9m high, and the other would measure 16m by 19.5m by 9m high.

Cont'd

Application No: 19/0572/RM Cont'd

Materials: The buildings would be clad in a grey or black profiled metal cladding, with a contrasting colour garage style doors or glazing.

Ancillary development, e.g. parking: Fifty-five parking spaces would be provided.

PLANNING HISTORY 2005 TO PRESENT

16/0373/OUT - Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations - Granted - 28.06.2017.

17/0655/RM - Construct Phase 1 Infrastructure Works associated with Outline Planning Consent 16/0373/OUT - reserved matters application regarding access, diversion of haul route, drainage, public open space and landscaping - Granted - 20.12.2017.

17/0805/COND - Discharge condition 13 (Contamination scheme) of planning consent 16/0373/OUT (Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations) - Granted - 26.04.2018.

18/0175/COND - Discharge condition 21 (Landscaping scheme) of planning consent 16/0373/OUT (Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations) - Granted - 24.04.2018.

Cont'd

Application No: 19/0572/RM Cont'd

POLICY

Site Allocation: This site is allocated for employment as a B1 business park under policy EM1.2

Relevant Plan Policies:

SP2 Development Strategy - Development in Northern Connection Corridor, SP4 Settlement Strategy, SP5 Settlement Boundaries, SP6 Place Making, SP10 Conservation of the Natural Heritage, SP14 Total Housing Requirements, SP16 Managing Employment Growth, CW1 Sustainable Transport, Accessibility and Social Inclusion, CW2 Amenity, CW3 Design Considerations Highways, CW6 Trees, Woodland and Hedgerow Protection, CW10 Leisure and Open Space provision, CW11 Affordable Housing, CW13 Use Classes Restrictions Business and Industry, LDP4 Trees and Development and LDP6 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 11: Noise (1997);
Technical Advice Note 12: Design (2016);
Technical Advice Note 18: Transport (2007);
Technical Advice Note 23: Economic Development (2014).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No. An Environmental Statement was submitted with the outline application for the development of this site, and it is considered that the current proposal sits within the scope of that EIA.

COAL MINING LEGACY

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

Cont'd

Application No: 19/0572/RM Cont'd

CONSULTATION

Head Of Public Protection - Conditions are required in respect of ground gas migration, the control of external plant, and hours of operation.

Transportation Engineering Manager - No objections subject to conditions.

Senior Engineer (Land Drainage) - Further information will be required in respect of drainage, permeable surfaces, and maintenance.

Western Power Distribution - Provide advice about their utilities.

Wales & West Utilities - Provide advice about their utilities.

Landscape Architect - Whilst the information submitted is acceptable in concept form further details of species, topsoil depths, the size of tree pits, mulching and maintenance are needed. Further consideration should be given to the contrasting colours proposed at the building.

Strategic & Development Plans - No objection

Glam/Gwent Archaeological Trust - A condition is recommended in respect of an archaeological watching brief.

ADVERTISEMENT

Extent of advertisement: Two site notices were posted in Llanfabon Road, one at the bus stop on the A472, and one at the top of Heol Tasker.

Response: 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?
This development will not have an impact on crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont'd

Application No: 19/0572/RM Cont'd

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The site is within an area allocated for B1 business use, and where planning permission was recently granted in outline for that purpose. Therefore the proposal is acceptable in principle. The other issues that need consideration are the impacts on traffic, landscape character, residential amenity, and nature conservation.

The traffic impacts of the scheme were considered at the outline stage, when permission was granted for approximately 6,300 square metres of B1 employment units. The current proposal is for 1588 square metres, which is well within that limit. The parking and turning facilities are appropriate, and a condition should be imposed to require their provision.

With regard to landscape character, the Council's landscape architect has not raised any objections in principle, and his recommendations can be passed to the developer. Also, a condition concerning materials should be imposed. The southern part of the site is surrounded by hedges. The northernmost of these hedges will be breached to provide access through to the northern part of the site, but the landscaping proposed will observe the line of the breached hedge. Additional planting will be introduced around the eastern side of the site to screen the buildings.

With regard to residential amenity, the nearest residential properties in Nelson are approximately 180m away to the north, on the opposite side of the A472, and the existing Co-op and petrol station premises. The development will not have a significant impact on those dwellings. The closest properties to the east are some 140 metres away at Llanfabon Road. That is an acceptable distance bearing in mind the proposed use of the premises for B1 purposes which are uses that can be carried on in a residential area. Conditions concerning hours of operation should be imposed to mitigate any impacts.

Nature conservation issues were considered at outline stage, and the scheme complies with the documents agreed at that stage.

On the basis of the above, the recommendation is to grant planning permission.

Cont'd

Application No: 19/0572/RM Cont'd

Comments from Consultees: There are no objections from consultees, and their views can be accommodated by condition.

Comments from public: No comments have been received from the public.

Other material considerations:

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

DR-A-20-113A ELEVATION OPTION WITH GLAZING
DR-A-20-11A GROUND FLOOR PLAN
DR-A-20-12B ELEVATIONS
DR-A-20-21B GROUND FLOOR PLAN
DR-A-20-22B ELEVATIONS
DR-A-20-23 ELEVATIONS
DR-A-20-31B BUILDING 3 GROUND FLOOR PLAN
DR-A-20-32B BUILDING 3 ELEVATIONS
DR-A-20-33 BUILDING 3 ELEVATIONS ADAPTATION
DR-A-20-41A BUILDING 4 GROUND FLOOR PLAN
DR-A-20-42B BUILDING 4 ELEVATIONS
DR-A-20-43 BUILDING 4 ELEVATIONS ADAPTATION
DR-A-20-51A BUILDING 5 GROUND FLOOR PLAN
DR-A-20-52B BUILDING 5 ELEVATIONS
DR-A-20-53 ELEVATION ADAPTATION
DR-A-90001 REV B SITE LOCATION PLAN
DR-A-90008 REV A SITE PLAN - 5 UNITS
DR-A-90008-A SITE PLAN - 5 UNITS

Cont'd

Application No: 19/0572/RM Cont'd

DR-C-0601 DRAINAGE LAYOUT PLOT 5
DR-C-0700 SURFACING AND KERBING PLOTS 1-4
DR-C-0701 SURFACING AND KERBING PLOT 5
DR-E-00161 ELECTRICAL SERVICES AND EXTERNAL LIGHTING
18/670/02 Landscape Layout
18/670/03 Planting Plan.

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

- 02) Prior to the commencement of work on site, details of the measures to control gas migration shall be submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the agreed details.
REASON: To ensure that the development includes the appropriate measures to mitigate gas migration.
- 03) Prior to development commencing on site, details of all external and roof mounted plant/machinery associated with the application shall be submitted to and agreed in writing with the Local Planning authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter the development shall be carried out in accordance with the agreed details.
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 use of the buildings hereby permitted shall not take place outside the following times: Monday to Saturday: 0700 - 22:00, and Sunday: 08:00 - 20:00
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 05) No deliveries shall be taken at or dispatched from the site outside the hours of Monday to Saturday: 0700 to 1900 hours, and Sunday: 0800 to 1800 hours.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

Cont'd

- 06) Prior to the commencement of work on site details of the following shall be submitted to and agreed in writing with the local planning authority.
1. The proposed cellular drainage storage facilities.
 2. The unlined permeable paving to provide additional on-plot drainage.
 3. Construction details for permeable paving or attenuation facilities, and of the structural performance of permeable paving or attenuation features in HGV areas.
 4. Hydraulic calculations to assess the performance of the proposed system including the performance of the flow control.
 5. A management/maintenance plan for drainage assets.
- The drainage shall thereafter be carried out in accordance with the agreed details.
REASON: To ensure that the site is satisfactorily drained.
- 07) Prior to the commencement of the landscaping at the development, and notwithstanding condition 1 of this consent details of the following shall be submitted to and agreed in writing with the local planning authority.
1. Planting mixes, species (in Latin) including the sizes, density and numbers.
 2. Confirmation of the following. Mown grass areas: 100mm topsoil depth minimum.
Tree pits: 600mm depth of topsoil.
Mulching: 75mm depth and topped up annually.
All tree guards and shelters are removed with care to a licensed tip at the end of the year 5 maintenance and defects period.
The landscaping shall thereafter be carried out in accordance with the agreed details prior to the first occupation of the development hereby approved.
REASON In the interests of the visual amenity of the area.
- 08) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 09) No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a written scheme of historic environment mitigation which has been submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.
REASON: To identify and record any features of archaeological interest discovered during the works, in order to mitigate the impact of the works on the archaeological resource.

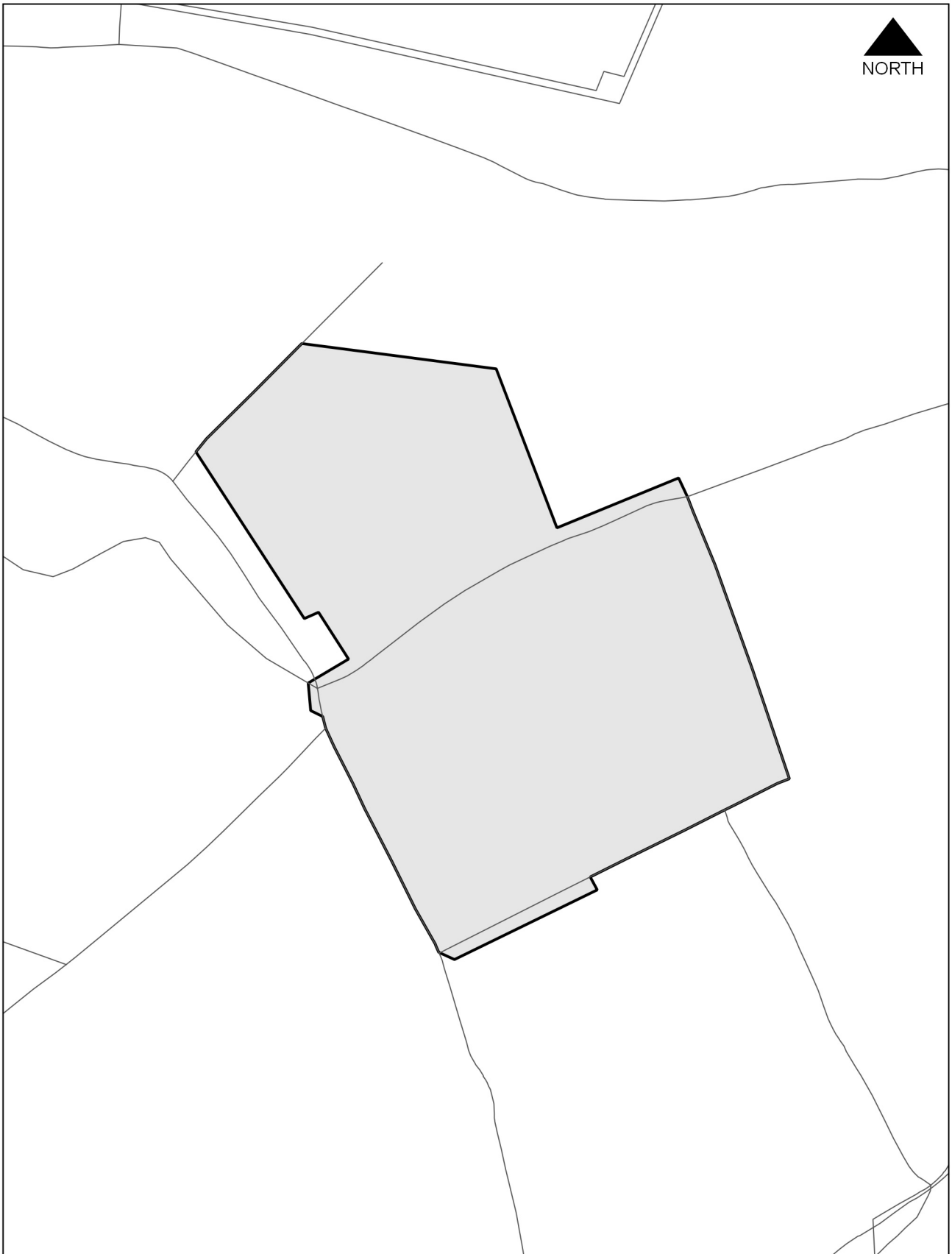
Cont'd

Application No: 19/0572/RM Cont'd

Advisory Note(s)

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

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



Agenda Item 11

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0635/FULL 22.07.2019	Mr G Jenkins 16 High Street Pentwyn-mawr Newport NP11 4HG	Demolish existing single storey conservatory and construct a single storey extension on the same footprint 16 High Street Pentwyn-mawr Newport NP11 4HG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on the northern side of High Street, Pentwyn-mawr.

House type: Two storey semi-detached property.

Development: Planning permission is sought to demolish the existing conservatory to the rear of the property and construct a single storey extension on the same footprint.

Dimensions: The extension measures 4.8 metres in width by 3.5 metres in depth, then tapers in equally at both sides for a further 1.5 metres (5.0 metres overall) to reach 1.8 metres in width.

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

Materials: Render, grp roof together with white upvc windows and doors.

Ancillary development, e.g. parking: Two roof lanterns measuring 1.2 metres square and 0.7 metres high.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont'd

Application No: 19/0635/FULL Cont'd

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within settlement limits.

Policies: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW15 (General Locational Constraints) and advice contained within the Local Planning Authority's adopted Supplementary Planning Guidance LDP 7: Householder Developments (January 2017).

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018) and Technical Advice Note 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The application site is located within an area of low risk, should any issues arise, this will be dealt with through the building regulations approval process.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: A site notice was not required in this instance, however one neighbour was notified by letter.

Response: No comments received at the time of writing the report.

Summary of observations: Not Applicable.

Cont'd

Application No: 19/0635/FULL 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?
There are no specific crime and disorder implications material to the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as the proposal intends to create less than 100 square metres of additional floor space.

ANALYSIS

Policies: The application has been considered in accordance with national policy and guidance, local plan policies and supplementary planning guidance. The proposed extension is considered to be acceptable in terms of its design and materials. Therefore the main issue in the determination of this planning application is whether the proposed development would have any adverse impacts in terms of overbearing or overlooking on the adjoining property.

In that regard, Policy CW2 of the Caerphilly County Borough Local Development Plan considers Amenity.

In that the proposal intends to replace an existing conservatory with a more substantial structure on the same footprint as the existing conservatory, it is not considered that the impact will be any different to the existing situation. On this basis, it is not considered that there would be any undue overbearing impact or loss of privacy to the adjoining neighbour as a result of the proposal.

Subject to a condition to ensure the external finishes of the extension match the host dwelling, the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - adopted November 2010.

Cont'd

Application No: 19/0635/FULL Cont'd

Comments from consultees: None.

Comments from public: No comments were received at the time of writing the report.

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 on 22.07.2019; and
Dwg No.19.2580-002 Proposed Plans and Elevations on 22.07.2019.
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 CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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.

Cont'd

Application No: 19/0635/FULL Cont'd

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

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

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

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

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



Agenda Item 12

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
19/0358/COND 26.04.2019	L & J Developments Ltd 6 Lanelay Farm Talbot Green CF72 9LA	Discharge conditions 2 (Drainage), 6 (Proposed parking areas), 8 (Floor levels), 9 (Materials) and 10 (Balcony screening) of 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) Land Adjacent To 26 Gelynos Avenue Argoed Blackwood	Decided - Discharge of Conditions 05.07.2019
19/0311/COND 10.04.2019	Mr D Morgan 6 Llanover Street Abercarn Risca NP11 4SX	Discharge Conditions 4 (materials), 5 (land and surface water drainage) 10 (positions, design, materials and type of boundary) 12 (site /vegetation clearance), 13 (roosts and access for bats) and 14 (nesting) of planning consent 18/0817/FULL (Erect detached dormer bungalow with parking) 5B Woodside Drive Newbridge Newport NP11 4NP	Decided - Discharge of Conditions 08.07.2019
19/0407/FULL 13.05.2019	Mr K Rees 29 Hospital Road Penpedairheol Hengoed CF82 8DG	Convert loft including new front dormer windows 29 Hospital Road Penpedairheol Hengoed CF82 8DG	Granted 08.07.2019
19/0408/FULL 13.05.2019	Mr R Dyas 6 Pembroke Court Hendredenny Caerphilly CF83 2TN	Erect a single-storey rear extension 6 Pembroke Court Hendredenny Caerphilly CF83 2TN	Granted 08.07.2019
19/0330/NOTA 17.04.2019	Mrs S Parker 12 Clos Mabon Rhiwbina CF14 6RN	Construct agricultural storage building with pitched roof Land At Nant Felin Wauwaelod Way Caerphilly	Notification - Details Refused 09.07.2019

19/0346/COND 24.04.2019	Mr W Powell Old Station House Old Station Yard Bedwas Caerphilly CF83 8QZ	Discharge Conditions 3 (Drainage), 5 (Reptile Mitigation Strategy), 6 (Bat Roost Provision), 7 (Breeding Bird Provision), 8 (Contamination - scheme to treat), 10 (Lane Improvement), 11 (Parking for Existing and Proposed Dwelling) and 12 (Materials) of planning consent 18/0719/FULL (Construct 1 no. dwelling and associated works) Land Adjacent To Old Station House Old Station Yard Bedwas Caerphilly	Decided - Discharge of Conditions 09.07.2019
19/0393/FULL 07.05.2019	Miss M Czubala 95 St Martin's Road Caerphilly CF83 1EH	Erect a single and two storey rear extension with roof lights and raised decking 95 St Martin's Road Caerphilly CF83 1EH	Refused 09.07.2019
19/0225/COU 19.03.2019	Mrs K Lloyd Ger Y Nant Pentrapeod Road Aberbeeg Abertillery NP13 2DL	Change existing use from a cafe to a nursery Unit 8A Coopers Court Caerphilly Road Ystrad Mynach	Granted 10.07.2019
19/0306/FULL 10.04.2019	Mr M Jones 29 Morrisville Lane Brynawel Wattsville Newport NP11 7QZ	Carry out loft conversion with dormer 29 Morrisville Lane Brynawel Wattsville Newport	Granted 10.07.2019
19/0307/FULL 10.04.2019	Mr M Precious 30 Morrisville Lane Brynawel Wattsville Newport NP11 7QZ	Carry out loft conversion with dormer 30 Morrisville Lane Brynawel Wattsville Newport	Granted 10.07.2019

19/0349/RM 23.04.2019	Mr & Mrs D Davies Chez Nous 26 Sunny Bank Terrace Machen Caerphilly CF83 8PY	Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in relation to planning consent granted on appeal reference APP/K6920/A/15/3139674 (Erect a dwelling house and associated external works) Land Within Curtilage Of Chez Nous 26 Sunny Bank Terrace Machen Caerphilly	Granted 10.07.2019
19/0379/COU 02.05.2019	Messrs M & I Javra 48 Penylan Road Penylan Cardiff CF24 3PF	Change the use from A1/A2 to A1/A2 and A3 Unit 6 Llanfabon Drive Shops Llanfabon Drive Trethomas	Refused 10.07.2019
19/0386/FULL 03.05.2019	Mr G Richards 5 Bronrhiw Avenue Caerphilly CF83 1HF	Erect first floor extension and attic dormer conversion 5 Bronrhiw Avenue Caerphilly CF83 1HF	Granted 10.07.2019
19/0395/FULL 08.05.2019	Mr S Walters 37 Graig-Y-Fedw Abertridwr Caerphilly CF83 4AR	Erect a new detached dwelling with ancillary parking 16 The Meadows Machen CF83 8PN	Granted 10.07.2019
19/0418/COU 15.05.2019	Ms J Burgess 9 Cae Marchog Caerphilly CF83 2TZ	Change the use of land to domestic garden and erection of means of enclosure Land At Grid Ref 314555 188667 Adjacent To 9 Cae Marchog Caerphilly CF83 2TZ	Granted 10.07.2019
19/0419/FULL 15.05.2019	Mr M Palmer 4 Heol Tasker Nelson Treharris CF46 6JB	Erect a two storey side extension and single storey rear extension and detached garage 4 Heol Tasker Nelson Treharris CF46 6JB	Granted 10.07.2019
19/0423/COND 15.05.2019	Mr & Mrs S D Pawluk 33 Heol Isaf Nelson Treharris CF46 6NS	Discharge condition 07 (Roller Shutter Door) of planning application 19/0143/FULL (Erect two storey rear extension and attached garage) 33 Heol Isaf Nelson Treharris CF46 6NS	Decided - Discharge of Conditions 10.07.2019

19/0520/NMA 13.06.2019	Mr & Mrs S D Pawluk 33 Heol Isaf Nelson Treharris CF46 6NS	Seek approval of a non material amendment to Planning Consent 19/0143/FULL (Erect two storey rear extension and attached garage) to extend approved garage 33 Heol Isaf Nelson Treharris CF46 6NS	Granted 10.07.2019
19/0199/FULL 11.03.2019	Mr P Tarr 31 Ashfield Road Newbridge Newport NP11 4RB	Erect a new dwelling 8-9 Golden Grove Newbridge Newport NP11 4FE	Granted 11.07.2019
19/0315/FULL 12.04.2019	Mr I Prosser 8 Llywn Derwen Cwmfelinfach Newport NP11 7BN	Erect two storey extension to the side of property 8 Llwyn Derwen Cwmfelinfach Newport NP11 7BN	Granted 11.07.2019
19/0420/FULL 15.05.2019	Mr G Bolton 25 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Erect two storey side extension 25 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 11.07.2019
19/0425/FULL 16.05.2019	Mr A Lees Blaen Cwmdows Farm Farm Lane Newbridge Newport NP11 4RP	Erect two storey rear extension and alter front of property to create double hardstanding 28 Treowen Road Treowen Newport NP11 3DL	Granted 11.07.2019
19/0430/FULL 16.05.2019	InstaVolt Ltd Mr P Hicks 6 Cedarwood Crockford Lane Chineham Park Basingstoke RG24 8WD	Install two rapid electric vehicle charging stations within the car park of Gallagher Retail Park, two existing parking spaces will become EV charging bays Gallagher Retail Park Parc Pontypandy Caerphilly CF83 3GX	Granted 11.07.2019

19/0431/FULL 17.05.2019	KGJ Price Railway Contractors Ltd C/o Asbri Planning Ltd Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Construct new container to house a biomass boiler and associated flue K G J Price (Railway Contractors) Unit A-B European Terminal Building 22 Pantglas Industrial Estate	Granted 11.07.2019
19/0476/COND 30.05.2019	Little Einsteins Academy Ltd Mr I Bray Block B Britannia Centre For Enterprise Britannia Blackwood NP12 3SP	Discharge Condition 10 (Boundary Fencing) of planning consent 13/0788/COU(Change the use from music studio to children's nursery, including the siting of a portable building and the provision of car parking and playgrounds) Little Einsteins Academy Ltd Block B Britannia Centre For Enterprise Britannia	Decided - Discharge of Conditions 11.07.2019
19/0500/COND 05.06.2019	Mr Cook 6 Hafod Tudor Terrace Wattsville Newport NP11 7QQ	Discharge condition 03 (Materials) of planning consent 19/0280/FULL (Construct a single-storey garage with storage in the loft) 6 Hafod Tudor Terrace Wattsville Newport NP11 7QQ	Decided - Discharge of Conditions 11.07.2019
19/0324/NMA 15.04.2019	Mr T Paramsothyathan 61 High Street Rhymney NP22 5LP	Seek approval of a non- material amendment to planning consent 13/0302/COU (Change the use to provide retail/storage to ground floor and basement level with two residential flats to first floor level including a new shop front and alterations to the front elevation) to remove front entrance to front facing flat and new access to this flat to the rear and layout of flats amended 61 High Street Rhymney	Refused 12.07.2019

19/0364/FULL 26.04.2019	Mr G Chubb Stonieville 49 High Street Newbridge Newport NP11 4FX	Erect a two storey extension with balcony, shed and storage space underneath and associated work Stonieville 49 High Street Newbridge Newport	Granted 15.07.2019
19/0413/COND 14.05.2019	Mr D Long Unit 12A Gilchrist Thomas Industrial Estate Blaenavon Pontypool NP4 9RL	Discharge Condition 3 (Noise), Condition 4 (Tree Protection Plan), Condition 7 (Mitigation), Condition 8 (Hedgerow), Condition 9 (Bats), Condition 10 (Birds), Condition 12 (Control of Dust), Condition 13 (Materials), Condition 14 of planning consent 16/0656/FULL Land At Grid Ref 315200 199079 Eastview Terrace Bargoed	Decided - Discharge of Conditions 15.07.2019
19/0361/FULL 29.04.2019	Mr A Parry 6 Grays Gardens Graig-y-rhacca Caerphilly CF83 8TN	Erect porch to front elevation and internal alterations 6 Grays Gardens Graig-y-rhacca Caerphilly CF83 8TN	Granted 16.07.2019
19/0396/FULL 09.05.2019	Mr & Mrs Maddocks 52 Beech Tree View Caerphilly CF83 1DX	Erect a ground floor single storey side elevation extension 52 Beech Tree View Caerphilly CF83 1DX	Granted 16.07.2019
19/0406/FULL 13.05.2019	Mr Sandercock 1 Bryn-y-fran Avenue Trethomas Caerphilly CF83 8BN	Erect rear ground floor extension 1 Bryn-y-fran Avenue Trethomas Caerphilly CF83 8BN	Granted 16.07.2019
19/0329/COND 14.05.2019	Mr R Walters 40 Skomer Island Way Caerphilly CF83 2AR	Discharge condition 2 (Parking provision) of planning consent 19/0113/RET (Retain conversion of garage into a habitable room) 40 Skomer Island Way Caerphilly CF83 2AR	Decided - Discharge of Conditions 16.07.2019
19/0439/COU 21.05.2019	Mr D Yates 4 Beech Grove Oakdale Blackwood NP12 0JL	Change use of building from D1 into a mixed use comprising of A1 retail and C3 residential 58 Cardiff Road Bargoed CF81 8PA	Granted 16.07.2019

19/0446/COU 21.05.2019	Blackwood Dental Centre Z Clarke & C Rees 171A High Street Blackwood NP12 1AA	Change the use from A1 to D1 (Dental Centre) British Red Cross 169 High Street Blackwood NP12 1AA	Granted 16.07.2019
19/0354/FULL 25.04.2019	Mr & Mrs Jenkins 28 Drum Tower View Caerphilly CF83 2XY	Remove existing boundary wall and re-position wall or fence at extent of property boundary 28 Drum Tower View Caerphilly CF83 2XY	Refused 19.07.2019
19/0410/FULL 13.05.2019	Mrs B Lewis 135 Pandy Road Bedwas Caerphilly CF83 8EL	Demolish existing garage and conservatory and rebuild a new garage, construct a garden room on the footprint of the existing conservatory and carry out miscellaneous external works to the rear garden 135 Pandy Road Bedwas Caerphilly CF83 8EL	Granted 19.07.2019
19/0417/FULL 14.05.2019	Mrs C Llewelyn Morris 3 Bardsey Island Way Caerphilly CF83 2DD	Erect rear single storey extension 3 Bardsey Island Way Caerphilly CF83 2DD	Granted 19.07.2019
19/0434/FULL 20.05.2019	Mr A John 17 Vanfield Close Caerphilly CF83 1PS	Erect single storey rear and side extension and front porch 17 Vanfield Close Caerphilly CF83 1PS	Granted 19.07.2019
19/0445/COND 21.05.2019	Mr M Angove 5 Greenmeadow Machen Caerphilly CF83 8PB	Discharge of conditions 03 (Drainage - details req), 04 (Bat Roost Provision), 05 (Breeding Bird Provision) and 06 (Boundary treatment - implement variable) of planning consent 16/0812/FULL (Rebuild existing bungalow to add first floor to rear part of ground floor) 5 Greenmeadow Machen Caerphilly CF83 8PB	Decided - Discharge of Conditions 19.07.2019

19/0456/COND 23.05.2019	Mr Wood C/o LRM Planning Ltd Mr S Harries 22 Cathedral Road Cardiff CF11 9LJ	Discharge condition 12 (Drainage) of planning consent 13/0875/COU (Convert barn into dwelling) Gwern-y-domen Gwern-Y- Domen Farm Lane Rudry Caerphilly	Decided - Discharge of Conditions 19.07.2019
19/0463/FULL 24.05.2019	Mr S Mian 38 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Carry out a loft dormer conversion and other alterations to the property 38 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Granted 19.07.2019
19/0464/FULL 24.05.2019	Ms C Biles 37 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Carry out a loft dormer conversion and other alterations to property 37 Cefn Mably Park Michaelston-Y-Fedw Cardiff CF3 6AA	Granted 19.07.2019
19/0526/NMA 14.06.2019	Mrs K Hughes The Miners 1 Beech Tree View Caerphilly CF83 1DX	Seek approval of a non- material amendment to Planning Consent 18/0787/FULL (Carry out engineering operations and external works) to allow the substitution of plans approved The Miners 1 Beech Tree View Caerphilly CF83 1DX	Granted 19.07.2019
19/0549/NMA 19.06.2019	Mr & Mrs Belbin The Cottage Baden Hill Titherington Wotten Under Edge GL12 8PY	Seek approval of a non- material amendment to planning consent 19/0068/FULL (Erect detached dwelling with associated external works) for new position of the proposed solar panels removed from the west facing elevation, white wood grain effect UPVC windows similar to those used on properties either side of Llwynceilyn Tir Yng Nghyfeirnod Grid 322211 187400 The Row To Pont Y Draethen Draethen	Granted 19.07.2019

19/0353/TPO 25.04.2019	Ms H Coggins C/o Wyndham Lewis Estates Museum Place Cardiff CF10 3BD	Fell remaining stems of Beech Tree T1 (Tree Preservation Order 5/76/RVDC) at or near ground level Adjacent To Graig Road Cefn Onn Rudry	Granted 22.07.2019
19/0442/COND 21.05.2019	Mr & Mrs Evans Pen Y Gaer Groeswen Road Groeswen Cardiff CF15 7UT	Discharge Condition 3 (Revised Fenestration), Condition 4 (Natural Stone), Condition 5 (Materials) of planning consent 17/0889/FULL (Erect side extension and associated external works) Pen-y-gaer Groeswen Road Groeswen Cardiff	Decided - Discharge of Conditions 22.07.2019
19/0461/TPO 23.05.2019	Miss C Jones 29 Cwrt Y Coed Blackwood NP12 1GL	Carry out various tree works (Tree Preservation Order 66/72/MCC) 29 Cwrt Y Coed Blackwood NP12 1GL	Refused 22.07.2019
19/0184/COU 04.03.2019	RMR Mr R Morris Manmoel Road South Oakdale Blackwood NP11 3EP	Change the use of land from agricultural to car parking area for approximately 40 cars Land Adjacent To RMR Pen-y-fan Pond Road South Pen-y-fan Blackwood	Refused 23.07.2019
19/0296/FULL 04.04.2019	Mr S James 28 Pwllglas Road Cefn Fforest Blackwood NP12 3NF	Erect two-storey extension to side of property 28 Pwllglas Road Cefn Fforest Blackwood NP12 3NF	Granted 23.07.2019
19/0402/RM 10.05.2019	Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Seek approval of the reserved matters regarding the access, appearance, landscaping, layout and scale in relation to planning consent 16/0987/OUT (Construct eight self build detached dwellings) 13 The Paddock (Former Plot 1) Caerphilly CF83 3RR	Granted 23.07.2019

19/0403/RM 10.05.2019	Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Seek approval of the reserved matters regarding the access, appearance, landscaping, layout and scale in relation to planning consent 16/0987/OUT (Construct eight self build detached dwellings) 4 The Paddock (Former Plot 5) Caerphilly CF83 3RR	Granted 23.07.2019
19/0466/FULL 28.05.2019	Mr G Pearce 76 Merthyr Road Pontypridd CF37 4DD	Erection of a timber framed agricultural building Land At Grid Ref 312535 186672 Groeswen Road Groeswen	Refused 23.07.2019
19/0563/NMA 25.06.2019	Ixon Developments Ltd C/o Avison Young Mr M Southall One Kingsway Cardiff CF10 3AN	Seek non-material amendments to planning consent 15/0365/FULL (Erect residential development of 6 no. walk-up flats and associated works) to alter and amend various conditions Land At Grid Ref 314374 194851 Penallta Road Ystrad Mynach	Granted 23.07.2019
19/0370/FULL 30.04.2019	Ms C Willicombe Maes Yr Hendre Forge Road Machen Caerphilly CF83 8PH	Install new shop front Evans And Greaves Solicitors 4 - 5 Piccadilly Square Caerphilly CF83 1PB	Granted 24.07.2019
19/0470/CLPU 29.05.2019	Mr T Rafik 17 Corbett Grove Caerphilly CF83 1SZ	Obtain a Lawful Development Certificate for construction of a single storey extension to rear of existing kitchen 17 Corbett Grove Caerphilly CF83 1SZ	Granted 24.07.2019
19/0147/RM 21.02.2019	Mr L Whittle 37 Hengoed Avenue Cefn Hengoed Hengoed Caerphilly CF82 7HX	Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in relation to planning consent 18/0827/OUT (Erect one detached 2-bedroom dwelling with off-street parking) Land To The East Side Of 39 Hengoed Avenue Cefn Hengoed Hengoed	Granted 25.07.2019

19/0272/COND 29.03.2019	Mr A Ely The Hayes Building Burial Lane Town Hall Square Llantwit Major CF61 1SD	Discharge Condition 5 (Details of Bin store, bicycle store and smoking shelter) of planning consent 17/1072/COU (Change the use of the existing offices (B1) to residential accommodation and support for young people aged 16 to 25 (C2) and construct new lobby (7.5 sqm) Park Villas Park Road Bargoed CF81 8SP	Decided - Discharge of Conditions 25.07.2019
19/0401/FULL 10.05.2019	Mr & Mrs Goodwin 16 Herbert Avenue Pontymister Risca Newport NP11 6JS	Erect two storey rear extension 16 Herbert Avenue Pontymister Risca Newport	Granted 25.07.2019
19/0437/FULL 17.05.2019	Mr B Lloyd 56 Forest Hill Pontllanfraith Blackwood NP12 2PL	Erect two storey extension 56 Forest Hill Pontllanfraith Blackwood NP12 2PL	Granted 25.07.2019
19/0447/FULL 22.05.2019	Mr D Lloyd 25, Tyn-Y-Coed Tredomen Hengoed CF82 7DD	Erect dormer roof extension 25 Tyn-Y-Coed Tredomen Hengoed CF82 7DD	Granted 25.07.2019
19/0468/FULL 28.05.2019	Mr H Thomas Cwmalsie Farm Cwmalsie Lane Springfield Pontllanfraith Blackwood NP12 2LX	Erect two storey extension to side elevation and balcony Cwmalsie Farm Cwmalsie Lane Springfield Pontllanfraith	Granted 25.07.2019
19/0472/FULL 29.05.2019	Mr S Roderick 25 Montclair Avenue Blackwood NP12 1EE	Erect second storey rear extension 25 Montclair Avenue Blackwood NP12 1EE	Granted 25.07.2019
19/0488/FULL 30.05.2019	Mr & Mrs Probert 31 Bryn-y-fran Avenue Trethomas Caerphilly CF83 8BN	Erect garage to side of property 31 Bryn-y-fran Avenue Trethomas Caerphilly CF83 8BN	Granted 25.07.2019

19/0490/COND 30.05.2019	Hometown Developments Ltd Primrose House Wards Drive 7 Mountain Road Caerphilly CF83 1JB	Discharge Condition 03 (Drainage), Condition 07 (Bat Roost provision) and Condition 08 (Bird Nest Provision) of planning consent 17/0449/COU (Change the use of former public house, and extensions and alterations to provide 3 No. additional flats (to make 4 No. in total)) Former Royal Oak Inn Church Street Bedwas Caerphilly	Decided - Discharge of Conditions 25.07.2019
19/0492/NCC 30.05.2019	Hometown Developments Ltd Primrose House Wards Drive 7 Mountain Road Caerphilly CF83 1JB	Remove condition 06 (Rainwater Run Off) of planning consent 17/0449/COU (Change the use of former public house, and extensions and alterations to provide 3 No. additional flats (to make 4 No. in total) Former Royal Oak Inn Church Street Bedwas Caerphilly	Refused 25.07.2019
19/0256/CLPU 26.03.2019	Mr S Ward 19 Heol-Y-Felin Caerphilly CF83 1AU	Obtain a Lawful Development Certificate for proposed single storey rear extension, convert loft and change roof from hip to gable 19 Heol-Y-Felin Caerphilly CF83 1AU	Granted 26.07.2019
19/0355/CLEU 24.04.2019	Mr L Moore Cwm Ifor Farm Bowls Lane Caerphilly CF83 2TU	Obtain a Lawful Development Certificate for existing use as a dwelling house Llwyncelyn Bowls Lane Penyrheol Caerphilly	Granted 26.07.2019
19/0477/CLPU 31.05.2019	Mrs Harrington 25 Hawthorn Road Nelson Treharris CF46 6PB	Obtain a Lawful Development Certificate for proposed limited internal alterations and a small side extension under permitted development criteria 25 Hawthorn Road Nelson Treharris CF46 6PB	Granted 29.07.2019
19/0482/FULL 03.06.2019	Mr P Adams Bayridge Temperance Hill Risca NP11 6FQ	Convert existing bungalow and construct first floor dormer extension and feature glazed front extension Bayridge Temperance Hill Risca Newport	Granted 29.07.2019

19/0483/COND 03.06.2019	Crematoria Management Ltd Chapel View Westerleigh Road Westerleigh Bristol BS37 8QP	Discharge conditions 02 (Construction Working Method Statement) and 18 (Scheme to prevent mud and debris) of planning consent 18/1062/FULL (Construct a crematorium building with associated car parking, access roads and memorial parkland) Land South Of Glanbrynar Farm Tir-Philkins Woodfieldside Pontllanfraith	Granted 29.07.2019
19/0575/NMA 28.06.2019	Untied Welsh Housing Association Asbri Planning Ltd C/o Agent	Seek approval of a non- material amendment to planning consent 17/0966/FULL(Construct 14 dwellings and associated works) The De-Winton Grid Ref 314811 To 190057 De Winton Terrace Llanbradach Caerphilly	Granted 29.07.2019
19/0481/FULL 03.06.2019	Mr C Coombs 1 Graddfa Villas Colliery Road Llanbradach Caerphilly CF83 3QR	Erect a double garage with a self contained first floor office above and creation of new vehicular driveway access 1 Graddfa Villas Colliery Road Llanbradach Caerphilly	Granted 30.07.2019
19/0498/FULL 04.06.2019	Mr A Jenkins 225 Jubilee Way Rogerstone Newport NP10 9PB	Demolish former scout hall and construct 4 linked dwellings with associated ground and access works 1st Oakdale Scout Hall Kincoed Road Oakdale Blackwood	Granted 30.07.2019
19/0502/FULL 04.06.2019	Ms C Collins 42 Treowen Road Treowen Newport NP11 3DN	Erect two storey rear extension 42 Treowen Road Treowen Newport NP11 3DN	Granted 30.07.2019
19/0503/FULL 06.06.2019	Mr R Elsbury Ty Bryn King's Hill Hengoed CF82 7NJ	Construct a new 6 bedroom house in the garden of an existing property Land With The Curtilage Of Ty Bryn King's Hill Hengoed CF82 7NJ	Granted 30.07.2019

19/0507/FULL 07.06.2019	Mr P Cheverton Trelowen Oak Tree Drive Cefn Hengoed CF82 8FN	Erect single storey extension with first floor terrace Trelowen Oak Tree Drive Cefn Hengoed Hengoed	Granted 30.07.2019
19/0522/FULL 13.06.2019	United Welsh Housing Association C/o Asbri Planning Ltd Miss G Thomas Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Erect a two storey four bedroom dwelling Plot 1 Land At Grid Ref 314811 190057 De Winton Terrace Llanbradach	Granted 30.07.2019
19/0390/LBC 07.05.2019	Mr R Fletcher Preswylfa 13 Bryngwyn Road Newbridge Newport NP11 4GX	Replace metal window frames and rear door with hardwood frames to match the original design painted in a dark grey and apply keim paint in white to previously painted walls Preswylfa 13 Bryngwyn Road Newbridge Newport	Granted 31.07.2019
19/0496/COND 05.06.2019	Mr P Weedon Glendale Van Road Caerphilly CF83 3RR	Discharge Condition 06 (Drainage) of 16/0987/OUT (Construct eight self-build detached dwellings) The Paddock Caerphilly CF83 3RR	Decided - Discharge of Conditions 31.07.2019
19/0497/FULL 05.06.2019	Mr & Mrs S Palmer 8 Llys-Y-Fedwen Mornington Meadows Caerphilly CF83 3QJ	Erect single storey extension to front 8 Llys-Y-Fedwen Mornington Meadows Caerphilly CF83 3QJ	Granted 31.07.2019
19/0504/TPO 05.06.2019	Mrs N Layne 21 Kingswood Close Hengoed CF82 7LU	Pollard Lime tree at crown break (TPO No. 48/82/RVDC) 21 Kingswood Close Hengoed CF82 7LU	Granted 31.07.2019
18/0286/OUT 27.03.2018	PD Edenhall Ltd C/o CDN Planning (Wales) Ltd Mr J Banks Northhill 7 St James Crescent Swansea SA1 6DP	Obtain outline planning permission for up to 22 dwellings and seek approval of access PD Edenhall Ltd Dan Y Graig Works Dan Y Graig Road Risca	Granted 01.08.2019

19/0166/FULL 28.02.2019	Mr Bevan Meadow Lodge Blackvein Road Crosskeys Newport NP11 7NU	Convert existing public house to 1 No. 3 bedroom dwelling and 1 No. 4 bedroom dwelling with first floor rear extension and erect three garages Tradesmans Arms 45 Chatham Machen Caerphilly	Granted 01.08.2019
19/0469/FULL 24.05.2019	Mr G Williams 17 Tanybryn Pontymister Risca Newport NP11 6JP	Erect first floor extension and single storey rear extension 17 Tanybryn Pontymister Risca Newport	Granted 01.08.2019
19/0506/FULL 06.06.2019	Mr G Hughes 16 Meadowland Close Caerphilly CF83 3SB	Erect single storey side extension 16 Meadowland Close Caerphilly CF83 3SB	Granted 01.08.2019
19/0515/FULL 09.06.2019	Mr V Lewis 22 The Crescent Maesycwmmmer Hengoed CF82 7QF	Erect a porch to front of house 22 The Crescent Maesycwmmmer Hengoed CF82 7QF	Granted 01.08.2019
18/0489/COND 25.05.2018	Mr R James 11 Cathedral Road Cardiff CF11 9HA	Discharge condition 20 (travel plan) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) Former Church Hall Church Street Llanbradach	Decided - Discharge of Conditions 02.08.2019

18/0490/COND 25.05.2018	Mr R James 11 Cathedral Road Cardiff CF11 9HA	Discharge conditions 03 (rooflights), 05 (contamination - scheme to treat), 06 (contamination - soil import testing), 08 (hard/soft landscaping), 09 (tree protection scheme), 10 (reptile survey), 11 (bat loft), 12 (bat survey), 15 (land drainage), 16 (vision splays) and 21 (nesting sites for birds) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) Former Church Hall Church Street Llanbradach	Decided - Discharge of Conditions 02.08.2019
19/0484/COND 03.06.2019	Crematoria Management Ltd Chapel View Westerleigh Group Westerleigh Bristol BS37 8QP	Discharge Condition 5 (land and surface water drainage) of Planning Consent 18/1062/FULL (Construct a crematorium building with associated car parking, access roads and memorial parkland) Land South Of Glanbrynar Farm Tir-Philkins Woodfieldside Pontllanfraith	Decided - Discharge of Conditions 02.08.2019
19/0485/CLPU 04.06.2019	William Hare Group Ltd C/O Turley Miss C Jones 18 Windsor Place Cathays Cardiff CF10 3BY	Obtain a Lawful Development Certificate for proposed extension to industrial unit Former Rowecord Building Commercial Street Newport Road Pontymister	Granted 02.08.2019
19/0511/COND 07.06.2019	Mr M Mahmood C/O James Carter: Alan Barker Partnership Bank Chambers 92 Newport Road Cardiff CF24 1DG	Discharge condition 03 (Drainage) and Condition 07 (Scheme of Signage) of planning consent 18/1017/COU (Change the use of part of the land to hand car washing and valeting and erect new canopy) Trade Sales South Wales Unit B South Court Newport Road	Decided - Discharge of Conditions 02.08.2019

<p>19/0583/COND 02.07.2019</p>	<p>Apollo Capital Projects Mr R James 8 Village Way Green Meadows Spring Business Park Cardiff CF15 7NE</p>	<p>Discharge condition 3 (Demolition Method Statement), 4 (Bat Survey) and 5 (Trees - Arboricultural Impact Assesment) of planning consent 17/0937/CON (Demolish existing church hall and erect a new GP Surgery including associated car parking, cycle parking and bin store) Former Church Hall Church Street Llanbradach</p>	<p>Decided - Discharge of Conditions 02.08.2019</p>
<p>19/0590/COND 04.07.2019</p>	<p>Apollo Capital Projects Mr R James 8 Village Way Greenmeadow Business Park Cardiff CF15 7NE</p>	<p>Discharge condition 4 (Demolition Method Statement) of planning consent 17/0936/FULL (Demolish existing church hall and erect of a new GP Surgery including associated car parking, cycle parking and bin store) Former Church Hall Church Street Llanbradach Caerphilly</p>	<p>Decided - Discharge of Conditions 02.08.2019</p>

This page is intentionally left blank

Agenda Item 13

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery, Fochriw Road, Fochriw, Bargoed.	Subject to further discussion and consideration.
18/0323/FULL 11.04.18	Change the use of land to use as residential caravan site for two gypsy families, each with two caravans, including no more than one static caravan/mobile home and erection of two amenity buildings - Ynysddu Yard - Vine Tree Ynysddu Hotel Approach, Ynysddu.	Awaiting additional information.
18/0764/COU 31.08.18	Convert basement to a two bedroom flat at 73 Commercial Street, Senghenydd, Caerphilly, CF83 4GZ.	Awaiting additional information.
18/0816/OUT 20.09.18	Demolish and rebuild Newbridge Scout Hut at Newbridge Scout Hall, Bridge Terrace, Newbridge, Newport.	Subject to further discussion and consideration.
18/0846/RET 03.10.18	Import uncontaminated waste soil for restoration of land for agricultural use (retrospective) at Land At Grid Ref 320167 200416, Gelli Farm Lane, Trinant.	Awaiting additional information.
18/0859/FULL 08.10.18	Construct two industrial units as light industrial use at Penmaen Industrial Estate Pontllanfraith	Subject to further discussion and consideration.
18/0893/FULL 15.10.18	Erect 3 No. detached dwellings with detached garages and off street parking at Former Newbridge Clinic, Ashfield Road, Newbridge, Newport.	Awaiting additional information.
18/0922/FULL 23.10.18	Reroof Church and School room, with insertion of new door and roof lights to church, installation of external wall insulation, new external platform hoist, demolition and replacement of steps and provision of entrance canopies at Ebenezer Chapel, Wyndham Street, Machen, Caerphilly.	Awaiting additional information.

18/1037/FULL 04.12.18	Erect 4 No. detached dwellings at Land At Grid Ref 319579 196123 Friar's Mead Pentwyn-mawr Newport	Subject to discussion about affordable housing
18/1060/OUT 17.12.18	Re-model existing bungalow to form annexe to a new 3 bedroom dwelling and seek approval of proposed car access and parking off Old Parish Road, layout and scale at Brynhyfryd , 6 Old Parish Road, Hengoed.	Awaiting additional information.
18/1080/OUT 27.02.19	Erect up to 8 No. dwellings with associated works - Land At Grid Ref 317561 196510, Libanus Road, Blackwood.	Subject to further discussion and consideration.
18/1084/FULL 20.12.18	Erect six bungalows with off-street parking - Land At Grid Ref 320775 196886, Tynewydd Terrace, Newbridge.	Subject to further discussion and consideration.
18/1090/FULL 21.12.18	Erect four dwellings at Land At Grid Ref 312302 188899, Bronmynydd, Abertridwr.	Subject to further discussion and consideration.
19/0010/FULL 04.01.19	Construct 18 self-contained apartments (12 x 1 Bed/6 x 2 Bed) with on-site parking, amenity, cycle and refuse stores at Former Pontymister Service Station Newport Road Pontymister Risca	Subject to further discussion and consideration.
19/0060/FULL 24.01.19	Erect five houses with 14 self-contained assisted living residence flats - Land At Grid Ref 311814 205796, Waterloo Terrace, Pontlottyn.	Subject to further discussion and consideration.
19/0108/OUT 11.02.19	Construct a detached 3/4 bedroom dwelling at Land At Grid Ref 315089 202632, Jubilee Road, Elliot's Town.	Subject to further discussion and consideration.
19/0129/FULL 14.02.19	Erect two detached houses with integral garages and off-street parking at Former Newbridge Clinic Ashfield Road Newbridge Newport NP11 4QW	Awaiting viability assessment
19/0165/COU 27.02.19	Convert one six bedroom dwelling to two semi-detached dwellings at Huntersmoon Dynevor Terrace, Nelson, Treharris.	Awaiting additional information.
19/0176/FULL 05.03.19	Erect five new build dwellings with private drive access at Land At Grid Ref 320882 197300 Park Road Newbridge	Awaiting additional information
19/0190/COU 08.03.19	Change the use from residential (1 bed apartment) to retail catering at 24 Penallta Road, Ystrad Mynach.	Subject to further discussion and consideration.

19/0195/OUT 10.03.19	Erect residential development at Land At Parkway Pen-y-fan Industrial Estate Pen-y-fan	Subject to further discussion and consideration.
19/0204/FULL 11.03.19	Erect a single dwelling at Garth View Lower Glyn-Gwyn Street, Trethomas, Caerphilly.	Subject to further discussion and consideration.
19/0205/FULL 11.03.19	Erect a dormer bungalow at Land Rear Of 9 Caeglas, Penyrheol, Caerphilly.	Awaiting additional information.
19/0247/FULL 22.03.19	Erect two detached dwellings and one pair of semi-detached dwellings at Melrose 1 Cwrt Llechryd Llechryd Tredegar NP22 5QF	Subject to further discussion and consideration.
19/0249/OUT 25.03.19	Construct a two bedroom bungalow at Former Railway Goods Yard Station Houses Tirphil New Tredegar	Subject to further discussion and consideration.
19/0268/COU 29.03.19	Retain part existing retail unit and convert/change the use to its rear into 1 No. studio apartment and 1 No. two bed maisonette at 113 High Street Blackwood	Subject to further discussion and consideration.
19/0269/FULL 29.03.19	Retain part existing retail unit and convert/change the use to its rear into 2 No. studio apartments and the construction of a new storey at roof level to provide 2 No. one bed apartments at 161 High Street Blackwood	Subject to further discussion and consideration.
19/0273/FULL 01.04.19	Erect a four bedroom detached dwelling at Land At Troed Rhiw Las Farm Troed-Rhiw-Las Lane Risca Newport	Subject to further discussion and consideration.
19/0284/COU 02.04.19	Change the use to a use falling within Class A3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 at William Hill 42 Cardiff Road Caerphilly	Subject to further discussion and consideration.
19/0320/FULL 11.04.19	Regularise alterations to dwelling previously approved under planning consents 17/0572/FULL and 17/0806/NMA at 17 Cheriton Avenue Cefn Hengoed Hengoed CF82 7JA	Considering impact on footpath
19/0347/FULL 23.04.19	Extend garage length, change into a sitting room, alter vehicle access and create an additional car parking space at 18 Gwyn Drive Caerphilly	Subject to further discussion and consideration.

19/0356/FULL 26.04.19	Construct a temporary access road and loading area to be used in conjunction with forestry works at Land At Grid Ref 320790 196412 Pen-Rhiw-Bica Newbridge	Subject to further discussion and consideration.
19/0377/FULL 01.05.19	Erect a free standing dog grooming parlour in the rear garden at 5 Buxton Court Caerphilly	Subject to further discussion and consideration.
19/0383/FULL 03.05.19	Erect a HGV wash facility and associated plant at TWT Logistics Riverbank House 6 Alder Avenue Dyffryn Business Park Ystrad Mynach Hengoed	Subject to further discussion and consideration.
19/0409/COU 13.05.19	Change use from B1 and B2 to B1, B2 and sui generis taxi control office at Transcend Packaging Ltd Ty Dyffryn 5A 5 Alder Avenue Dyffryn Business Park Ystrad Mynach Hengoed	Subject to further discussion and consideration.
19/0432/FULL 17.05.19	Replace existing outbuilding to rear with new garage and storage at Fwrrwm Ishta House 68 Commercial Road Machen Caerphilly	Subject to further discussion and consideration.
19/0435/COU 17.05.19	Change the use of former goods store to a two bedroom dwelling at Railway Goods Yard Station Houses Tirphil	Subject to further discussion and consideration.
19/0465/NCC 25.05.19	Vary conditon 1 of planning consent 12/0277/FULL (Convert existing building to 9 flats and erect 7 new build family houses on adjacent land) at Unit A - Building 1 The Whitbread Enterprise Centre Rhymney Walk Rhymney	Subject to further discussion and consideration.
19/0481/FULL 03.06.19	Erect a double garage with a self contained first floor office above and creation of new vehicular driveway access at 1 Graddfa Villas Colliery Road Llanbradach Caerphilly	Subject to further discussion and consideration.
19/0485/CLPU 04.06.19	Obtain a Lawful Development Certificate for proposed extension to industrial unit at Former Rowecord Building Commercial Street Newport Road Pontymister	Subject to further discussion and consideration.

19/0494/NCC 03.06.19	Vary condition 01 (Time to commence development) of planning consent 10/0667/FULL(Renew planning permission P/05/1313 to construct two dwellings and associated external works) for a further five years at Land Within Curtilage Of Ty Gwyn Rhyd Y Gwern Lane Machen Caerphilly	Subject to further discussion and consideration.
-------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------

This page is intentionally left blank

Agenda Item 14

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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. Chased several times. May proceed without 106. Waiting for Planning to advise.
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.	Issued engrossed documents for signature. Apparently documents are with bank for signing.
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 Pentrebanne Street, Caerphilly.	Issues with title and changes to plan; in process of resolving. Asked Planning for advice. Chased. Chased again.
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	New matter. Requested Instructions from officers. Highways asked Planning for a refresher meeting. Meeting arranged for September.
17/0888/FULL 16.10.17	Construct 60 No. dwellings, access, parking, landscaping, agricultural improvement works (includes the redistribution of onsite material and the raising of levels) and associated works at Land At Grid Ref 319662 198758, Ton-Y-Felin Farm Lane, Croespenmaen.	Draft is with Llanover's Solicitors as landowner. Chased. Solicitors raised queries. Asked Officers for instructions.

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 at Gelliargwelt Farm Gelligaer Road Gelligaer CF82 8FY	New Matter
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	In discussions about the draft.
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.	Documents being sealed.
18/0415/OUT 08.05.18	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 at Land At Grid Ref 314932 189096 (Adjacent To Y Fron), Pwllpant Roundabout To Coed-Y-Brain Roundabout, Pwllpant, Caerphilly.	Working though initial stages.
18/0988/OUT 19.11.18	Erect two detached properties with public off street parking and turning area Land At Grid Ref 311602 191525 Graig Terrace, Senghenydd.	Highways asked for a meeting. Waiting for others to respond. Planning said they will get back to us when they can.
18/0444/FULL 14.05.18	Construct two social rented units and one market house at The Rectory, High Street, Nelson, Treharris.	Solicitors requested amendments which we have agreed. They are putting together some alternative wording.

18/1059/NCC 17.12.18	Vary condition 2 of planning consent 15/0252/OUT (Erect residential development, public open space, landscaping, highway improvements and associated engineering works with all matters reserved except for access) granted on appeal reference APP/K6920/A/15/3137884 to extend the period for the submission of reserved matters by a further three years at Land At Gelli Farm, Tredegar Road, Cwmgelli, Blackwood.	Draft sent. New solicitor taken over so had to re-send. Sols said they are waiting for instructions.
19/0002/FULL 02.01.19	Redevelop the former Somerfield Supermarket, including the partial demolition of the existing structure and construction of 47 No. 1 and 2 bed apartments over three storeys; and development of 19 permanent artisan market units, to be located on the existing market square to the south of The Market Place shopping centre at Unit A, 12 The Market Place, Blackwood, NP12 1ZP.	New matter. Working though initial stages.

This page is intentionally left blank

Agenda Item 15

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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 - Ty Tallis, 3 Penrhiw Terrace, Oakdale.	08/11/2018
19/0005/REF 19/0039/FULL	Mr L Daives 58 St David's Drive Graig-y-rhacca Caerphilly CF83 8RH	Erect 2 bedroom detached new build house with a single storey rear extension - Land Within The Curtilage Of 58 St David's Drive, Graig-y-rhacca, Caerphilly.	29/04/2019
19/0007/REF 16/0017/NCC	Tarmac Trading Limited Mr M Lawer Portland House Bickenhill Lane Solihull Birmingham B37 7BQ	Vary condition 01 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 - Hafod Quarry, Hafod Fach Lane, Abercarn, Newport.	30/04/2019
19/0008/REF 18/0568/OUT	Mr M Luther C/O LHS Planning Miss L Hughson- Smith 19 Starling Walk Penallta CF82 6BH	Demolish existing building and erect 4 No. dwellings and associated works – The Countryman Hotel, Countryman Court, Heol Tynewydd, Bedwellty, Blackwood.	08/05/2019
19/0009/REF 17/0681/OUT	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant CF72 8YP	Erect residential development (up to 300 dwellings) together with associated open space, landscaping and parking provision and seek approval of access and scale at Land At Grid Ref 316731 198680 Beaumaris Way Cefn Fforest	30/05/2019
19/0010/REF 19/0120/FULL	Ms V Howells 77 High Street Nelson CF46 6HA	Erect a two storey rear extension at 77 High Street Nelson Treharris CF46 6HA	12/06/2019

19/0011/REF 19/0097/FULL	Mr D A Hill Chapel Cottage Mill Road Deri Bargoed CF81 9HG	Erect a two storey extension to provide lounge/dining room and two bedrooms at Chapel Cottages Mill Road Deri Bargoed CF81 9HG	21/06/2019
-----------------------------	------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------	------------

APPEALS DECIDED

APPEAL REF/ PLANNING APP	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
19/0003/REF 17/0864/FULL	Erect a wind turbine with a maximum overall tip height of 93m 10m micro-siting associated infrastructure including a transformer hardstanding areas a control building and cabling to operate for 25 years and subsequently decommission - Durisol UK, Unit 4 Parkway, Pen-y-fan Industrial Estate, Pen-y-fan Newport.	Dismissed 17.07.19	COMM

This page is intentionally left blank