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(Tel: 01443 864420 Email: sullie@caerphilly.gov.uk)

Date: 11th March 2020

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 18th March, 2020** at **5.00 pm** to consider the matters contained in the following agenda. You are welcome to use Welsh at the meeting, a minimum notice period of 3 working days is required should you wish to do so. A simultaneous translation will be provided if requested.

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

Yours faithfully,

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

Christina Harrhy
INTERIM CHIEF EXECUTIVE

AGENDA

1 To receive apologies for absence.

2 Declarations of Interest.

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.

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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 19th February 2020. 1 - 8

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

- 4 Code No. 20/0005/NMA - Virginia Park Garage, Melville Terrace, Caerphilly, CF83 3HE. 9 - 14
- 5 Code No. 19/1025/RM - Virginia Park Garage, Melville Terrace, Caerphilly, CF83 3HE. 15 - 22
- 6 Code No. 19/0857/FULL - Saer Coed, Load of Hay Road, Crumlin, Newport, NP11 3AY. 23 - 34

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

- 7 Applications determined by delegated powers. 35 - 46
- 8 Applications which are out of time/not dealt with within 8 weeks of date of registration. 47 - 50
- 9 Applications awaiting completion of a Section 106 Agreement. 51 - 52
- 10 Appeals outstanding and decided. 53 - 54

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

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PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 19TH FEBRUARY 2020 AT 5:00PM

PRESENT:

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

Councillors:

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

Together with:

R. Thomas (Planning Services Manager), R. Tranter (Monitoring Officer), R. Kyte (Head of Planning and Regeneration), M. Woodland (Senior Solicitor) M. Noakes (Senior Engineer, Highway Planning), L. Cooper (Engineer, Highway Planning), M. Godfrey (Senior Environmental Health Officer), C. Boardman (Principal Planner), C. Powell (Principal Planner), E. Rowley (Senior Planner) and E. Sullivan (Senior Committee Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors J. Bevan, J.E. Fussell, A.G. Higgs, B. Miles, Mrs G.D. Oliver, J. Simmonds and T. Williams and Cllr E. Stenner (Cabinet Member for Finance, Performance and Planning).

2. DECLARATIONS OF INTEREST

Councillor A. Whitcombe declared a personal and prejudicial interest in relation to Agenda Item No.6 – Code No. 19/0803/NCC. Councillor Whitcombe confirmed that he would be speaking in objection to the application and would leave the Chamber immediately after his statement and would not therefore be present during the debate or the decision on this matter. Mr C. Boardman (Principal Planner) declared a personal and prejudicial interest in relation to Agenda Item No. 4 – Code No. 18/0160/OUT. Details are minuted with the respective item.

3. MINUTES – 22ND JANUARY 2020

It was moved and seconded that the minutes of the meeting held on the 22nd January 2020 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 22nd January 2020 (minute nos. 1-14) be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT

4. PREFACE ITEM CODE NO. 18/0160/OUT – LAND ADJACENT TO TIRYBERTH FARM, HENGOED ROAD, PENDEDAIRHEOL, HENGOED, CF82 8BS

Mr C. Boardman declared a personal and prejudicial interest as his partner was the Agent for this application and left the Chamber before the matter was discussed.

Following consideration of the application it was moved and seconded that the reasons for refusal contained within the Officer's preface report be approved and by a show of hands and in noting there were 1 against and 3 abstention this was agreed by the majority present.

It was noted that Councillor John Taylor and Councillor Mike Davies were nominated to defend the decision of the Committee at any forthcoming Appeal.

RESOLVED that the application be REFUSED: -

- (i) The proposed development would be contrary to policies SP5 and CW15 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 because it would be: inappropriate development in the countryside, outside the settlement boundary where development would not normally be allowed, and would not promote the full and effective use of urban land in order to concentrate development within settlements."
- (ii) The proposed development represents unjustified development in the countryside outside of the settlement boundary which would detract from the open character of SI 1.7 Penpedairheol, Gilfach and Tiryberth Green Wedge and contrary to the provisions of policy SI1 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

5. CODE NO. 19/0705/RET – ROCKWOOD ANIMALS, FFERM PONT CARREG, RHYD Y GWERN LANE, MACHEN, CAERPHILLY, CF83 8UH.

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

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's report this application be granted;
- (ii) the applicant be advised of the comments of Dwr Cymru/Welsh Water;
- (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.

- (iv) 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

6. CODE NO. 19/0803/NCC – ROBINSON MANUFACTURING LTD, THE OLD QUARRY, CEMETERY ROAD, ABERCARN, NEWPORT, NP11 5AQ.

Mr M. Hiller and Councillor A. Whitcombe spoke on behalf of local residents in objection to the application and Mr R. Timmins, the Applicant's Agent spoke in support of the application.

Having declared a personal and prejudicial interest in that he would be speaking in objection to the application, Councillor A. Whitcombe left the Chamber directly after making his statement and was not present for the debate or decision in relation to this application.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands and in noting there were 1 against and 3 abstentions this was agreed by the majority present.

RESOLVED that:

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

Amended Condition (10)

In association with both the B2 and B8 uses hereby approved as part of application 12/0473/COU, no machinery shall be operated and no processes shall be carried out, other than those expressly approved by the other conditions of this consent, outside the following times 07.00hrs – 18.00hrs Monday to Fridays, 07.00hrs – 13.00hrs Saturdays, and not at all on Sundays or Bank Holidays.

Reason

In the interest of the resident amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

Amended Condition (11)

Other than where expressly approved by the other conditions of this consent, deliveries to and from the site, the loading and unloading of heavy goods vehicles and the other operation of forklift trucks, shall only occur between 08.00hrs or 18.00hrs Monday to Fridays and 09.00hrs to 13.00hrs Saturdays, and not all on Sundays or Bank Holidays, Forklift trucks shall only be operated outside of these hours for the purpose of parking.

Reason

In the interest of residential amenity of the area and in order to ensure compliance with Policy CW2 of the Caerphilly County Borough Local Development Plan up to 202021 – Adopted November 2010.

In order to monitor compliance with these conditions and in order for the Local Planning Authority to consider the impacts of the changes to the conditions on the amenity of the area it is considered that any consent granted should be subject to a temporary period of 12 months, conditioned as follows: -

Additional Condition (14)

The use hereby permitted shall be discontinued on or before 28th February 2021.

Reason

In the interests of residential amenity in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

7. CODE NO. 20/0017/RET – 40 JAMES STREET, MARKHAM, BLACKWOOD, NP12 0QN

Mr J. Smith spoke in objection to the application and Mr G. Price the applicant spoke in support of the application.

It was noted that the above application had been subject to a site visit which was held on Monday 17th February 2020 and briefing note from which are appended to these minutes.

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

Councillor J. Taylor wished it to be noted that as he had not been present for the whole debate he had not taken part in the vote.

RESOLVED that: -

- (i) subject to the conditions contained within the Officer's report this application be granted;
- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2020 are relevant to the conditions of this permission:
- (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.

8. CODE NO. 20/0053/COU – 3 TREETOPS AVENUE, BLACKWOOD, NP12 1JF.

Members were advised that the Applicant had withdrawn the planning application.

9-12. ITEMS FOR INFORMATION

The following items were received and noted: -

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

The meeting closed at 18.20pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 18th March 2020, they were signed by the Chair.

CHAIR

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Planning Site Visit - Briefing Note

PLANNING APPLICATION REFERENCE: 20/0017/RET

PROPOSED DEVELOPMENT:

LOCATION: 40 James Street, Markham

DATE OF SITE VISIT: 17th February 2020

MEMBERS PRESENT: Councillor Mike Adams, Councillor Ross Whiting and Councillor Walter Williams

OFFICERS PRESENT: Liz Rowley and Chris Boardman

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

- Cllr Adams asked about the overall height of the building and the need for applicants and builders to enquire whether they need planning before constructing works – This did not warrant an officer response.
- Cllr Adams referred to the objections received in the officer report and looked at the position of the outbuilding and the existing fence line and was satisfied that the works have been constructed on the applicants land. The Planning Officer advised that it would not be appropriate to discuss issues relating to the boundary wall in the absence of the objector and pointed out that these are private matters not pertinent to the determination of the application.
- Cllr Williams enquired about the covenant on the land that no outbuildings can be erected within the rear gardens. The Planning Officer advised that this is a private matter between the vendor and purchaser of the land. The Planning Officer also pointed out to Cllr Williams that there is small concrete outbuilding located at the lower end of the garden in the objector's property.
- Cllr Adams queried the external finishes of the outbuilding as they have yet to be applied. The Planning Officer advised that there is a suggested condition attached to the officer's recommendation to request details of the external finishes of the outbuilding.
- Cllr Williams wanted clarification on whether a fence would be erected to prevent loss of privacy to the neighbouring occupier. The Planning Officer advised that a privacy fence is a recommended as a suggested condition for members to consider.

- Cllr Adams asked Cllr Whiting if he had any further comments to make. Cllr Whiting confirmed he was satisfied with the information provided.

Summary of any additional information received or matters arising:

The Planning Officer advised that members should have received information circulated on behalf of the objector, however the contents of the report are not material planning considerations and are private matters between the adjoining land owners.

Agenda Item 4

Planning Application 20/0005/NMA

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
20/0005/NMA 02.01.2020	Mr G Davies & Mrs G Powell C/o Miss L Hughson-Smith 19 Starling Walk Penallta Hengoed CF82 6BH	Seek approval of a non-material amendment to planning consent 18/0255/OUT (Demolish existing buildings and erect residential development with associated works and seek approval of access) to amend the description of the development to include 'phased residential development' and amend the width scale parameter of plot 1 and 2 to 15.2m Virginia Park Garage Melville Terrace Caerphilly CF83 3HE

APPLICATION TYPE: Non-Material Amendments

SITE AND DEVELOPMENT

Location: The application site is located on Melville Terrace, Caerphilly.

Site description: The application site is a car repair garage site incorporating a large yard with a number of detached pre-fabricated buildings located within it. The site is flat and is bounded to the north by the road serving Melville Terrace, to the south by housing, to the east by the playing fields to the south of Caerphilly Rugby Club and to the west by the rear lane serving Pontygwindy Road. Outline planning consent was granted for the development of the site for 6 dwellings under application reference number 18/0255/OUT. That consent was granted on the basis of maximum dimensions for the dwellings of 11m by 9m by 10m high.

Development: This application seeks approval of a non-material amendment to the previously approved scheme to increase the maximum width of the houses on plots 1 and 2 from 11m to 15.2m and to increase the width of plots 1 and 2 to accommodate the wider dwellings. Consent is also sought for the change of the description of the development to include 'phased development' which would allow a 'self build' development to be carried out.

Cont'd

Planning Application 20/0005/NMA

Dimensions: As above.

Materials: Not applicable.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

18/0255/OUT - Demolish existing buildings and erect residential development with associated works and seek approval of access - Granted - 14.09.2018.

19/1025/RM - Seek approval of the reserved matters in respect of appearance, landscaping, layout and scale reserved under planning consent 18/0255/OUT (Demolish existing buildings and erect residential development with associated works and seek approval of access) - Pending.

POLICY

Not Applicable.

CONSULTATION

None.

ADVERTISEMENT

Not Applicable.

ANALYSIS

Policies: Section 96A of the Town and Country Planning Act 1990 (as amended) allows non-material amendments to be made to an existing planning permission. Whilst there is no statutory definition of a 'non-material amendment', in July 2014 the Welsh Government published planning guidance on approving non-material amendments. In deciding whether or not proposed changes are non-material, consideration should be given to the effect of such changes. When assessing and determining whether or not proposed changes would qualify as non-material amendments, the guidance suggests four tests as a 'starting point' for local planning authorities in their consideration. Each of the tests is addressed below:

- a) (i) Is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme?

Cont'd

The scale of the proposed changes is not great enough to cause a different impact to that cause by the originally approved scheme. Outline applications always leave scope for amendments to the layout submitted at reserved matters stage provided that the development stays within the parameters of the outline consent and this is not different. Whilst the size of the dwellings and the plots themselves on plots 1 and 2 would be larger, it is still possible to fit six dwellings on the site without having a major impact which would be different to that caused by the previously approved scheme. With regard to the change to the description of the development to include reference to a 'phased development' it should be noted that this has become common practise over recent years and would have no greater impact than the approved scheme.

(ii) Would the proposed change result in a detrimental impact either visually or in terms of local amenity?

The proposed changes will result in a change visually to the originally approved scheme although this will not be detrimental to the character of the area or impact on the amenity of the area. The proposed change is minor in scale and would not have an impact on neighbouring properties or land.

b) Would the interests of any third party or body be disadvantaged in planning terms?

The proposed changes will not affect neighbouring occupiers, nor will they result in any significant detrimental impact.

c) Would the proposed change conflict with national or development plan policies?

The development has been fully considered against national and development plan policies by the Council during the consideration of the original application. The proposed amendment to the scheme is not in conflict with planning policy, nor does planning policy deter any the amendments proposed.

Comments from consultees: Not applicable.

Comments from public: Not applicable.

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.

Cont'd

Living Decision Document:

The description of the development shall be amended to read as follows:-

Demolish existing buildings and erect a phased residential development with associated works and seek approval of access.

Details in respect of condition 04 have been amended by Consent 20/0005/NMA dated 19th March 2020 granted by Caerphilly County Borough Council and as such the development shall now be carried out in accordance with the following plans and details unless otherwise agreed in writing by the Local Planning Authority:-

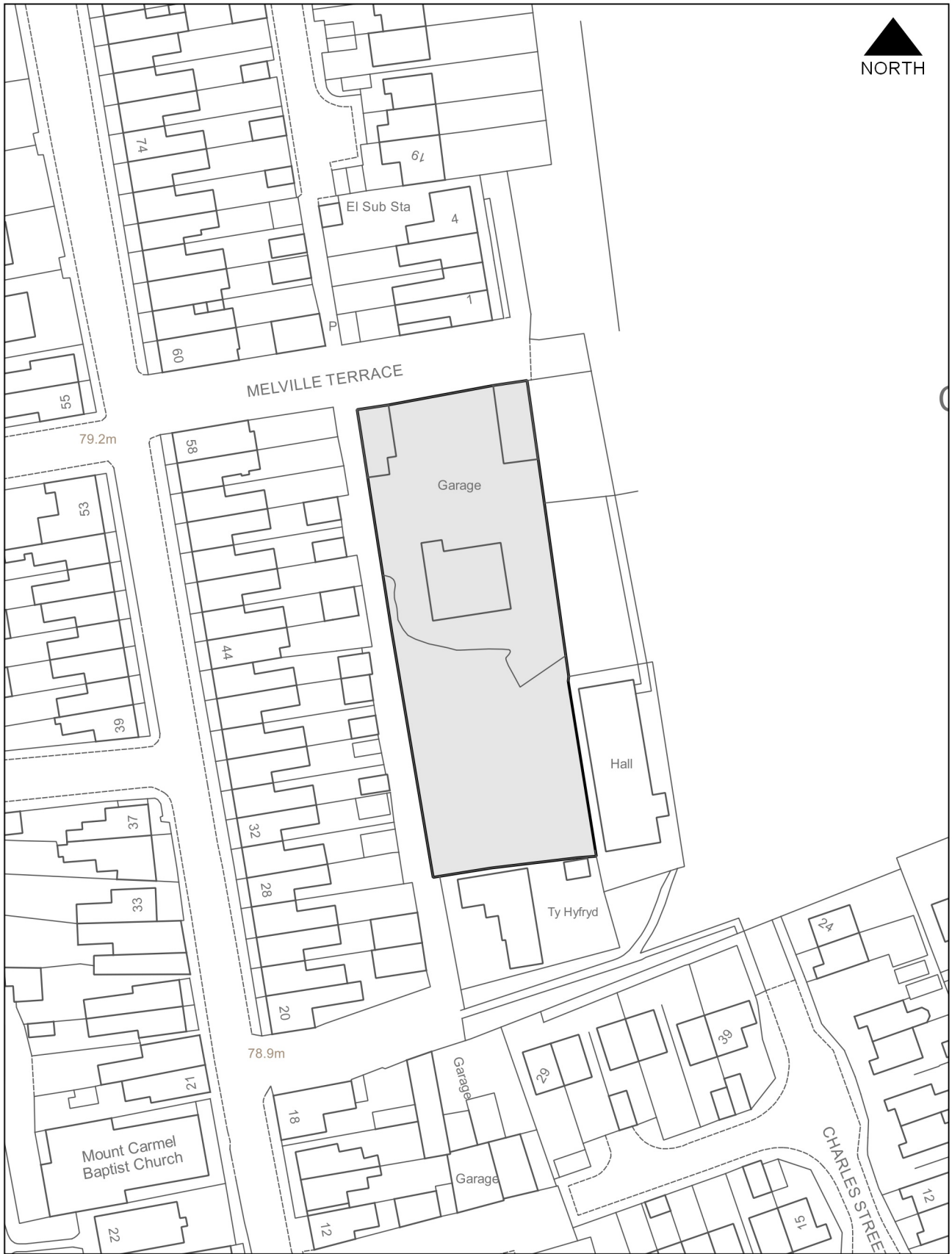
Proposed Site Plan (129-101A), Demolition Plan (129-102), Site Location Plan (129-103) and Preliminary Ecological Appraisal and Preliminary Roost Assessment by Wildwood Ecology.

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 plans approved under planning permission 18/0255/OUT subject to the conditions and details of the original consent, save where they are amended by the following plans: 129-101A.

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



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Agenda Item 5

Planning Application 19/1025/RM

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/1025/RM 03.01.2020	Mr G Davies And G Powell C/o Miss L Hughson-Smith 19 Starling Walk Penallta Hengoed CF82 6BH	Seek approval of the reserved matters in respect of appearance, landscaping, layout and scale reserved under planning consent 18/0255/OUT (Demolish existing buildings and erect residential development with associated works and seek approval of access) Virginia Park Garage Melville Terrace Caerphilly CF83 3HE

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: The application site is located on the southern side of Melville Terrace, Caerphilly.

House type: The application site is the site of a former vehicle repair garage situated within a mainly residential area on the outskirts of Caerphilly Town Centre. The site comprises of a large yard area covering approximately 50% of the site with grass on the rest. There are five buildings on the site, mostly single storey and including an office building and a large workshop. There are dwellings to the north, south and west of the site with playing fields to the east.

Development: This application seeks reserved matters consent in respect of appearance, landscaping, layout and scale for a phased development of 6 dwellings subsequent to the approval of outline planning consent under application reference number 18/0255/OUT. The submitted plans show a linear development of 6 detached dwellings fronting onto the rear lane serving Pontygwindy Road. Each of the dwellings has an individual plot with the dwellings located in the centre. All of the dwellings are two storey.

Cont'd

Plot 1, which is wider than the remainder of the plots, has a detached garage to the side with parking to the front of that. It has a projecting gable to the front with an apex roof and has a hallway, 2 lounges, utility room, kitchen/dining room and bedroom with en-suite on the ground floor and four bedrooms (one with en-suite), a bathroom and a shower room on the first floor.

Plots 2, 3 and 5 have the same house type. This also has a projecting gable to the front with an apex roof and an integral garage with parking to the front. There is a hallway, utility room, lounge, kitchen/dining room and snug on the ground floor with four bedrooms (two with en-suites) and a bathroom on the first floor.

Plots 4 and 6 are the same design as Plots 2, 3 and 5 but are handed.

Dimensions: Plot 1 has overall dimensions of 18m wide by 28m deep. The dwelling has overall dimensions of 11m wide by 11.6m deep by 9m high. The garage measures 3.7m wide by 7m deep by 5.2m high.

Plot 2 measures 14.3m wide with Plots 3, 4, 5 and 6 all measuring 13.3m wide by 28m deep. The dwellings have overall dimensions of 11m wide by 12.2m deep by 8.9m high.

Materials: Not specified.

Ancillary development, e.g. parking: The rear lane serving Pontygwindy Road and fronting the site is to be improved and maintained at a width of 4.8m and a 2m footway is to be provided to the front of the site.

PLANNING HISTORY 2005 TO PRESENT

18/0255/OUT - Demolish existing buildings and erect residential development with associated works and seek approval of access - Granted - 14.09.2018.

POLICY

Local Development Plan: Within settlement limits.

Policies

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

Cont'd

Planning Application 19/1025/RM

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.

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? No.

Cont'd

CONSULTATION

CADW - No objection.

Head Of Public Protection - No objection.

CCBC Housing Enabling Officer - No objection.

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

Landscape Architect - No objection.

Senior Engineer (Land Drainage) - No objection.

ADVERTISEMENT

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

Response: None.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? 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 Higher Viability area where CIL is charged at £40 per square metre plus indexation.

Cont'd

ANALYSIS

Policies: The application has been considered in accordance with national planning policy and guidance, local plan policy and supplementary planning guidance. The application site is located within settlement limits, in a mainly residential area and outline planning consent has already been granted and as such the principle of the development is acceptable and established. This application seeks approval of the appearance, landscaping, layout and scale of the development and in that regard the impact of the proposal on the residential and visual amenity of the area are central to the determination of the application.

With regard to the appearance and scale of the dwellings it is accepted that they are large dwellings but it is not felt that they are out of keeping with the character of the area, which has an eclectic mix of house styles. Indeed there is a large detached dwelling immediately to the south of Plot 6 and this sets a precedent for the proposals. The dwellings include architectural features and detailing that give the properties interest and they would not be overbearing or overshadowing on adjacent dwellings. In that regard it is considered that the appearance and scale of the dwellings are acceptable in planning terms.

In respect of layout it is noted that the proposed dwellings would not have a detrimental impact on the amenity or privacy of the neighbouring dwellings and they are set back sufficiently within the site to accommodate adequate parking and amenity space. The proposal is therefore considered to be acceptable in this regard.

Finally in terms of landscaping it is noted that no details have been submitted save to show that the front and rear gardens will be lawned. However, it is not felt that this would be unacceptable in planning terms and it is possible to attach a condition to this consent requiring the submission of details. It is considered that the proposal is acceptable in this regard.

Comments from Consultees: No objections raised.

Comments from public: None.

Other material considerations: Matters such as drainage, contamination and ecology are covered by conditions attached to the outline planning consent and as such do not need to be addressed here.

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

Cont'd

Living Decision Document:

Details in respect of condition 01 have been agreed by consent 19/1025/RM dated 19th March 2020 granted by Caerphilly County Borough Council.

Details in respect of condition 02 have been agreed by consent 19/1025/RM dated 19th March 2020 granted by Caerphilly County Borough Council.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents: Site Location Plan, PL01 Rev A, PL02, PL03, PL04, PL05, PL06, PL07 and PL08.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used 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 in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 03) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garages shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwellings hereby approved.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 04) The development shall not be brought into beneficial use until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety in accordance with policy CW3 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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- 05) 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 dwellings are 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.

- 06) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the 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.

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 6

Planning Application 19/0857/FULL

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
19/0857/FULL 22.10.2019	Values In Care Ltd Tredomen Innovation Centre Tredomen Business Park Tredomen Ystrad Mynach Hengoed CF82 7FQ	Convert existing garage to annexe accommodation with addition of two Velux roof windows, internal alterations to main property with addition of external door accesses Saer Coed Load Of Hay Road Crumlin Newport NP11 3AY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is situated on the south western side of Load of Hay Road, in open countryside one kilometre due south of the settlement boundary of Trinant.

Site description: The garage, the subject of the application is located within the generous grounds of a detached single storey property with a partially converted loft space to part of the dwelling.

Development: Conversion of existing garage to annex accommodation, with addition of two Velux roof windows. Internal alterations to main property, with addition of external door accesses.

Dimensions: Existing garage measures 6.5m x 4.5m, the height to eaves is 2.5m and height to ridge of the garage roof is 4.0m

Materials: Garage: new windows and doors, double glazed white uPVC. Where the existing up and over garage doors are to be removed and the openings reduced in size, those areas will be finished to match the existing. Main House; new door and side window combinations, double glazed uPVC.

Ancillary development, e.g. parking: None shown.

Cont'd

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 adopted November 2010 (LDP).

Site Allocation: The site is located outside settlement limits.

Policies: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Constraints - Highways), CW15 (General Locational Constraints), CW20 (Locational Constraints- Conversion, Extension and Replacement of Buildings in the Countryside).

NATIONAL POLICY Planning Policy Wales Edition 10 (December 2018).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within a low risk coal mining area, however standing advice will be provided.

CONSULTATION

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection - offers the following observations:

The applicant has not indicated how they intend to dispose of surface water; no/limited information has been submitted for consideration.

The site is situated within an area susceptible to groundwater flooding.

Transportation Engineering Manager - No objection - subject to the imposition of a condition limiting the use of the annex accommodation as ancillary and incidental to the residential enjoyment of Saer Coed and for no other purpose.

Cont'd

ADVERTISEMENT

Extent of advertisement: Three adjoining properties were notified together with two adjacent land owners. A site notice was also displayed at the property.

Response: Responses have been received from three adjacent properties and two adjacent landowners. The views of residents have also been relayed by a Planning Consultant, local MP, AM, and Local Members.

Summary of observations:

- 1). The proposed works are indicative of a change of use of the premises as a whole from a single dwelling to that of a care home. The introduction of commercial enterprise would have a detrimentally significant impact on the residential amenity currently enjoyed by nearby residents.
- 2). Works are being undertaken to the main house prior to the determination of any application for planning permission.
- 3). The single track access lane is inadequate as a sole means of access to the site. As well as its access onto the main Trinant Road with no visibility whatsoever. Increased traffic generation to an unacceptable degree to the detriment of highway safety.
- 4). No record of planning permission or approval under the Building Regulations for the garage at the time it was originally erected therefore there is a question over its structural integrity, and how it could be possible to approve modification to a building which apparently has no permission to exist.
- 5). The potential inappropriate use of the adjacent woodland by residents of the property.
- 6). Potential for persons from the property to injury themselves on unforeseen hazards that might be present in that woodland.
- 7). The presence of two roof windows on the roof slope facing the site boundary and the venting of flues and extractor units directly through the rear elevation of the annex onto the side boundary with the adjacent property have a detrimental affect on the residential amenity of the adjacent dwelling.

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SECTION 17 CRIME AND DISORDER ACT

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

The proposed development is unlikely to have a significant effect on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? As no additional floor area is being created the development is not CIL liable.

ANALYSIS

Policies: This application has been considered in accordance with National Policy and Guidance and Local Plan Policies. The main points to consider in the determination of this application are whether the proposal would have an unacceptable impact in terms of visual amenity on the character of the surrounding area, its impact in terms of neighbouring amenity, together with highway safety implications.

The application site is an established residential property within its own substantial grounds, situated outside settlement limits in open countryside. The garage concerned is an existing building within the curtilage of that dwelling. The proposal under consideration does not involve the construction of any new buildings, or the creation of additional floor space, in the open countryside. Therefore the main issues that fall to be considered in the determination of this application relate to its impact on visual and neighbouring amenity together with Highway safety impacts.

The garage is located adjacent to the side boundary to the southern edge of the curtilage of the dwelling, with the ridge line running parallel to that boundary. It is generally well screened from the highway, with the gable end of the structure visible from the site access. The ridged roof of the building is visible above the existing 1.8m high, timber, vertical lapboard fence, which forms the boundary between the host property and the neighbouring residential property to the south. Residents have queried whether the garage building referred to in the application is authorised. It would appear from the planning history of the site, that the previous owner of the property, sought planning permission to incorporate a detached garage building that had existed in very close proximity to the main dwelling, into that building to form extended living accommodation. The garage the subject of this application first appears in the aerial photographs of the area in 2010.

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The garage as erected at that time does not appear to project beyond the forward most part of the dwelling fronting onto the highway, it would therefore appear to be permitted development in accordance with the Town and Country Planning (General Permitted Development Order) 1995, as amended, which would have been the legislation which applied at that time. Permitted Development rights for householders were changed in 2013. Notwithstanding this fact the structure has been in position for more than four years and therefore on the balance of probability, in planning terms, it would now be Lawful and immune from any enforcement action under the planning legislation. Any works to the building to convert it into an annex would require approval under the Building Regulations. Therefore if any significant structural faults were to exist, they would become exposed during these works. However, there is no evidence to suggest that any such faults to the building currently exist.

The works to the exterior of the garage building, involve the removal of the two existing up and over garage doors, from the front elevation of the garage and their replacement to the left hand side with a pedestrian door and side window and to the right hand side with a single window. A new pedestrian door is to be installed in the gable end of the building facing the site access and an additional door is shown as being installed to the opposite gable end. Two velux roof windows measuring 500mm x 980mm are indicated on the rear roof slope of the annex facing the joint side boundary. On the original plans that were submitted showing the rear elevation of the annex, three flues were shown exiting the building through this wall. The Agent has now submitted amended plans which show two vents exiting the building through the south western gable end and two extractors exiting through the roof by means of tile vents. The velux roof windows are shown as being fixed pane and non openable. Internally the annex is shown as comprising one bedroom with ensuite bathroom, a living room, Staff bedroom/dining room, a kitchen and separate WC. The structure will be dry lined and internal partitons creating the new rooms.

The works to the interior of the main house shown on the submitted plans, comprise of the re-positioning of a number of internal walls, to re-configure and create additional shower room/WC's, the removal of one staircase, and the blocking up and or replacement of door openings. The works which affect the exterior of the main building relate to an alteration to an existing window to the southern elevation, the insertion of obscure glazing in a window to the right hand side of the front elevation, replacement of the existing window opening with a door and double glazed uPVC side window to the northern side elevation and the replacement of an existing window with a door and uPVC side window to the rear elevation. None of which materially affect the external appearance of the building. By virtue of Section 55 of the Town and Country Planning Act 1990 as amended, the carrying out for the maintenance, improvement or other alteration of any building of works which affect only the interior of the building, and do not materially affect the external appearance of the building, shall not be taken to involve the development of land. Section 56 of the Planning Act 1990 states that the development of land shall be taken to be initiated, if the development consists of a change of use, at the time when the new use is instituted. To date a use such as that described by residents has not yet been initiated at these premises.

This application relates solely to the conversion of the existing garage to an annex, in that regard Policy CW2 of the Local Development Plan (LDP) sets out criteria relating to amenity. In terms of that Policy, development proposals should not have an unacceptable impact on the amenity of adjacent land or properties. These will be addressed in turn.

In terms of its impact upon the character of the surrounding area, the garage building is an existing structure within the mature grounds of an established residential property. The proposed changes to the structure are cosmetic in nature, in that the building is not being extended and no additional floor space is being created. It is therefore considered that the proposed use of the garage as an annex will not result in an unacceptable impact on the visual amenity of the surrounding area.

In terms of its impact upon neighbouring amenity, it is considered that the amendments that have been made to re-position the external flues to the rear elevation of the building and the proposed use of velux roof windows that are fixed panes and non opening has overcome any adverse impact in this regard. The imposition of a condition to ensure that they remain as such in perpetuity would be appropriate, together with a condition to prevent any further alterations or extensions to the annex without having first obtained the written consent of the Local Planning Authority would also be reasonable. Consequently, subject to the imposition of appropriate conditions the development is in accordance with Policy CW2 of the LDP.

Policy CW3 sets out criteria in terms of highway design considerations. In that regard it is not considered that the proposed works will have any detrimental impact on the safe, effective and efficient use of the transportation network subject to the imposition of a conditions attached to any consent to limit the use of the annex to ancillary accommodation and incidental to the residential enjoyment of Saer Coed. On this basis, no objection is raised by the Transportation Engineering Manager.

In conclusion the proposed development complies with policies CW2 and CW3 of the Caerphilly County Borough Local Development Plan up to 2021 - adopted November 2010.

Comments from consultees: Head of Public Protection - No objection.

Senior Engineer (Land Drainage) - No objection.

Transportation Engineering Manager (Highways) - No objection - subject to a condition restricting the use of the annex to purposes incidental and ancillary to the residential enjoyment of Saer Coed and for no other purpose.

Cont'd

Comments from public:

- 1) The proposed works are indicative of a change of use of the premises as a whole from a single dwelling to that of a care home. The introduction of commercial enterprise would have a detrimentally significant impact on the residential amenity currently enjoyed by nearby residents - The application seeks permission to convert the existing garage to an annex, and does not propose a change of use at the property. If and when such a use is implemented, the matter will be fully investigated by the planning enforcement section, however, this application must be determined based on what is currently proposed. In that regard neighbouring amenity has been addressed in the report above.
- 2) Works are being undertaken to the main house prior to the determination of any application for planning permission - This application relates to the conversion of the existing garage to an annex only, and internal works relating to the dwelling have been addressed in the report above.
- 3) The single track access lane is inadequate as a sole means of access to the site. As well as its access onto the main Trinant Road with no visibility whatsoever. Increase traffic generation to an unacceptable degree to the detriment of highway safety - The Transportation and Engineering Manager raises no objection to the proposal on the basis of what is being considered under this application, i.e. conversion of a garage to an annex.
- 4) No record of planning permission or approval under the Building Regulations for the garage at the time it was originally erected therefore there is a question over its structural integrity, and how it could be possible to approve modification to a building which apparently has no permission to exist - Building Regulations approval is a separate matter and are not material to the consideration of this planning application. As outlined above, the garage onsite was likely constructed under householder permitted development rights at the time. Notwithstanding this the structure would now be classed as lawful development given the passage of time since it was constructed.
- 5) The potential inappropriate use of the adjacent woodland by residents of the property - This is not a material planning consideration.
- 6) Potential for persons from the property to injury themselves on unforeseen hazards that might be present in that woodland - This is not a material planning consideration.

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7) The presence of two roof windows on the roof slope facing the site boundary and the venting of flues and extractor units directly through the rear elevation of the annex onto the side boundary with the adjacent property have a detrimental effect on the residential amenity of the adjacent dwelling - Amended plans have been submitted to ensure there is no impact upon neighbouring amenity. This has been addressed in the report above.

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, Drwg No.100 Rev. PO; received on 18th October 2019;
Proposed Site Block Plan, Drwg No. 201 Rev. PO; Received on 18th October;
Proposed Garage Plan, Drwg. No. 250 Rev P5; Received on 14th February 2020;
Proposed Front and Side Elevation - Garage, Drwg.No. 255 Rev. P5; Received on 14th February 2020;
Proposed Rear and Side 2 Elevation - Garage, Drwg. No. 256 Rev. P5; Received on 14th February 2020;
Proposed Front and Side Elevation - House, Drwg No. 205 Rev. P1, Received 18th October 2019;
Proposed Rear and Side 2 Elevation - House, Drwg. No. 206 Rev. P3, Received 18th October 2019;
Proposed Ground Floor Plan - House, Drwg. No. 203 Rev. P4, Received 18th October 2019; and
Proposed Loft Floor Plans - House Drwg. No. 204 Rev. P3, Received 18th October 2019.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

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- 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.
- 04) The development hereby permitted shall not be occupied at any time other than for purposes ancillary and incidental to the C3 residential use of the existing dwelling known as Saer Coed at the site subject of this consent.
REASON: For the avoidance of doubt as to the nature of the approved development and to ensure that the development is not occupied as a separate unit of accommodation.
- 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, no enlargement of the annex hereby approved shall be constructed without the approval of the Local Planning Authority.
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) 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, no windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity in accordance with policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.
- 07) Notwithstanding the plans hereby approved the roof lights on the rear roof plane of the annex shall be fixed and non-opening and shall be retained as such in perpetuity.
REASON: In the interests of residential amenity in accordance with Policy CW2 of the adopted Caerphilly County Borough Local Development Plan up to 2021.

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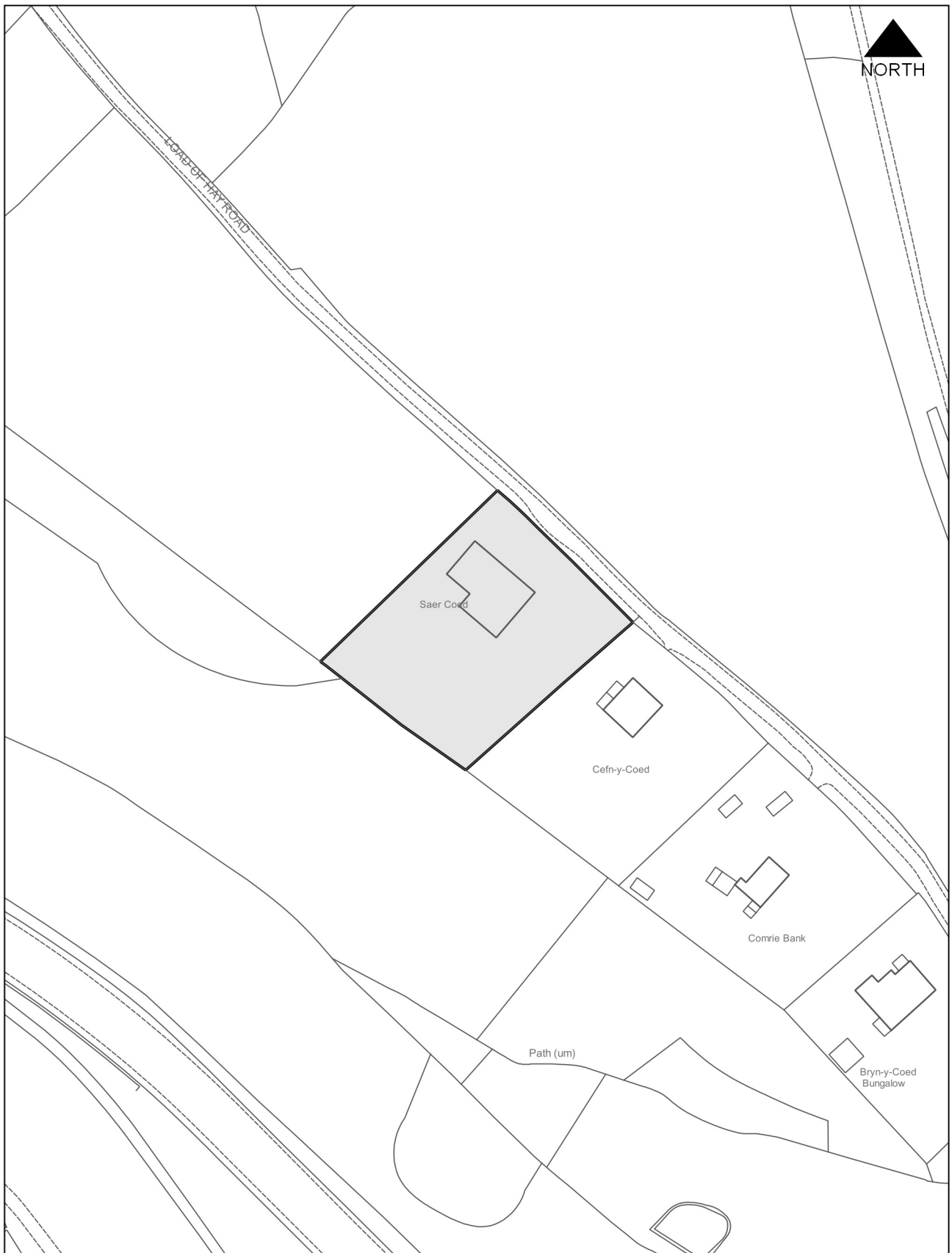
Planning Application 19/0857/FULL

Advisory Note(s)

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

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

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



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Agenda Item 7

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
19/0977/COND 06.12.2019	Bellway Homes Ltd (Wales) Building One Eastern Business Park St Mellons Cardiff CF3 5EA	Discharge conditions 06 (masterplan), 21 (hard and soft landscaping), 34 (leisure provision), 35 (phasing of development) and 36 (provision of electric charging points) of planning consent 17/0804/OUT (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) Land At Virginia Park Golf Club And Driving Range Virginia Park Caerphilly	Decided - Discharge of Conditions 07.02.2020
20/0016/NMA 09.01.2020	Jenhu Group Ltd C/O Avison Young Miss A Sgueglia 1 Kingsway Cardiff CF10 3AN	Seek approval of non-material amendments to planning consent 17/1027/FULL (Demolish Caerphilly Magistrates' Court building and re-develop with 38 No. dwellings (comprising 34 No. apartments and a terrace of 4 No. houses), together with associated vehicular and pedestrian accesses, car parking, amenity areas, buggy and bin store, landscaping and ancillary development: site preparation, clearance, treatment, re-profiling and the installation of new services and infrastructure) Land At Grid Ref 315698 186337 Mountain Road Caerphilly	Granted 07.02.2020

20/0059/NOTA 23.01.2020	Mr H Oakley Vicary Ty Oakley Farm Abercarn Mountain Road Hafodyrynys Newport NP11 5AY	Erect agricultural shed to house livestock, fodder and machinery Ty Oakley Farm Abercarn Mountain Road Hafodyrynys Newport	Prior Approval Not Required 07.02.2020
19/0820/COU 02.10.2019	Mrs K Black Atlas House North Blackvein Industrial Estate Wattsville NP11 7PX	Change the use of former mine office (B1, B2, B8) to Biking Hostel (Sui Generis) Atlas House - Unit C South Blackvein Industrial Estate Wattsville Newport	Granted 10.02.2020
19/1016/TPO 19.12.2019	Millar Contractors Mr M Millar Unit A Upper Boat Business Centre Treforest Pontypridd Rhondda Cynon Taf CF37 5BP	Carry out various tree works (Tree Preservation Order 119/81/GCC) Millars Wood Oakdale Terrace North UI Penmaen Oakdale	Granted 10.02.2020
20/0028/NMA 14.01.2020	Mr R Stevens 37 Ffordd Erw Caerphilly CF83 1RY	Seek approval of a non- material amendment to planning consent 19/0228/FULL (Erect a two storey side extension and single storey rear extension) to change rear hipped roof to gable end roof and the installation of 4 No. velux roof lights in the newly constructed front and rear pitched roofs 37 Ffordd Erw Caerphilly CF83 1RY	Granted 10.02.2020
20/0091/CLPU 04.02.2020	Mr & Mrs Spiteri 56 Foundry Road Pontymister Risca Newport NP11 6AL	Obtain a Lawful Development Certificate for the proposed erection of a single storey side/rear extension 56 Foundry Road Pontymister Risca Newport	Refused 10.02.2020
19/0131/FULL 14.02.2019	K.J Property Investments Ltd Capital Valley Business Park Pontlottyn Bargoed NP22 5PT	Store brick/stone arising from demolition locally on site, crushing and screening for reuse and storage of aggregates on site North Court Capital Valley Eco Park Rhymney	Granted 11.02.2020

19/0994/COU 11.12.2019	The Managing Trustees, Newport And Lower Wye Methodist Circu Rev G Gresswell C/o Mr M Lougher Suite 17 Malpas Court Oliphant Circle Newport NP20 6AD	Change the use from redundant Minister's accommodation to resource centre for church and community use Church Bungalow Thistle Way Ty Sign Risca	Granted 12.02.2020
19/0997/COU 13.12.2019	Mr & Mrs M Bettinson Tir Adam Uchaf Farm Heol Adam Gelligaer Hengoed CF82 8FU	Change the use to C2 Use Class with the conversion of one kennel block for bedroom accommodation with extensions Bridge Croft Kennels Tir Adam Uchaf Farm Heol Adam Gelligaer	Granted 12.02.2020
19/1004/FULL 17.12.2019	Mr R Cuddihy 89 Lansbury Avenue Cefn Hengoed Hengoed CF82 7HB	Erect 2 No. detached bungalows with private drive and off road parking Hengoed Hall Yard Hengoed Hall Drive Cefn Hengoed Hengoed	Granted 13.02.2020
19/0996/FULL 12.12.2019	Miss S Pinch 65 Shingrig Road Nelson Treharris CF46 6DY	Erect single storey rear kitchen and bathroom extension 65 Shingrig Road Nelson Treharris CF46 6DY	Granted 14.02.2020
19/0998/FULL 13.12.2019	Mr & Mrs S Hill 7 Penrhiw Road Penrhiw Risca Newport NP11 6GA	Erect single storey extension to front and side, external alterations to existing drive and construct a rear terrace, carry out alterations to vehicular access and parking arrangement to the front of the property 7 Penrhiw Road Penrhiw Risca Newport	Granted 14.02.2020
20/0039/FULL 15.01.2020	Mr & Mrs J Wilson 17 Hawthorn Road Nelson Treharris CF46 6PB	Erect single storey side extension 17 Hawthorn Road Nelson Treharris CF46 6PB	Granted 14.02.2020

18/0160/OUT 16.02.2018	Mr & Mrs Evans & Franks C/O Ms L Hughson-Smith 19 Starling Walk Penallta Hengoed CF82 6BH	Erect residential development up to 131 dwellings and associated works Land Adj To Tiryberth Farm Hengoed Road Penpedairheol Hengoed	Refused 20.02.2020
18/0922/FULL 23.10.2018	Mr J Bilton Ebenezer Chapel Wyndham Street Machen CF83 8PU	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 Ebenezer Chapel Wyndham Street Machen Caerphilly	Granted 20.02.2020
19/0705/RET 17.08.2019	Mr M Winfield Fferm Pont Carreg Rhyd Y Gwern Lane Machen Caerphilly CH83 8UH	Retain the change of use of the land from agriculture to a rural enterprise of animal keeping and training primarily for use in the film and television industry together with the erection of a rural enterprise dwelling associated with that use Rockwood Animals Fferm Pont Carreg Rhyd Y Gwern Lane Machen	Granted 20.02.2020
19/0736/OUT 02.09.2019	Mr L Williams 22 St Helens Road Heath Cardiff CF14 4AR	Erect a three bedroom dwelling and detached garage Land At Grid Ref 319353 188688 Newport Road Machen	Refused 20.02.2020
19/0744/FULL 05.09.2019	Mr P Cave 146 Nantgarw Road Caerphilly CF83 1AP	Erect 2 No. two-storey, two-bedroom flats Land At Grid Ref 315771 187383 Lawrence Street Caerphilly	Refused 20.02.2020
20/0017/RET 09.01.2020	Mrs B Price 40 James Street Markham Blackwood NP12 0QN	Retain and complete the construction of an outbuilding/practice room 40 James Street Markham Blackwood NP12 0QN	Granted 20.02.2020

18/0444/FULL 14.05.2018	Reginald Moore Ltd 5 Cwrt Y Parc Cardiff Business Park Llanishen Cardiff CF14 5GH	Construct two social rented units and one market house The Rectory High Street Nelson Treharris	Granted 21.02.2020
19/0646/NCC 23.07.2019	Llandaff Diocesan Board Of Finance 2 Callaghan Square Cardiff CF10 5BT	Vary condition 01 (Commencement date) of planning consent 12/0571/FULL (Convert former rectory into two affordable houses and erect residential development of 6 dwellings) to extend the time period for commencement for a further five years The Rectory And School Site High Street Nelson Treharris	Granted 21.02.2020
19/0970/LBC 02.12.2019	Friends Of St Illtyd Ms H Leicester C/o 14 Graig Road Six Bells Abertillery Blaenau Gwent NP13 2LR	Remove the stained glass in one of the windows and replace the glass with new stained glass that matches existing windows in the building Christ Church Pantddu Road Aberbeeg	Granted 21.02.2020
19/1027/COND 24.12.2019	Mr B Hills C/O C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Discharge conditions 6 (Coal Mining), 20 (Bat Survey and Enhancement), 23 (Bats), 24 (Nesting Sites), 25 (Method Statement) of planning consent 18/0759/FULL (Erect residential development of 8 detached dwellings) White Hart Inn White Hart Machen Caerphilly	Decided - Discharge of Conditions 21.02.2020
20/0004/COU 03.01.2020	Mr N Carter C/o EPT Partnership Mr S Sidford Ty Cefn Rectory Road Canton Cardiff CF5 1Q	Change the use from a redundant shop and living accommodation into 3 self- contained flats 48 Ruth Street Bargoed CF81 8PE	Granted 21.02.2020

20/0037/COU 15.01.2020	Mr J Davies 16-18 High Street Ynysddu Newport NP11 7JJ	Change of use of ground floor chip shop to additional residential accommodation Chip Shop 18 High Street Ynysddu	Granted 21.02.2020
19/0944/FULL 25.11.2019	Mr & Mrs Q Chakravarty 10 Maes Y Pandy Bedwas Caerphilly CF83 8HQ	Replace existing garage door with window and extend on top of existing garage with additional parking and rear conservatory 10 Maes Y Pandy Bedwas Caerphilly CF83 8HQ	Granted 24.02.2020
20/0013/NCC 08.01.2020	Mr M Evans Pen-Yr-Heol-Las Farm Pen-Yr-Heol-Las Farm Lane Manmoel Blackwood NP12 0RQ	Vary condition 01 of planning consent 15/1077/NCC (Vary condition 01 of planning consent 10/0810/OUT (Change the use/convert barn to a dwelling together with associated access and car parking) to extend the period of time within which development can commence by a further five years) to extend the time limit for the development to commence by a further five years Ysguborneydd Farm Pen-Yr- Heol-Las Farm Lane Manmoel Blackwood	Granted 24.02.2020
20/0014/NMA 09.01.2020	Mr J Bailey Ysgubor Derwen Heol Tynewydd Bedwellty Blackwood NP12 0AH	Seek approval of a non- material amendment to planning consent 19/0332/FULL (Erect single storey kitchen extension to the side of the property) to change the lean to roof to pitched roof, face stone work to match existing wall Ysgubor Derwen Heol Tynewydd Bedwellty Blackwood	Refused 24.02.2020
20/0026/FULL 13.01.2020	Mrs L Williams 6 Shannon Close Pontllanfraith Blackwood NP12 2FW	Erect two storey side and rear extension and a two storey entrance porch 6 Shannon Close Pontllanfraith Blackwood NP12 2FW	Granted 24.02.2020

20/0104/NMA 05.02.2020	Messrs Jaura 48 Penylan Road Penylan Cardiff CF24 3PF	Seek approval non-material amendment to planning consent 18/0853/FULL (Erect single storey extension to rear) to amend the proposed shop front to bi fold doors and shutters to front and side Bake Station 3 Station Terrace Caerphilly CF83 1HD	Refused 24.02.2020
19/0138/COND 19.02.2019	Mr R Bruce C/O C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Discharge conditions 10 (Drainage), 11 (Pre-commencement survey for bats), 12 (Supervised strip of roof and soffits), 13 (Mitigation for house martin and starling), 14 (Enhancement for bats) and 15 (Reptile Method Statement) of planning consent 18/0122/FULL (Convert and extend existing chapel to 7 No. self-contained apartments with on site parking, cycle and refuse storage facilities) Seion Baptist Church Glenview Terrace Llanbradach	Decided - Discharge of Conditions 25.02.2020
20/0002/FULL 02.01.2020	Mr R Whittleston 18 Gwyn Drive Caerphilly CF83 3FR	Extend and convert existing garage to sitting room and associated works to create new retained parking areas, a step access and patio 18 Gwyn Drive Caerphilly CF83 3FR	Granted 25.02.2020
20/0007/FULL 06.01.2020	Mr King 7 Clos Dwyerw Caerphilly CF83 1TE	Raise ridge height and erect rear dormer roof extension 7 Clos Dwyerw Caerphilly CF83 1TE	Granted 25.02.2020
20/0011/COND 07.01.2020	Mrs R Jones Glan Yr Afon House Station Terrace Brithdir NP24 6JS	Discharge conditions 3 (Materials), 4 (Lighting Scheme), 5 (Bat Method Statement), 7 (Birds) and 8 (Bat Box Details) of planning consent 19/0537/FULL (Erect two storey front extension) Glan Yr Afon House Station Terrace Brithdir New Tredegar	Decided - Discharge of Conditions 25.02.2020

20/0020/FULL 09.01.2020	Mr & Mrs Barnes 6 The Row Draethen Newport NP10 8GD	Demolish existing single storey garden/lounge room and replace with two storey extension to rear of property 6 The Row Draethen Newport NP10 8GD	Granted 25.02.2020
20/0023/FULL 13.01.2020	Mr D Savage 29 Mill View Caerphilly CF83 3SJ	Erect single storey front and side extension 29 Mill View Caerphilly CF83 3SJ	Refused 25.02.2020
20/0031/COND 13.01.2020	CCBC Head Of Education Planning & Strategy Mrs S Richards Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge Condition 6 (Trees) of planning consent 19/0662/LA (Construct new single storey nursery block, remodelling and single storey extension to an existing building and demolition of a demountable classroom building) Ysgol Gynradd Gymraeg Y Castell Crescent Road Caerphilly CF83 1WH	Decided - Discharge of Conditions 25.02.2020
18/0961/COND 08.11.2018	Mr R Bruce C/O C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Discharge condition 4 (landscaping), 5 (boundary treatment), 7 (parking provision), 16 (privacy screening) and 17 (materials) of planning consent 18/0122/FULL (Convert and extend existing chapel to 7 No. self-contained apartments with on site parking, cycle and refuse storage facilities) Seion Baptist Church Glenview Terrace Llanbradach Caerphilly	Decided - Discharge of Conditions 26.02.2020

19/0894/NMA 30.10.2019	P & P Building And Roofing Contractors Ltd Mr D Long Unit 12A Gilchrist Thomas Industrial Estate Blaenavon NP4 9RL	Seek approval of a non- material amendment to planning consent 16/0656/FULL (Erect a residential development of 10 no. dwellings and associated works) to amend condition 4 and to replace existing ash tree, suffering from ash die back disease with Betula Pendula extra heavy standard root balled Land At Grid Ref 315200 199079 Eastview Terrace Bargoed	Granted 26.02.2020
19/0979/COND 06.12.2019	Bellway Homes Ltd (Wales) Building One Eastern Business Park St Mellons Cardiff CF3 5EA	Discharge conditions 19 (Construction - engineering details) and 33 (Drainage) of planning consent 17/0804/OUT (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) Land At Virginia Park Golf Course And Driving Range Virginia Park Caerphilly	Decided - Discharge of Conditions 26.02.2020
19/0981/FULL 06.12.2019	Mr & Mrs P Baylis 25 Heol-Y-Ddol Caerphilly CF83 3JF	Erect two storey side extension and convert rear conservatory into habitable room with tiled roof to match existing 25 Heol-Y-Ddol Caerphilly CF83 3JF	Refused 26.02.2020
19/0993/FULL 11.12.2019	Mr I Tucker Valley News 45 Park Place Gilfach Bargoed CF81 8LX	Remodel the front elevation ground floor shop facade, install new signage, new door and windows, new tube and link roller shutter Valley News 45 Park Place Gilfach Bargoed	Refused 26.02.2020

19/1026/COND 24.12.2019	Pepa Capital Limited Mr M Pearcey MVJ House 3 Cwrt-Y-Park Llanishen Cardiff CF14 5GH	Discharge Condition 04 (Storage, collection and disposal of commercial waste and tyres) of planning consent 18/0073/RET (Retain the change of use from B1/B2/B8 use to car sales and tyre sales) LL Tyres Unit 1 Nant Court Glenview Terrace	Decided - Discharge of Conditions 26.02.2020
20/0065/CLPU 27.01.2020	Ms N Austln 49 Heol Ty-Gwyn Llanbradach Caerphilly CF83 3PA	Obtain a Lawful Development Certificate for proposed single storey extension to rear of dwelling 49 Heol Ty-Gwyn Llanbradach Caerphilly CF83 3PA	Granted 26.02.2020
20/0131/COND 13.02.2020	Mr & Mrs Williams Woodlands Glanhowy Road Wyllie Blackwood NP12 2HN	Discharge condition 4 (Juliet balcony details) of planning consent 19/0909/FULL (Erect two storey side extension and first floor extension to existing arrangement) Woodlands Glanhowy Road Wyllie Blackwood	Decided - Discharge of Conditions 26.02.2020
19/1015/FULL 19.12.2019	Pobl Group Mr J Watkins Exchange House High Street Newport NP20 1AA	Replace and relocate existing cycle store with secure store and relocation of bin store Cwmgelli Lodge Lon Pennant Cwmgelli Blackwood	Granted 28.02.2020
20/0085/NMA 31.01.2020	Mr Withers 32 Lower Francis Street Abertridwr Caerphilly CF83 4DX	Seek approval of a non- material amendment to planning consent 19/0936/FULL (Erect first floor rear extension) to add a window on the first floor, change the doors back to windows on the ground floor and add new doorway to the ground floor 32 Lower Francis Street Abertridwr Caerphilly CF83 4DX	Granted 03.03.2020
20/0015/FULL 09.01.2020	Ms E Tamplin Cedar House 15 Plynlimon Avenue Croespenmaen Newport NP11 3GR	Erect two storey rear extension Cedar House 15 Plynlimon Avenue Croespenmaen Newport	Refused 04.03.2020

19/0927/FULL 15.11.2019	Mr S Bray 28 Tawelfan Nelson Treharris CF46 6EH	Erect two storey side extension 28 Tawelfan Nelson Treharris CF46 6EH	Refused 05.03.2020
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Agenda Item 8

LIST OF PLANNING APPLICATIONS WHICH ARE NOT DEALT WITH IN TIME

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
18/0859/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, NP11 4QW.	Awaiting information about viability.
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.
19/0066/COND 25.01.19	Discharge conditions 6 (Road Layout), 8 (Drainage), 13 (Boundary Treatment) and 14 (Landscaping) of planning consent 17/0605/FULL (Erect residential development of eight four-bedroom dwellings and one three-bedroom dwelling and provide new road layout) at Land At Grid Ref 316564 201006, Bedwellty Road To Heol-Y-Bedw-Hirion, Aberbargoed.	Awaiting further information.
19/0089/FULL 01.02.19	Site two lock up storage containers for the storage of gates and hurdles at Coed Tophill Refuse Site (former), Gelligaer Road, Nelson.	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.	Subject to further discussion and consideration.

19/0193/RET 07.03.19	Retain filled material to create a plateau at Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard, Chapel Farm Industrial Estate, Cwmcarn.	Subject to further discussion and consideration.
19/0373/COND 01.05.19	Discharge Condition 2 (Materials - samples/details req) Condition 4 (Clearance Breeding Birds) Condition 5 (Illumination Bats) Condition 6 (Enhancement hedgerow for bats) Condition 7 (Mitigation for Robin/Thrush) Condition 8 (Bat Roost Provision) Condition 9 (Breeding Bird Provision) Condition 11 (external plant and machinery) Condition 14 (Site control - dust suppression) Condition 15 (Site control - noise suppression) Condition 19 (Construction - structural calcs) Condition 22 (Drainage - prov before occ details req) of planning consent 18/0090/FULL at The New Forge, Brynhoward Terrace, Oakdale.	Subject to further discussion and consideration.
19/0451/COND 22.05.19	Discharge conditions 01 (commencement), 03 (Levels), 04 (Drainage), 10 (Parking), 11 (Parking) and 13 (rain water run-off) of planning consent 16/0335/FULL (Erect one dwelling) at Land Rear Of 39 Highfield Road, Pontllanfraith, Blackwood.	Subject to further discussion and consideration.
19/0617/NOTD 12.07.19	Demolish existing buildings at Former Pontlottyn Primary School, Fochriw Road, Pontlottyn, Bargoed	Awaiting further information.
19/0620/NCC 12.07.19	Vary condition 15 (Approved Plans) of planning consent 17/0113/FULL (Erect 5 No. detached 4-bedroom houses) to amend approved house type to add single storey rear extension at Plot 6 (Phase 2), The Glade, Wyllie.	Subject to further discussion and consideration.
19/0689/FULL 09.08.19	Erect a new two storey two bedroom detached bungalow at Land Within Curtilage, 43 Sannan Street, Aberbargoed, Bargoed.	Subject to further consideration.

19/0719/COND 09.08.19	Discharge conditions 4 (Contamination - scheme to treat) and 6 (Colour) of planning consent 19/0348/FULL (Remove and replace the existing waste material shredder with a new waste material shredder) at GLJ Recycling Ltd, Chapel Bridge Yard, Chapel Farm Industrial Estate, Cwmcarn.	Subject to further discussion and consideration.
19/0931/COND 15.11.19	Discharge Condition 4 (Drainage), Condition 6 (Landscaping), Condition 9 (Hedgerow enhancement), Condition 14 (Noise Attenuation to Bedrooms) of planning consent 18/0925/FULL (Construct a new dormer bungalow and a double garage along with access and ancillary works) at Land At Ty Isaf (Adjacent To Underwood Bungalow), Caerphilly Road, Ystrad Mynach, Hengoed, CF82 7EP	Further consideration of amended plans.
19/0946/FULL 25.11.19	Erect extension to existing residential dwelling at Cerrig Llwyd, Penywaun Farm Holding, Rhydri Primary School To Maenllwyd, Rudry, Caerphilly.	Awaiting amended plans.
19/0959/LA 02.12.19	Construct disabled access ramps, create disabled and ambulance parking bays to front of the building and additional car parking spaces at rear of building, install solar panels, bin store and scooter store, construct new front and rear entrance lobby and remodel elevations by moving windows and doors of the building to accommodate changes in the internal layout of the building at Ynyswen Flats 1-19, Sirhowy View, Springfield, Pontllanfraith, Blackwood, NP12 2GW	Awaiting amended plans.
19/0999/COND 13.12.19	Discharge conditions 7 (Drainage) and 8 (Contamination) of planning application 18/0907/FULL (Erect bungalow) at River View, (Land At Grid Ref 315569 188254), Heol-Y-Ddol, Caerphilly.	Awaiting amended drainage details.

<p>19/1024/RM 23.12.19</p>	<p>Seek approval of the reserved matters regarding details of appearance, landscaping, layout and scale of planning consent 15/0252/OUT (granted on appeal reference APP/K6920/A/15/3137884) (Erect residential development, public open space, landscaping, highway improvements and associated engineering works with all matters reserved except for access) at Land At Cwmgelli, Blackwood.</p>	<p>Subject to further consideration.</p>
<p>20/0009/COND 06.01.20</p>	<p>Discharge condition 04 (Drainage) and 07 (Highways) of planning consent 14/0847/FULL (Erect three detached residential dwellings) at Land At Grid Ref 314128 194285, Brynmynach Avenue, East Ul, Tredomen.</p>	<p>Further consideration of amended plans.</p>

Agenda Item 9

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE VALID	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.	Document being prepared and signed by other side. Still waiting to receive. Told they are in discussions with Llanover as part owners. Chased.
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	Linked with other application so dealing with under that agreement.
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	Received draft 106 for agreement from the applicant.
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), Pwllypant Roundabout To Coed-Y-Brain Roundabout, Pwllypant, Caerphilly.	With the applicant.
18/0930/NCC 25.10.18	Vary condition 03 (time period) of planning consent 10/0550/OUT (Re-develop the site for a mixed use development including housing, employment (B1 Use) and community use with associated open space and infrastructure) to extend the period of time for the submission of reserved matters at Former BSW Saw Mills The Timber Yard, Commercial Street, Senghenydd.	Waiting for Solicitors details. Agent is chasing the client.

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. Provided draft to solicitors. Solicitors said they will be in contact shortly. Sols raised issues. Waiting for instructions from Highways. Still waiting – said would meet if necessary.
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.	In discussions with other side.
19/0465/NCC 25.05.19	Vary condition 01 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.	Requested Solicitors. Chased.

Agenda Item 10

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
19/0009/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
20/0001/REF 19/0881/FULL	Mr D Savage 29 Mill View Caerphilly CF83 3SJ	Erect single storey front and side extension at 29 Mill View Caerphilly CF83 3SJ	10.01.2020
20/0003/REF 19/0108/FULL	Mr L Cheballah 17 Caradoc Close St Mellons Cardiff CF3 0LQ	Construct a detached 3/4 bedroom dwelling at Land At Grid Ref 315089 202632 Jubilee Road Elliot's Town	29.01.2020

APPEALS DECIDED

APPEAL REF/ PLANNING APP	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
19/0016/REF 19/0275/NCC	Vary Condition 08 (Hours of operation) of planning consent 14/0226/FULL (Provide materials recycling facility (revision to approved material recycling facility reference 11/0226/FULL) to extend the hours of operation for utility providers at Bryn Recycling Ltd (Bryn Power) Waste Transfer Station Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer	Allowed 18.02.2020	COMM
19/0017/REF 19/0276/NCC	Vary Condition 6 (Hours of operation) of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to extend the hours of operation for utility providers at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Allowed 18.02.2020	COMM
19/0018/REF 19/0775/FULL	Erect two storey extension to front of dwelling at 1 Sycamore Houses St Davids Lane Woodfieldside Pontllanfraith Blackwood	Dismissed 11.02.2020	DEL
20/0002/REF 19/0608/FULL	Erect dormer roof extension at 16 Rising Sun Close Oakdale Blackwood NP12 0JB	Dismissed 05.03.20	DEL
20/0001/REF 19/0881/FULL	Erect single storey front and side extension at 29 Mill View Caerphilly CF83 3SJ	Dismissed 05.03.20	DEL