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## **PREFACE ITEM**

APPLICATION NO. 12/0043/NCC

APPLICANT(S) NAME: Rio Architects

PROPOSAL: Vary conditions (10) and (15) of planning permission 11/0481/FULL relating to delivery hours and a lockable barrier for the car parking

LOCATION: Bowls Inn Bowls Terrace Caerphilly CF83 2RD

This application was originally reported to the Planning Committee on 12 April 2012, and was deferred to enable a further report to be prepared to consider possible reasons to refuse the application. Members requested that officers give consideration to the reasons that the proposal would adversely affect residential amenity.

Members expressed concerns that the absence of a lockable entrance barrier when the premises are closed, would provide the opportunity for 'joy-riders' to access the car park at the premises late in the evenings. As a consequence, there would be a potential for noise and disturbance to be generated and the impact that this would have upon nearby residential properties.

The nearest residential property is immediately adjacent to the eastern boundary of the site, and there are other residential properties within a relatively short distance on three sides of the site.

Members also expressed concerns about highway safety, but a reason for refusal could not be justified on that basis bearing in mind that the access to the site and car park will be designed in an appropriate manner.

A copy of the original report is attached as an appendix. The application had been recommended for approval on the basis that the proposal is in compliance with Council policy and design guidance. However, Members have expressed concerns as outlined above, and if they are minded to refuse the application, they may consider the reason set out below.

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Application 12/0043/NCC Continued.

Recommendation: That planning permission is granted in accordance with the attached report, but if Members are minded to refuse permission the following reason is suggested.

The proposal to undertake the development without a lockable barrier to the car parking area is in conflict with Policy CW2 of the Caerphilly County Borough Local Development Plan Up to 2021 - Adopted November 2010, by virtue of noise nuisance and general disturbance to the detriment of residential amenity associated with the use of the car park at later hours during the week and at weekends.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
11/0254/RET 24.05.2011	Mr C Pearce C/O Caerphilly Conservative Club 43 - 45 Bartlett Street Caerphilly CF83 1JT	Retain the siting of three air conditioning units on the rear elevation Caerphilly Conservative Club 43 - 45 Bartlett Street Caerphilly CF83 1JT

**APPLICATION TYPE:** Retain Development Already Carried Out

### SITE AND DEVELOPMENT

Location: On the northern side of Bartlett Street, Caerphilly, at the junction with Warren Street.

Site description: The host property is a two-storey end of terrace building currently occupied as a Conservative Club, on the northern side of Bartlett Street, Caerphilly, at the junction with Warren Street.

Development: Retention of the siting of three air conditioning units on the rear elevation.

Dimensions: Each unit would measure 0.85 metres wide, by 0.65 metres tall, by 0.3 metres deep and 2.4 metres high to the base above ground level.

Materials: External finishes of the proposal would be powder coated metal encasement and metal wall brackets.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

No previous planning history.

### **POLICY**

#### LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is within the settlement boundary.

Cont.....

Application 11/0254/RET Continued.

Policies:

CW2 (Amenity)  
CW3 (Design Considerations - Highways)

NATIONAL POLICY:

Planning Policy Wales (2010)  
Technical Advice Note 12: Design (2009)

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

**CONSULTATION**

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

Transportation Engineering Manager - raises no objection.

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Extent of advertisement: Nine neighbours notified, site notice not required.

Response: One.

Summary of observations: The neighbouring resident's comments are as follows:

1. The height of the installed air conditioning units would have a detrimental impact on highway safety when considering the high level vehicles that use the public lane to rear of the Conservative Club.
2. Drivers attempting to avoid the units may cause damage to boundary walls adjacent to the lane.
3. The units are in a prominent location and would have a detrimental impact on the visual amenity of the neighbouring residential properties.

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Application 11/0254/RET Continued.

## 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 issues in this instance.

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No European protected species implications and therefore no comments required from the Council's Ecologist.

## **ANALYSIS**

Policies: The proposed air conditioning units are in proportion to the scale of the site and their design and materials are in keeping with the surroundings. Therefore when considering the context of the existing property and the resulting development it is felt that the proposal would be acceptable in this instance. It should also be noted that there would be no unacceptable impact on the amenity of the adjacent properties or land. The proposal would not result in the over-development of the site and would have no detrimental impact on the safe, effective and efficient use of the transportation network.

Therefore the proposal is compliant with policies in the Adopted Local Development Plan, Supplementary Planning Guidance LDP7, Planning Policy Wales (2010) and TAN 12: Design.

Comments from consultees: Head of Public Protection has no adverse comments to make in respect of the application.

Transportation Engineering Manager raises no objection.

Comments from public: The Local Planning Authority's response to the neighbouring resident's comments is as follows:

1. The Council's Transportation Engineering Section have assessed the application with regard to highway safety and raised no objection.
2. This is not a material planning consideration but a private legal matter between the parties involved.

Cont.....

Application 11/0254/RET Continued.

3. Whilst the Local Planning Authority would acknowledge that the units are visible from the neighbouring properties it is not considered that any impact they may have would be of a level that would warrant refusal in this instance, especially when considering the scale and proximity of the existing building on which they are located.

Other material considerations: The development is considered acceptable in all other aspects.

RECOMMENDATION that Permission be GRANTED

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
11/0564/FULL 20.07.2011	Mr & Mrs R Ward Parc Y Lan 7 Mountain Road Caerphilly CF83 1HG	Demolish detached dwelling and garage, replace and erect two further dwellings Parc Y Lan 7 Mountain Road Caerphilly CF83 1HG

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: This application refers to land located within the curtilage of an existing dwellinghouse, which is sited directly to the south of Caerphilly Town Centre. The site is situated approximately half a mile from the town centre and lies on the lower slopes of the mountain. As a result it is located at a level which is above that of the town.

Site description: The application site area is irregular in shape. The existing property was built at the rear of dwellings fronting onto Mountain Road. As a result it has a long drive leading from that road to a site which measures approximately 0.3 hectare in area. The land falls relatively steeply from west to east with a difference in over 8 metres from the house to a point on the eastern boundary.

The site area is currently taken up by the curtilage of the house and is laid out as a domestic garden with areas of lawn, patios and playspace. There are also outbuildings.

The land is surrounded on all sides by residential properties, with the exception of a small length of boundary which it shares with the Magistrates Court.

Development: The development is for the demolition of the existing house, the garage and outbuildings, and their replacement by three detached houses of different designs. Two of the properties are large double-storey in design. They also have additional rooms in their attics. The third dwelling is three-storey in design, albeit the top floor is contained substantially within the roof-space. The properties have detached garages, which are located along the northern boundary of the site. All the garages have flat roofs which are shown as being covered with "grass". Due to the contours of the site they are all located at levels below the dwellings that they are intended to serve. The dwellings are all sited to face north which takes advantage of the views from this elevated site.

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Application 11/0564/FULL Continued.

Dimensions: The sites area is approximately 0.3 hectare although a substantial element of this is driveway. Plot 1, which stands at the highest part of the site is shown as having a height of 9.5 metres to its ridge and has a ground floor area measuring approximately 77 square metres. Plot 2 is the largest of the units having a ground floor area measuring approximately 120 square metres and a height of 9.5 metres to the ridge. Plot 3 has been revised from the original design and has been "handed" to reposition the front door away from the boundary with the dwelling to the east. It has a height to ridge of 10.5 metres and a ground floor area measuring approximately 90 square metres.

Materials: The application indicates that the houses are to be constructed in brick with the roof being covered in concrete tiles. Except for the grass roof covers the materials to be used for the walls of the garages are unspecified.

Ancillary development, e.g. parking: A bin store is to be provided off Mountain Road. This is indicated as a screened facility however no further details are provided. The access drive will have a set of automatic security gates located approximately 17 metres into the site off the adopted highway. This will permit a refuse vehicle to use the 4.5 metre wide access to empty the bins in the storage area, if required.

## PLANNING HISTORY

5/5/94/0143 - Erect two detached houses - Refused 27.04.94.

P/97/0114 - Erect extension to kitchen to replace existing conservatory - Granted 04.04.97.

## **POLICY**

### LOCAL DEVELOPMENT PLAN:

Site Allocation: The site is indicated as being within the settlement limit contained in the plan. It forms part of an established existing residential development and as such is not specified for an identified land use policy proposal in the plan.

Policies: The particular policies of relevance in this instance are CW2 (Amenity) and CW11 (Affordable Housing Planning Obligation). Also applicable to this site is the Supplementary Planning Guidance relating to financial contributions payable to the improvements in the strategic road network in the Caerphilly Basin area, and "Building Better Places to Live".

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

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Application 11/0564/FULL Continued.

## ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No. The site is less than the threshold of 0.5 Hectares.

Was an EIA required? Not applicable.

## **CONSULTATION**

Transportation Engineering Manager - raises no objection subject to the imposition of a number of conditions relating to highway safety being attached to any permission granted. Also the need for a S106 agreement to secure the payment of £5,500 for each additional development, as a contribution to improvements to the strategic highway network.

Head Of Public Protection - raises no objection subject to the inclusion of one condition relating to the control over imported material onto the site.

Dwr Cymru - makes no adverse comments in respect to this application. They do however comment that the site is crossed by a public sewer which should be protected from built development.

Senior Engineer (Land Drainage) - makes a range of comments on drainage matters and requires a condition to be imposed in respect to the submission and approval of a comprehensive drainage arrangement to serve the development.

Caerphilly Town Council - have made no comment on this application.

Countryside And Landscape Services - considered that the Bat Survey submitted with the application was acceptable. A condition requiring the inclusion of roosts into the development was however recommended.

## **ADVERTISEMENT**

Extent of advertisement: The application, in its original form, was advertised by way of site notices and 14 direct neighbour consultation letters. This proposal was unacceptable and was withdrawn from the planning committee agenda, in April 2012, at the applicant's request, in order for a revised scheme to be submitted. This scheme was subsequently deposited, and is the one described above. This amended proposal was the subject to reconsultation with the same neighbours previously advised of the scheme.

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Application 11/0564/FULL Continued.

Response: The response to this reconsultation exercise has been the submission of 5 letters. Of these 4 raise objection and one makes comments which are not relevant to the assessment of the scheme. Of the objection letters a number are from the same source.

Summary of observations: The following comments form the basis of the objections received:-

1. The proposal is contrary to Criterion A of Policy CW2 of the Adopted LDP, due to its adverse impact on neighbouring dwellings by virtue of its scale, size and siting.
2. The proposal is out of character with its surroundings by virtue of its design, scale and massing contrary to Council guidance and TAN 12 Design.
3. The information received is not accurate in respect to its impact on the dwelling to the east. It does not fully reflect the garden level of that site.
4. Plot 3 is of a location and a design which adversely affects the residential amenity of the adjoining property by its unacceptable scale and the impact on that dwelling's privacy.
5. It would result in the loss of natural light and sunshine to surrounding property.
6. A number of substantial mature trees have already been felled to facilitate the development. This represents one of the last open spaces in this area and its loss to this form of development is not acceptable.
7. The garages are "reminiscent of air raid shelters", whilst the grass roofs are a "gimmick".
8. The proximity of the site to neighbouring property along with the change in levels results in the overpowering and overshadowing of the neighbours' homes.
9. The proposal could exacerbate surface water drainage problems being experienced at properties to the north, which are adjacent to the lowest part of the site. These problems could include additional flooding and physical damage to property.

#### SECTION 17 CRIME AND DISORDER ACT

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

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Application 11/0564/FULL Continued.

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. A bat survey accompanied the application and revealed no evidence of bats present at the site.

## **ANALYSIS**

Policies: Policy CW2 contains a number of criteria which all new developments must satisfy. The first of these states as follows:-

"A There is no unacceptable impact on the amenity of adjacent properties or land".

Discussions in regard to the impact on surrounding property have taken place with the applicant and his agent over a number of months. This has resulted in a range of amendments being made to the plans, particularly in respect to the impact of Plot 3 on the dwelling to the east (i.e. Four Winds). This has included increasing the distance between the new and existing dwellings from 11.5 metres to 14.5 metres approximately and the improvement in the privacy position by "handing" the house design, thereby moving the front entrance door (which had an elevated position overlooking the neighbouring property) to the furthest side of the building, thereby reducing the privacy impact. The current revision involves the reduction in the height of all of the plots by the removal of the lower ground floors of all the properties. These had previously provided garages and access halls to the dwellings. The garages are now shown as detached buildings and the dwellings are consequently reduced in height by the removal of the lower ground floor levels.

With the amendments now shown it is considered that the impact on the residential amenity of the property nearest to Plot 3 is acceptable. The new dwelling is located on land at a higher level, which is a relatively common occurrence in valley settlements. Whilst it does still have a height in excess of 13 metres above the level of the adjoining property it is considered that the dwelling shown is now of reasonable size and scale and is more reflective of the general arrangement of properties on the slopes of Caerphilly Mountain. Also whilst the nearest proposed windows are approximately 16 metres from the nearby dwelling, they are located in an elevation which is almost at right angles to that dwelling and therefore direct lines of sight are restricted.

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Application 11/0564/FULL Continued.

Plots 1 and 2 were originally designed to have four levels, albeit one level is in the roof space. As such they were large properties, particularly when viewed from the north. The reduction in the scale and mass of these properties by the removal of the lower ground floor, whilst not being in as close proximity to an adjoining dwelling as Plot 3, represents an improvement to the amenities of the surrounding dwellings.

In the circumstances it is considered that the amended scheme is such as to reduce the impact on the residential amenity of the adjoining properties to a level which is acceptable and is considered to be in accordance with Criterion A of Policy CW2.

With regard to policy CW11, this requires a legal agreement to provide for affordable housing for all windfall sites which exceed 0.15 Hectares in area. The Local Housing Market Assessment, which was a submitted background document to the Local Development Plan, demonstrates the need for such housing in the Caerphilly Town area. However bearing in mind the limited nature of this proposal (i.e. a net increase of 2 new dwellings) it is considered that this policy is not applicable in this instance.

The Council's Supplementary Planning Guidance titled "Building Better Places to Live" contains a section on "Character and Context", and indicates how this can be reflected through the design of the development. The reductions contained in the amended scheme are now of a scale and appearance which conforms more to that of its surroundings, and fits into the context more naturally than the larger properties previously indicated in the application.

On this basis it is considered that the proposal respects its surroundings and is in accordance with the guidance contained in Objective 5 of "Building Better Places to Live".

In respect to policy issues it is therefore considered that this application conforms to the policy and guidance contained in the Local Development Plan.

Comments from Consultees: None of the standard consultees raised objections which could sustain a refusal of permission. A number did however require the imposition of conditions to be attached to any consent granted.

Comments from public: The response to the objections raised by members of the public are as follows:-

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Application 11/0564/FULL Continued.

1. For the reasons contained in the above policy section it is considered that the revised scheme accords with the requirement of Criterion A of Policy CW2 of the Adopted Local Development Plan.
2. The revised scheme is again considered to address the scale, context and design issues contained in the Council's Supplementary Planning Guidance titled "Building Better Places to Live".
3. The applicant has confirmed that the details shown on the drawings are accurate and fully reflect the on-site position with regard to the neighbouring dwelling.
4. The impact on the residential amenity of the surrounding properties, particularly "Four Winds" has been considered in the report and found to be acceptable on the basis of the revised plans.
5. The development is located to the west of the dwelling referred to and given the distance between the properties would not unreasonably impact on the light and sunshine afforded to that dwelling currently.
6. The trees were not protected by a Preservation Order and their removal did not form part of this application and could therefore not be controlled as part of this process.
7. The garages are designed to fit into the site and the roof finishes have been chosen to assist in this process.
8. This point has been addressed in the policy section above.
9. The issue of surface water drainage is one that can be addressed by way of condition, if consent is granted.

Other material considerations: The site falls within an area covered by the Supplementary Planning Guidance (LDP3) relating to the Caerphilly Basin Strategic Highway Network Obligation. This requires the sum of £5,500 per additional house created. In this instance as the net increase is two dwellings, the sum of £11,000 is required to be secured by way of a Section 106 Agreement. As such it is recommended that the application should be deferred until the relevant S106 agreement is satisfactorily completed. After that time the application should be granted consent subject to the conditions specified below.

Recommendation: (A) That the application is DEFERRED to allow the applicants to enter into a Section 106 Agreement as set out above. On completion of a satisfactory Agreement (B) that planning permission is GRANTED subject to the following conditions.

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.

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Application 11/0564/FULL Continued.

- 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.
- 03) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water 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 they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 04) 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 into the new buildings shall be submitted to the local authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.  
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with paragraph 5.2.8 of Planning Policy Wales (2010), paragraph 1.4.3 of TAN 5 (2009) and Section 40 of the Natural Environment and Rural Communities Act 2006.
- 05) Before any soils or hardcore are brought on to site a scheme for its 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.
- 06) The proposed means of access from the public highway shall be laid-out and constructed in permanent materials for at least the first 10 metres of length from its junction with Mountain Road, in accordance with details to be agreed in writing with the LPA, prior to work commencing on site. Thereafter it shall be completed in accordance with these agreed details prior to beneficial occupation of the development.  
REASON: In the interests of highway safety.
- 07) Use of the garages shall be limited to that ancillary and incidental to the enjoyment of the dwellings for the parking of vehicles only and for no other purpose.  
REASON: In the interests of highway safety.

Cont.....

Application 11/0564/FULL Continued.

- 08) Access to individual properties shall be completed in materials as approved in writing by the Local Planning Authority before the property is brought into beneficial use.  
REASON: In the interests of highway safety.
- 09) The garages shall have clear internal dimensions of not less than 3m x 6m measured free of wall piers or any other obstructions. If disabled access is required these dimensions should be enlarged to 3.8m x 6m.  
REASON: To ensure that garages comply with Council Guidance.
- 10) The development hereby approved relates to the details received on 17th April 2012 by the Local Planning Authority.  
REASON: For the avoidance of doubt as to the details hereby approved.
- 11) Prior to development commencing details of the screening of the refuse storage area shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter this area shall be completed in accordance with these agreed details before the dwellings hereby approved are first occupied.  
REASON: To ensure that the appearance of this area is satisfactorily addressed.
- 12) Prior to development commencing details of the automatic security gates identified on the site plan, shall be submitted and agreed in writing with the Local Planning Authority. Thereafter these gates shall be erected in accordance with the agreed details.  
REASON: In the interests of visual amenity.
- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.  
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

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Application 11/0564/FULL Continued.

- 14) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.

REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Advisory Note(s)

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

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

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
11/0951/OUT 12.01.2012	College Ystrad Mynach Mr P Martin Twyn Road Ystrad Mynach Hengoed CF82 7XR	Demolish existing building and construct new Leisure Centre and Teaching Facility Ystrad Mynach College Of Further Education Twyn Road Ystrad Mynach Hengoed CF82 7XR

**APPLICATION TYPE:** Outline Application

### SITE AND DEVELOPMENT

Location: The college campus is located at the southern end of the settlement of Ystrad Mynach to the west of the former Ystrad Mynach hospital. The application site is positioned in the south west corner of the campus.

Site description: The application site comprises an old school site with buildings dating from 1959 which were brought into the college campus in 2003. The site is bounded to the west by the houses in Troedyrhiw, the south by housing on the Forge Mill Estate on the opposite side of Twyn Road, the east mainly by other college buildings, but also a group of houses accessed off Twyn Road, and the north by other land within the campus which is either open in character or accommodating car parking.

Development: Outline planning permission is being sought for the demolition of the existing buildings and the erection of a replacement building that would accommodate a 4-court sports hall, 8-lane 25m long swimming pool, leisure pool, beauty salon, gymnasium, cafe, classrooms, studio spaces and associated support spaces. The ground floor would accommodate the pool, changing facilities, sports hall, café, gym, beauty salon and entrance lobby; the second floor would accommodate classrooms, studios, office, voids over the pool and sports hall; and the third floor would accommodate classrooms, studios, office and a void over the sports hall.

The application is supported by a Design and Access Statement, Transportation Note, Flood Consequences Assessment, Bat Habitat Suitability Assessment and Survey, and a Tree Survey and Constraints plan. The following summarises the content of these various submissions.

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Application 11/0951/OUT Continued.

The Design and Access Statement (DAS) sets out the rationale underpinning all aspects of the design of the proposed development. It summarises options considered through the concept design process and provides a commentary on the site configuration, scale, form, massing, access and other design issues informing the scheme. It notes that the application is for outline consent only with all matters reserved, with all submitted drawings being for illustrative purposes only.

The form and orientation of the building are designed to respond to the building's context within and outside the College campus and site topography. The building comprises 2 wings connected by common spaces. In order to present a dynamic and active facade to the existing campus, the front (eastern) wing containing gym, cafe and swimming pool was conceived with a curved facade and tapering roof. The block (western wing) containing sports hall, changing facilities and classrooms was envisaged as a more conventional block. The height difference between the swimming pool and the 3 storey teaching block near the entrance is covered with a single pitched roof that rises from north to south, traverses the entire block and cantilevers over the entrance. The common space between the two blocks is conceived as a green roofed space that would form an interface between the two blocks.

In terms of proposed elevational treatment the curved façade of the front block has a combination of solid walls, voids and glazing. The façade along the entrance is highly glazed to allow views inside the active spaces of the gym and café on the ground floor and the studio spaces on the second and third floors. The north end of the main façade is more solid with full staggered slim glazing to shield the main swimming pool. Facades of the rear block are more conventional treatment.

The location and larger footprint of the proposed building requires the re-alignment of the internal road that connects the existing car park to the north of the site to the main vehicular entrance. Due to the larger footprint of the new building some parking spaces would be lost from the car park just inside the main entrance. There would be a drop off point in front of the main entrance.

The development would be designed with environmental sustainability in mind, with key features being the minimisation of carbon emissions, efficient mechanical and electrical systems, natural ventilation where practical, use of renewable technologies where feasible, conservation of fuel and power, and the minimisation of water consumption. An objective of the design of the building will be to achieve a BREEAM 'Excellent' rating.

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Application 11/0951/OUT Continued.

The Flood Consequences Assessment was prepared to address the requirements of Technical Advice Note 15: Development and Flood Risks. It assessed whether the proposed development is likely to be affected by flooding and whether it will increase the flood risk elsewhere; whether the proposed development is appropriate in the suggested location; and presented any flood risk mitigation measures necessary to ensure that the proposed development and occupants will be safe whilst ensuring flood risk is not increased elsewhere. It also considered the requirements of BREEAM. The report concluded that the proposed scheme is suitable in the location proposed, will be adequately flood resistant and resilient, will not place additional persons at risk of flooding and will offer a safe means of access and egress, and will not increase flood risk elsewhere as a result of the loss of floodplain storage, impedance of flood flows or increase in surface water run-off. The assessment also concluded that the proposed Sustainable surface water drainage strategy (SUDS), comprising soakaways and permeable paving, will ensure that all surface water run-off will be disposed on site via infiltration as opposed to the current situation which discharges to the adjacent sewer system and/or watercourse. As such the rate and volume of surface water run-off from the site will be significantly reduced post-development compared to the existing situation.

The Bat Survey was intended to provide information on the existing conditions with regards to bats at the site; to identify potential constraints and opportunities that bats may pose to the development plans; and to identify further ecological studies that may be required to ensure that bats are fully considered within the proposals. A bat habitat suitability assessment and survey were undertaken in December 2011 following current best practice. The building was assessed externally and internally where possible and an endoscope survey was undertaken of suitable features for roosting bats. The assessment concluded that the building has low suitability to support roosting bats, but that there were numerous features providing suitability for occasional summer roosts supporting low numbers of common bat species. It recommended that prior to demolition further surveys will be required in order to determine if any of the features are being used as a roost and to determine the level of usage, and that the provision of alternative roosting sites in the form of bat boxes on buildings or trees in the surrounding area and the provision of bat boxes on the new building to provide mitigation for the loss of this building.

Cont.....

Application 11/0951/OUT Continued.

The Transportation Note reviews the existing operations of the College and presents a comparison with the proposed changes in operation, documenting the predicted traffic impact upon the local highway network. It notes that the proposed facilities are for use by staff and students of the College only during existing hours of operation and that they will only become usable by members of the public outside of the daily teaching hours of the College between the hours of 18.00 and 21.30. It notes that the College has confirmed that the proposed development will not result in an increase in student or staff numbers. It also notes that Twyn Road currently suffers from congestion during the period 16.00 - 16.40 as a consequence of the number of students that depart from the site during that period and the attendance at the site off up to 18 coaches. These coaches wait on Twyn Road before entering the College campus. It is noted that the coaches are detrimental to the efficient functioning of the public highway with indiscriminate parking occurring with wheels mounting the footway and creating a safety hazard for motorists and pedestrians. However, the applicant considers that the current arrangement is one to be resolved between Caerphilly Council and the bus operator. A TRICS 2011 assessment calculates that, whilst the overall gross floor area of the facility will increase from approximately 2300 sq.m to 6300 sq.m, the resulting trip generation will be negligible. The assessment concludes that the proposed development, in particular the Leisure facility, will result in only a minor increase in traffic flows outside peak periods and therefore will only result in a minor impact in terms of traffic on the surrounding highway network, thus not giving rise to any operational or highway safety issues.

The Tree survey surveyed a number of existing trees that are located on the western and southern boundaries of the application site. There are three large mature poplar trees and a sycamore located in the north-west corner of the site that have been classified as a group of moderate quality. Another sycamore located on the south western corner of the site at the junction of Twyn Road and Troedyrhiw has been classified as of significant amenity value. These trees impose a significant constraint on development and are to be retained where possible. The remaining trees, consisting of a Lawson cypress hedge and a number of smaller sycamore, rowan and cherry are classified as being unimpressive and not a significant constraint on development. The report identifies Construction Exclusion Zones and gives guidance on Tree Protection measures to be put in place to form protective barriers before any other works commence on site.

Cont.....

Application 11/0951/OUT Continued.

Dimensions: The development will provide approximately 6,600 square metres of floor space. The part of the building (eastern side) that houses the pool, gym and café would be approximately 120 metres in length and approximately 30 metres in width at its widest part. The sloping roof would be approximately 16 metres high at the southern end (where the roof tapers to a point) and approximately 8 metres at the northern end. The part of the building (western side) that houses the sports hall, changing facilities and classrooms is rectangular in shape and measures approximately 82 metres in length and 20 metres in width. The curved roof would be approximately 13 metres high at the northern end and 11 metres high at the southern end.

Materials: Since the application is in outline it does not seek approval of the materials for the building and this would be dealt with in the Reserved Matters application.

Ancillary development, e.g. parking:

### PLANNING HISTORY

P/99/0057 - Remodel A Block, extend third floor, construct link building and atrium to east elevation Granted 19.03.99.

P/01/0916 - Construct new building for aeronautics and electronics - Granted 06.12.01.

07/1050/FULL - Erect extension to existing workshops to form workshop and training rooms - Granted 23.10.07.

### **POLICY**

#### LOCAL DEVELOPMENT PLAN:

Site Allocation: Within settlement limits.

Policies: SP2 (Development strategy for the Northern Connections Corridor), SP4 (Settlement strategy), SP5 (Settlement boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), SP22 (Community, Leisure and Education Facilities), CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways), CW5 (Protection of the water environment), CW6 (Trees, woodland and hedgerow protection).

Cont.....

Application 11/0951/OUT Continued.

NATIONAL POLICY: Planning Policy Wales 4th Edition Feb 2011 promotes sustainable development which enhances the economic, social and environmental well-being of communities. It notes that the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. It encourages good design which can raise public aspirations and reinforce a sense of place. It advises that all buildings should meet the appropriate BREEAM standards.

The following Technical Advice Notes are also relevant: TAN 5 'Nature Conservation and Planning', TAN 11 'Noise', TAN 12 'Design', TAN 15 'Development and Flood Risk', TAN 18 'Transport', TAN 16 'Sport, Recreation and Open Space', and TAN 22 'Planning for sustainable buildings'.

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

### **CONSULTATION**

Environment Agency (Wales) - Considers the development proposals to be of lower risk and therefore does not offer any formal comments on the application. However, it does provide a 'planning advice note' that should be passed to the developer.

Head Of Public Protection - No objections subject to conditions requiring demolition/construction noise and dust mitigation schemes; details of a lighting scheme; a scheme for the testing of materials to be imported to the site; and a noise assessment on the likely impact of noise from any equipment or plant associated with the swimming pool.

Senior Engineer (Land Drainage) - Notes the proposed use of Sustainable Drainage System (SUDS) and indicates a preference for the use of soakaways. Provides guidance on the design criteria for the use of soakaways. Advises that during the development period and thereafter surface water, soil and other debris should be contained within the site and prevented from running on to or being deposited on adjacent land or highways. Advises that no discharge of surface water from the completed development will be permitted to drain to the public highway or any highway drain, also that consultation with Welsh Water is advisable. Recommends that a condition be attached to any consent granted requiring the submission and approval of comprehensive proposals showing how surface water and land drainage flows will be dealt with.

Cont.....

Application 11/0951/OUT Continued.

In response to the public representations about flooding he comments as follows:-

The lower section of Twyn Road has been identified by the EA as being within the flood zone.

During periods of heavy rainfall surface water run off flows down Twyn Road and has flooded several properties on the lower section. In response to this the following work has/is being carried out:-

1. Outside nos. 2 to 10 Edward street - installation of kerb drain to intercept any excessive highway run off.
2. Section of open watercourse downstream of footbridge opposite lower access to college - dredging to remove silt debris and expose any connection from culverts and highway gullies. The section of watercourse from the footbridge up to the rail track will be carried out within the summer months.
3. To west of railtrack - installation of large cut off drainage by 'Railtrack' to intercept run off onto rail track. This is currently ongoing and will be for the next few months.

In respect of the proposed college development this is an opportunity to gain a betterment in respect of the existing surface water run off. The applicant has advised that the surface water run off will be dealt with by way of SUDS. Should planning consent be granted the standard drainage condition will allow discussions with the designer/engineer in order to establish the existing baseline flow rates and seek a substantial reduction.

In summary, with the work carried out to date and that to be completed by the end of the summer months, the frequency and severity of flooding will be reduced in comparison to that experienced over the last few years.

Dwr Cymru - Advises that foul water and surface water discharge shall be drained separately from the site, surface water or land drainage run-off shall not be permitted to discharge into the public sewerage system. Notes that the development is crossed by a public sewer and advises on the need to protect that sewer.

Police Architectural Liaison Officer - No objection to the development but provides some security advice, based on the objectives of 'Secured by Design', to pass on to the developer.

Cont.....



Application 11/0951/OUT Continued.

Western Power Distribution - Identifies the location of existing apparatus and provides guidance for working in proximity to that apparatus.

Transportation Engineering Manager - No objection subject to a condition requiring the parking provision for the leisure centre and teaching facility to accord with the requirements of LDP5 Car Parking Standards. These observations are made on the basis that student levels at the campus are not increased as a consequence of the new facility. He also advises that the applicant should look to maximise the available parking provision at the entrance to the facility.

Countryside And Landscape Services - A bat survey was undertaken by a competent ecologist, at a sub-optimal time of year. The survey was confined to a day time assessment and a further inspection of suitable voids using an endoscope. One bat dropping and a partial bat dropping were found in two locations on the north western corner of the building. The survey concluded that there was likely to be a transient use of the site by a small number of bats during the summer. Following discussions with the applicant's ecologist, it was agreed that due to the low use of the building by bats an activity survey during the active season was not necessary prior to determination of the outline application, but that an emergence and dawn survey should be undertaken prior to demolition. In addition the developer's ecologist has recommended an outline method of demolition that reduces likelihood of bats being impacted by the demolition. Full details of the methodology will however need to be provided by condition.

Since evidence of bats was found on the external parts of the building, the planning authority should ensure that the three tests under Article 16 of the Habitats Directive are met (TAN 5 para. 6.3.6). (This is dealt with in the relevant section of the report below).

Recommends several planning conditions to address the ecology matters.

Director Of Education & Leisure - Not aware of any agreement that local schools would send their children to the college for swimming lessons.

Gwent Wildlife Trust - No objection, but suggests that biodiversity enhancements should be sought consistent with LDP policy SP10, TAN 5 (2009) and the NERC Act 2006.

Gelligaer Community Council - Objects on the grounds of highway safety as there are issues concerning parking and also on the grounds of flood risk due to issues with water levels.

Cont.....

Application 11/0951/OUT Continued.

## **ADVERTISEMENT**

Extent of advertisement: Site notice and neighbour notification. In addition, the College held its own public consultation exhibition before the submission of the planning application.

Response: Two letters, an e-mail and a telephone call.

### Summary of observations:

1. Twyn Road at present cannot cope with the traffic that uses it for the College on a daily basis, so will this new facility have a new access road from the main road adjacent to the new hospital?
2. Problems of littering by students are already experienced in the surrounding area and the introduction of this facility will multiply the problem.
3. The windows of the classrooms on the northern end of the western elevation of the block facing Troedyrhiw will be in close proximity to, and directly opposite windows in houses in Troedyrhiw, invading privacy and possibly human rights. Should the plans be passed will these windows have obscure glass or are there plans to plant trees in front of the windows to ensure some privacy?
4. Concern expressed at the increase in break ins and such like, and the increased possibility for unscrupulous students to view the houses and work out what times residents are in or out.
5. Is there going to be a general meeting with residents about the proposals?
6. Does the College have the experience or knowledge of what is involved to run a public facility swimming pool?
7. The College suggest that all the local schools would send their children to the pool for swimming lessons, but how can they be sure unless there is an agreement with the Council. Is such an agreement in place?
8. The College has a lot of parking spaces but not in the area of this proposed development which is right by the main entrance. There is no room for further parking and on any day there are cars parked on Twyn Road on double yellow lines or in residents only parking bays. This position will only get worse.
9. For almost an hour every day there are 20 buses parked along Twyn Road on the pavement putting lives at risk. It appears that the authorities have been completely ignoring what is happening. The pollution from the engines in this residential area is a crime.

Cont.....

Application 11/0951/OUT Continued.

10. The proposed development is in a prominent position and at least twice the size of the existing building. It is in an area of the site that already has a lot of development so it must be deemed to be an overdevelopment of the site.
11. The building is increasing in height by at least 50% and will be an intrusion into the skyline and a blot on the landscape.
12. As the Council is developing the old hospital site for leisure facilities the College development would be better suited at the bottom of their site where they have lots of spare land.
13. Concern that the drainage will exacerbate existing problems of flooding in the area.

### 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? Gwent Police have provided a breakdown of anti social behaviour and crime recorded for the College postcode area, but it is not anticipated that this level should increase as a result of this development.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes.

European protected species have been identified by a survey.

The Local Authority must apply the following three tests to the planning application:-

- (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.
- (ii) There is no satisfactory alternative.
- (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.

Cont.....

Application 11/0951/OUT Continued.

The three tests were applied and answered as follows:-

- (i) In the Design and Access Statement the applicant advises that the existing buildings proposed for demolition comprises an old school dating from 1959 which was purchased and brought into the college campus in 2003 and which has not benefited from any extensive refurbishment or upgrading works since construction. It notes that whilst significant maintenance works may prolong the life of the building it is effectively at the end of its design life.  
The proposed replacement building would provide state of the art leisure and teaching facilities for the students attending the college and for use by the local community, thus meeting one of the LDP's key objectives to 'Protect and provide a wide range of community and health facilities which are appropriately located and easily accessible and which meet the needs of all sections of the population.' It is therefore considered that the proposed development is in the public interest.
- (ii) There are two alternatives to consider. The first - do nothing - which maintains a building which is not fit for modern day education. The second - to refurbish the building - this is not an economic or sustainable option.
- (iii) One bat dropping and one partial bat dropping was found on the North western corner of the building during a day times carried out by a competent ecologist with proven experience in bat surveying. The survey report concludes that the building is a transitory roost for small numbers of bats. The proposed development will therefore result in the destruction of a bat roost, however, broad mitigation recommendations have been put forward in the bat survey report the details of which will be provided by condition including a bat activity survey prior to demolition, provision of bat roost on adjacent trees and buildings, soft demolition of parts of the building, integral bat roosts in the new building, and modification of lighting in the vicinity of the bat roosts and flight lines. As the proposal is an outline application the details of these will be provided at the reserved matters stage. The favourable conservation status of the species is therefore unlikely to be affected by this development, providing the mitigation measures provided at the reserved matters stage will maintain and enhance the roosting opportunities for bats at this location.

Cont.....

Application 11/0951/OUT Continued.

## **ANALYSIS**

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

The principle of improved educational facilities and new leisure facilities available for community use at the College is to be welcomed and is consistent with the policies and objectives in the Adopted Local Development Plan that seek to enhance the facilities in Ystrad Mynach as a principal town.

The overall design philosophy of the development as described in the Design and Access Statement is considered to be acceptable and consistent with the relevant guidance and policies on design and sustainable buildings in the LDP and at National level.

Policy CW2 of the LDP requires development proposals to have no unacceptable impact on the amenity of adjacent properties or land and to be compatible with surrounding land uses. The comments received from the public are relevant in considering compliance with this policy and these are addressed in the public comment section below.

Comments from Consultees: Addressed via conditions recommended below.

Comments from public: The existing access arrangements to the site will remain. No new connections to the main Caerphilly Road through intervening land are proposed. With regards to the bus parking problems on Twyn Road, in an attempt to try and resolve these problems the Council has recently introduced further parking restrictions on the southern side of Twyn Road. The Chief Engineer is optimistic that with suitable enforcement the measures will resolve the current problem. In addition, the traffic light controlled junction at the Coopers Arms has a phase which favours vehicles approaching from Twyn Road during the times when the college is being vacated at the end of the normal academic day to clear the traffic quicker. Although this phase has been suspended whilst the current highway works in Ystrad Mynach and leading to Maesycwmmmer are being undertaken, the phase will be re-introduced on completion of those works. The college has confirmed that the pupil numbers will not increase as a result of this proposed development, and that the leisure facility will not be open to the general public during the normal academic day. Consequently the traffic generation during the day will remain essentially the same, with any increase being during the evening and at weekend when the facilities are available for use by the public. The hours of opening to the public can be controlled by a planning condition.

Cont.....

Application 11/0951/OUT Continued.

Problems of litter are not a material planning consideration, but the college can be advised of this problem and requested to draw it to the attention of the students.

The management of the swimming pool facility will be a matter for the college. As noted above the Council is not aware of any agreement for use of the swimming pool by local schools.

The application is in outline and all final details of design would be dealt with at the Reserved Matters stage, although the principles of form, massing and scale would be approved under this current application. It is acknowledged that the proposed building would result in a significant change to the south western corner of the campus in that it is larger (in size and height) and closer to the main entrance on Twyn Road than the existing building and also projects further north than the existing building. The outlook from surrounding housing would therefore also change. However, whilst it is appreciated that there is other land within the College campus, it is not considered that the building would result in over development of this part of the campus.

The northern end of the western elevation of the building would be opposite to and approximately 45 metres from the front elevation of the most southerly house in Troedyrhiw, whereas the existing building is some 47 metres to the south of that house. Whilst the proposed new building would be higher and larger than the existing, it would be set at a lower level than the highway of Troedyrhiw and therefore the houses. In addition, the trees in the north western corner of the application site are to be retained and would assist in mitigating the appearance of the new building. Some new landscaping in this area could also add to the visual screen. The south eastern elevation of the new building would be approximately 44 metres from the pine end of the nearest house on Twyn Road in comparison to a distance of some 57 metres between the existing building and the house. The proposed building would be more prominent due its height, position and design. Nevertheless, it is considered that the relationship between the new building and the houses in Twyn Road would be acceptable. The car park which is currently located within the campus and near to the closest (western end) of the group of houses of Twyn Road is proposed to be realigned such that that it is closer to the house curtilage. It is considered that any impact could be mitigated by strengthening the means of boundary treatment and perhaps some landscaping. Detailed design of window arrangements and glazing specifications on the western elevation and the design elements of the south eastern elevation, taking into account the proximity of residential properties, can be dealt with at the Reserved Matters stage. In conclusion, it is considered that the requirements of Policy CW2 are complied with.

Cont.....

Application 11/0951/OUT Continued.

With regards the problems of flooding the Council's Land Drainage Engineer has described the measures that are being put in place to address the drainage problems in the area. Subject to their implementation, and suitable control over the design of the drainage arising from the proposed development (which can be achieved by a planning condition), he is satisfied that the frequency and severity of the flooding will be reduced.

Other material considerations: None.

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) 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.

- 03) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 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.....

Application 11/0951/OUT Continued.

- 05) Unless otherwise agreed in writing with the Local Planning Authority, each building hereby permitted shall be constructed to achieve a minimum Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieve the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO<sup>2</sup>', in accordance with the requirements of BREEAM 2008 or any subsequent or equivalent quality assured scheme.  
REASON: To comply with the requirements of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.
- 06) Prior to the commencement of any works forming part of the development, comprehensive details showing how foul water, surface water and land drainage flows from the development will be dealt with shall be submitted to and agreed in writing with the Local Planning Authority before the works commence and shall be carried out in accordance with the agreed details before the development is brought into use.  
REASON: To ensure the satisfactory drainage of the site.
- 07) Parking provision for the leisure centre and teaching facility shall accord with the requirements of the Council Approved Supplementary Planning Guidance LDP5 'Car Parking Standards'.  
REASONS: In the interests of highway safety and to ensure that adequate parking facilities are provided within the curtilage of the site.
- 08) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, and a licence is required, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.  
REASON: To ensure adequate protection to protected species.
- 09) Prior to the commencement of any demolition works associated with the development hereby approved, a bat roost and bat activity survey shall be undertaken, with an assessment of the impact of the development on this species, and if necessary details of any proposed remedial measures to be carried out, including a detailed methodology for demolition, 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 proper measures are taken to safeguard a protected species in the interests of biodiversity.

Cont.....



Application 11/0951/OUT Continued.

- 10) Prior to the commencement of works associated with the development hereby approved a plan showing details of the provision of roosts and means of access for bats together with a timetable for implementation shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in accordance with the agreed timetable.  
REASON: To ensure proper measures are taken to safeguard the habitat of a protected species in the interests of biodiversity.
- 11) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.  
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 12) Before the commencement of works on site, details of bat surveys to monitor the new bat roosts within the development hereby approved for a minimum of two years following the completion of the development shall be submitted to and agreed in writing with the Local Planning Authority. The monitoring shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. The results of the monitoring surveys shall be submitted to the Local Planning Authority annually along with details of any proposed remedial measures to improve the mitigation scheme arising from the survey results. The approved remedial measures shall be implemented in accordance with the agreed details.  
REASON: To provide information on the success of the bat roost mitigation and to make amendments to ensure the success of the scheme where necessary, in the interests of biodiversity.
- 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. 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.

Cont.....

Application 11/0951/OUT Continued.

- 14) Prior to the commencement of any works on site tree protection barriers shall be erected, and thereafter maintained in place for the duration of the construction works, in accordance with the details specified in the submitted Tree Survey and Constraints Plan prepared by Mackley Davies Associates Ltd.  
REASON: To ensure the proper protection of the trees to be retained on site in the interests of visual amenity.
- 15) Prior to the commencement of the development hereby approved a demolition/construction noise scheme (to include proposed hours of working) and dust mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be employed thereafter to deal with any noise and dust arising from the development.  
REASON: In the interests of public amenity.
- 16) Prior to the development commencing a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include details of the type and positioning of luminaries and a plan indicating expected illuminance levels both on and off the site, particularly with regards to the adjacent residential dwellings. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interest of public and residential amenity.
- 17) Before any soils or hardcore are brought on to site a scheme for its 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) Prior to the commencement of the development a noise assessment shall be carried out of the likely impact of noise from any equipment or plant associated with the swimming pool on the existing background noise levels at the nearest residential properties. The assessment shall include night time background noise levels should the plant be operational 24 hours and the general methodology should follow the principles of BS4142.  
REASON: In the interest of public and residential amenity.

Cont.....

Application 11/0951/OUT Continued.

- 19) Unless otherwise agreed in writing with the Local Planning Authority, all of the facilities within the development hereby granted consent shall only be available for use by members of the public (i.e. not staff or students) between the hours of 18.00 and 21.30.

REASON: To control the level of use of the development in the interests of highway safety.

Advisory Note(s)

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

Please find attached the comments of Dwr Cymru/Welsh Water, Environment Agency (Wales) and Senior Engineer (Land Drainage) that are brought to the applicant's attention.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0039/FULL 14.03.2012	REG Windpower Mr S Zappulo Suite 2 Kelston Park Bath BA1 9AE	Erect a temporary 50m high anemometry mast for 24 months to monitor and collect wind speed and wind direction data on a site Land At Pen Bryn Oer Rhymney

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The site is located at Pen Bryn Oer approximately 2km to the north east of Rhymney. Blaenau Gwent County Borough lies immediately to the east of the site.

Site description: The application site comprises moorland/grassland, open and expansive in character that forms part of a restored opencast site. It sits almost at the top of the crest of the hill top between Rhymney and Tredegar. The isolated property of Upper Rhas Bryn Oer Farm lies approximately 500 metres to the west, with the edge of the Ty Coch estate (further west) being at a distance of approximately 1km; Princetown lies approximately 950 metres to the north of the site with the A465 Heads of the Valleys Road running along the southern edge of the settlement. The administrative boundary with Blaenau Gwent CBC lies approximately 80 metres to the east of the site with the settlement of Tredegar being approximately 1150 metres to the east. Bryn Bach Park lies approximately 300 metres to the north.

Development: Erection of a meteorological monitoring mast (anemometry mast) for a period of 24 months to monitor and collect wind speed and wind direction data on the site to determine whether it would potentially be feasible to accommodate a small wind farm development. The information would also help to determine the optimum layout and type of wind turbine which would be appropriate for the site. The applicant has already undertaken a public consultation exercise in respect of a potential three wind turbine project in this location.

Cont.....

Application 12/0039/FULL Continued.

Dimensions: The mast is 50 metres in height and 139.6mm in diameter. It would have 20 supporting guys (stabilising steel ropes), four guys from each of 5 positions on the mast. Each guy is anchored into the ground. The mast supports anemometers positioned at 30m, 40m and 50m, as well as the wind vanes at 38m and 48m.

Materials: The mast is made of galvanised steel.

Ancillary development, e.g. parking: Access is served by a track leading from the local road network to the west. No specialist vehicles will be needed to transport the mast to the site itself, only commercial type vans or a 4x4 as the mast will be assembled on site. No specialist access tracks will be required for vehicular movements on site. Ongoing access will be limited to occasional visits for maintenance and ultimately the decommissioning of the mast.

### PLANNING HISTORY

5/5/88/0070 - Variation of conditions attached to 5/5/84/0066 for opencast coal mining - Granted 19.08.91.

5/5/90/0899 - Opencast coal workings, restoration works and ancillary drainage - Granted 30.08.91.

5/5/93/0756 - Vary condition to permit extension of time for opencast coal operations - Granted 13.07.94.

5/5/94/0596 - Variation of conditions to permit the extension of time for opencast operations and extend the limit of excavation for coaling - Granted 08.08.95.

### **POLICY**

#### LOCAL DEVELOPMENT PLAN:

Site Allocation: The application site is outside settlement limits in the Heads of the Valleys Regeneration Area. It is within a Special Landscape Area and Coal Safeguarding Area.

Policies: SP5 (Settlement boundaries), SP8 (Minerals safeguarding), SP10 (Conservation of Natural Heritage), CW2 (Amenity), CW3 (Design considerations - Highways), CW15 (General locational constraints), CW22 (Locational constraints - Minerals), NH1.1 (Upper Rhymney Valley Special Landscape Area). LE3.1 (Protection of Country Parks - Parc Bryn Bach, Rhymney/Tredegar), TM1 (Tourism proposals - Parc Bryn Bach).

Cont.....

Application 12/0039/FULL Continued.

NATIONAL POLICY:

Planning Policy Wales (PPW) (Edition 4, February 2011) Para 12.8.9 " Local planning authorities should facilitate the development of all forms of renewable energy and low carbon energy to move towards a low carbon economy to help tackle the causes of climate change. Specifically they should make positive provision by:-

- Considering the contribution that their authority can make towards developing and facilitating renewable energy and low carbon energy, and ensuring that development plan policies enable this contribution to be delivered;
- Ensuring that development control decisions are consistent with national and international climate change obligations, including contributions to renewable energy targets and aspirations;
- Recognising the environmental, economic and social opportunities that the use of renewable energy resources can make to planning for sustainability."

Para 12.8.10 "At the same time local planning authorities should:-

- Ensure that international and national statutory obligations to protect designated areas, species and habitats and the historic environment are observed; and
- Ensure that mitigation measures are required for detrimental effects on local communities whilst ensuring that the potential impact on economic viability is given full consideration."

Para 12.10.1 "In determining applications for renewable and low carbon energy development and associated infrastructure local planning authorities should take into account:-

- the contribution a proposal will play in meeting identified national, UK and European targets and potential for renewable energy, including the contribution to cutting greenhouse gas emissions;
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development;
- the impact on the natural heritage, the Coast and the Historic Environment;

Cont.....

Application 12/0039/FULL Continued.

- the need to minimise impacts on local communities, to safeguard quality of life for existing and future generations;
- ways to avoid, mitigate or compensate identified adverse impacts;
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so consider whether measures to adapt to climate change impacts give rise to additional impacts;
- grid connection issues where renewable (electricity) energy developments are proposed; and
- the capacity of, and effects on, the transportation network relating to the construction and operation of the proposal.

Technical Advice Note (Wales) 8 - Renewable Energy, provides technical advice to supplement the policy set out in PPW and relates to the land use planning considerations of renewable energy. In Para 2.9 of Annex C it notes that anemometer masts are needed as part of the project planning and design process but they are also needed post-construction in order to provide control information. It also notes that such masts are usually 25-60m tall and are slender structures with guy support.

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

### **CONSULTATION**

Blaenau Gwent County Borough Council - Given the temporary nature and minimal impacts arising from the proposed anemometry mast, the Council raises no objection.

Principal Valuer - No comments, but notes that it will be dependant on the Council, as landowner granting access rights over the track via Bryn Bach Park.

Environment Agency (Wales) - This is classed as a low risk development and it is therefore not proposed to offer any comments.

Countryside And Landscape Services - The mast is in an elevated and exposed location and will be visible in the local and wider area. However, the application seeks a temporary permission and as such there is no objection subject to the removal of the mast after 24 months. It is recommended that a condition be attached to any planning permission granted requiring the installation of a data logger that records bat passes and bat species over a 12 month period.

Cont.....

Application 12/0039/FULL Continued.

Minerals Officer - No objection. The development is temporary for 24 months and the site formed part of the former Helid Opencast Coal Site which was worked and restored during the 1990s. Policy CW22 B in the adopted LDP is relevant.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objections.

Countryside Council For Wales - No objection. It is noted that the proposal is within an area of landscape designated as high cultural significance in the LANDMAP classification and in the Upper Rhymney Valley Special Landscape Area and a Minerals Safeguarding Area in the Council's LDP. These need to be considered in the determination of the current, and any subsequent applications in this location, but it is unlikely to be significant for the current application.

National Air Traffic Services - The proposed development has been examined from a technical safeguarding aspect and does not conflict with safeguarding criteria. Accordingly, NATS (En Route) Limited has no safeguarding objections to this proposal.

Ministry Of Defence - Has no safeguarding objections to this proposal.

Civil Aviation Authority - At 50m the mast would not technically constitute an aviation en-route obstruction. The Council should check any safeguarding maps lodged with them to identify any aerodrome specific issues and also notify the Defence Infrastructure Organisation and local emergency services.

Senior Engineer (Land Drainage) - No comments.

Rights Of Way Officer - Bridleway 36 Rhymney passes near the site.

Glam/Gwent Archaeological Trust - Whilst it is unlikely that any significant archaeological features would be disturbed by the proposed anemometry mast, any future proposals for wind turbines must consider the impact of those proposals on the archaeological and historic resources of the area.

Police Architectural Liaison Officer - No objection to this temporary structure.

Building Control - It is recommended that a condition requiring a site investigation report should be attached to any planning permission that might be granted for the development.

The Coal Authority - No objection.

Cont.....



Application 12/0039/FULL Continued.

## **ADVERTISEMENT**

Extent of advertisement: Site notices, press notice and immediate neighbour notification.

Response: Five letters from individuals and one from The Co-ordinator of Caerphilly Friends of the Earth.

Summary of observations: Two individuals from Princetown objected on the basis that this application is connected with and leading up to a further planning application for 3 wind turbines to be erected at Pen Bryn Oer. Local resistance to this proposal will be huge with the villages of Tredegar, Rhymney, Princetown and Tafarnaubach providing a strong opposition. On this basis the measurements of wind speed and direction is considered unnecessary and a step in the wrong direction for the local communities and, as such, should be rejected.

Three individuals (two from Ty-Coch, Rhymney and one from Tredegar) expressed support for the proposal referring to the importance of renewable energy if climate change is to be seriously addressed, the benefits of alternative electrical power which will reduce the effect of carbon emissions to the atmosphere as opposed to ripping up the countryside to get solid fuel, and the minimal impact of turbines (all three having visited wind turbines) in terms of noise, dirt and effect on health. An environmentally satisfactory solution to providing electrical power would appear to be able to be met without any adverse effects on the local residents or the local environment.

The Caerphilly Friends of the Earth wished to add their support to this proposal stating that this is obviously a vital stage in assessing whether the proposed site for the wind turbines is feasible. As such they feel it is important that this mast is given the go-ahead. Only then will we be able to see if the site is suitable for the wind turbines. It is vitally important in the face of climate change that we all do everything we can to reduce climate change emissions both personally but also on a larger community and national level. Wind energy is one of the cleanest, safest and most cost-effective forms of energy available. The fuel is free and will never run out, and there are no waste products or pollution produced directly by its operation. It is technically the most advanced of the renewable energy options and can deliver much-needed cuts in greenhouse gas emissions now. In a world that is increasingly threatened by climate change, peak oil, insecure energy supplies and rising fossil fuel prices, wind energy has much to offer. Wales has one of the best wind resources in the world. Even if the siting of wind turbines is considered by some to be offensive, they only have a life span of 25 years, so their impact is completely reversible, unlike many of the environmental consequences which we will face if action to reduce global warming is not taken.

Cont.....

Application 12/0039/FULL Continued.

## SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? It is not considered that the proposal should give rise to any crime or disorder issues and it is noted that Gwent Police has raised no objection.

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. The Council's Ecologist has recommended that a data logger should be installed to record bat passes and bat species over a 12 month period to obtain data that can be used to assess any future applications for wind turbines.

## **ANALYSIS**

Policies: The site of the proposed anemometer is elevated and exposed and can be viewed from a wide area. Policy NH1.1 identifies the area within which the site is located as the Upper Rhymney Valley Special Landscape Area and seeks to protect the area from any development that would harm its distinctive features or characteristics, although it is not designed to preclude development. Appendix 1 of the LDP sets out the key policy, management and development control issues for each of the SLAs, and in the Medium Term for the Upper Rhymney Valley SLA it seeks to minimise the visual and noise detractors in the landscape, including light pollution from the introduction of road lighting and additional large scale features such as pylons and wind turbines.

The three wind turbine project that has been the subject of the applicant's public consultation exercise suggested that the turbines would be up to 110m to blade tip, with a hub height of 69m. However, it is not the purpose of this report to assess the merits of that proposal (which may be the subject of a future application which would be accompanied by an Environmental Impact Statement), but only the merits of the 50m high, slender structure of the anemometer which is proposed in this current application. The anemometer would record wind data to provide information on whether there is potential for a wind turbine project in this area. Approval of this application would not imply that wind turbines are commercially feasible, or acceptable to the Council as Local Planning Authority. Such an application would be assessed on its own merits.

Cont.....

Application 12/0039/FULL Continued.

Taking into account the temporary nature of the proposed anemometer, and its height and slender design, it is considered that it does not conflict with Policy NH1.1. Bearing in mind its distance from any properties (the closest is an isolated dwelling approximately 500 metres from the site, with the remainder being in the settlements of Rhymney, Princetown and Tredegar some 950 metres away and beyond) it is considered that it does not conflict with Policy CW1.

Access to the application site would be via a track passing through Parc Bryn Bach (which is approximately 300 metres from the application site), but it is considered that the very minimal traffic generation associated with the installation and maintenance of the anemometer would not conflict with Policies LE3.1 and TM1.1 which seek to protect the country park from inappropriate development and promote it for tourism respectively. It is also considered that for the reasons cited above the anemometer itself would not conflict with those policies.

Policy CW22 ensures that temporary structures do not prejudice mineral extraction. The proposal would not cause any problems in that respect.

Comments from Consultees: Taken into account in the above analysis and conditions recommended below.

Comments from public: Since a grant of permission sets no precedent for any decision on an application for a wind turbine, the application has to be decided on its own merits.

Other material considerations: None

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 two 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 anemometer hereby permitted shall be removed and the land restored to its former condition on or before two years from the date of installation. in accordance with the scheme of work to be submitted to and approved in writing by the Local Planning Authority.  
REASON: In the interests of visual amenity.

Cont.....

Application 12/0039/FULL Continued.

- 03) A data logger that records bat passes and bat species shall be attached to the anemometer at the date of its installation and the data recorded for a period of not less than 12 months. The recorded data shall be submitted to the Local Planning Authority at the end of the recording period.

REASON: In the interests of nature conservation.

- 04) Prior to the installation of the anemometer hereby approved a site investigation shall be undertaken to assess ground conditions, and the results of the investigation together with the design of any foundations required shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the structural stability of the proposed development.

Advisory Note(s)

Please find attached the comments of Defence Infrastructure Organisation and Civil Aviation Authority that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: NH1.1, SP10 and CW22.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0076/NCC 10.02.2012	Mr J Bewley & Ms K Murphy Rocklands Glasllwch Lane Newport NP20 3PR	Vary Condition 5 of Planning Permission P/03/1416, the requirement to exit the drive of No. 6 in a forward gear, to allow vehicles to leave the site in a reverse gear 4A & 6 Park Road Maesycwmmer Hengoed CF82 7QA

**APPLICATION TYPE:** Development without complying with conds

#### SITE AND DEVELOPMENT

Location: The application property is situated on the north west side of Park Road opposite the community centre.

House type: The application properties are a semi detached dwelling and a detached bungalow that was built in the garden of the former property some five years ago. The dwelling at number 6 has a small yard area to the side whilst the dwelling at 4A has a long drive to the side and rear. Planning consent was granted for the erection of the bungalow in the garden of number 6 subject to a condition that parking and turning facilities should be provided for both dwellings in accordance with an approved scheme.

Development: The application seeks full planning consent to vary that aforementioned condition such that parking for each dwelling can be provided separately and that turning facilities only be provided for number 4A. This is because the two properties are now in separate ownership and there is insufficient space within the curtilage of number 6 to provide turning facilities.

Ancillary development, e.g. parking: The boundary between the two properties is to be changed slightly in order to provide sufficient width for parking to the side of number 6.

#### PLANNING HISTORY

P/03/1416 - Construct residential dormer bungalow - Granted 05.12.03.

Cont.....

Application 12/0076/NCC Continued.

## **POLICY**

### Site Allocation

Local Development Plan: Within settlement limits.

### Policies

Local Development Plan: SP5 (Settlement Boundaries)

CW2 (Amenity)

CW3 (Design Considerations: Highways)

CW15 (General Locational Constraints).

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

National Policy: Paragraph 4.10.9 of Planning Policy Wales (2010) states: -  
"The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

## **CONSULTATION**

Transportation Engineering Manager - No objection subject to conditions.

Maesycwmmmer Community Council - Objects to the variation of the condition. It is the Community Council's view that it is far too dangerous to reverse into the highway from this driveway.

## **ADVERTISEMENT**

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

Response: None.

Summary of observations: None.

Cont.....

Application 12/0076/NCC Continued.

## SECTION 17 CRIME AND DISORDER ACT

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

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

## **ANALYSIS**

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main point to consider in the determination of this application is whether allowing vehicles exiting number 6 in a reverse gear would lead to dangers to highway safety and in that regard it should be noted that the Transportation Engineering Manager has raised no objection to the application. It is felt in this instance that whilst being able to turn within the property would be beneficial there would be no undue reduction to highway safety if vehicles were to be allowed to reverse onto or off the highway. It should also be noted that whilst four other properties on Park Road have similar parking arrangements there are no records of any accidents or collisions. In that regard it is felt that the proposal would be acceptable in planning terms.

Comments from consultees: The concerns of the Community Council are addressed above.

Comments from public: None.

Other material considerations: If permission is granted other conditions must be re-imposed if they are still of relevance. In this case, conditions preventing any additional windows being installed and preventing gates opening over the highway should be re-imposed.

**RECOMMENDATION that Permission be GRANTED**

Cont.....

Application 12/0076/NCC Continued.

This permission is subject to the following condition(s)

- 01) Notwithstanding the submitted plans, within 1 month of the date of this permission, revised details of the proposed dual access arrangement for 4A and 6 Park Road shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall provide for a minimum driveway width of 3 metres for both properties, a vision splay for both properties of 2.4 metres x site frontage, and also indicate the proposed dividing boundary treatment. The proposed access arrangements and boundary treatment shall be constructed in accordance with the approved details within 1 month of their approval and shall not be altered thereafter without the prior written approval of the Local Planning Authority.  
REASON: In the interests of highway safety.
- 02) Any gates shall be located and fitted not to open outwards over the public highway.  
REASON: In the interests of highway safety.
- 03) The proposed parking and turning areas shall be completed in materials as agreed with the Local Planning Authority to ensure loose stones or mud etc. is not carried on to the public highway, and be kept free of obstruction and not thereafter used for any purpose other than the parking and turning of vehicles.  
REASON: In the interests of highway safety.
- 04) 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, no windows or dormer windows, other than those shown on the approved plans, shall be installed in the roof of the dwelling hereby approved without the approval of the Local Planning Authority.  
REASON: In the interests of the privacy of neighbours.

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: CW3.

Please find attached comments from Transportation Engineering Manager.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0077/COU 31.01.2012	Dr Alum & Dr Hussain Oakdale Health Centre Central Buildings Oakdale Blackwood NP12 0LR	Change use of basement to retail shopping unit/units Oakdale Health Centre Central Buildings Oakdale Blackwood NP12 0LR

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: On the south-eastern side of Aberconway Place at its junction with Beech Grove, Oakdale.

Site description: The site comprises a modern detached two-storey health centre within the neighbourhood centre of Oakdale. It has a car park to the rear, accessed from Beech Grove, and the frontages to both Aberconway Place and Beech Grove are landscaped. The health centre adjoins on the south-western side a rugby club occupying two of a terrace of three properties (Central Buildings) fronting Aberconway Place, the third property in use as a tattoo studio. The health centre fronts a linear public open space with a terrace of shop/A3 premises on the far side. To the rear and north-east (on the opposite side of the Aberconway Place/Beech Grove junction) are terraced and semi-detached dwellings respectively. The site has a gentle fall north-east to south-west, with a windowless and unused basement level increasing in height towards the south-western end of the building.

Development: Conversion of part of the basement at the south-western end of the building to a retail unit or units. The narrow landscaped frontage of this part of the building would accommodate a ramped access to the front retail unit, the front elevation containing an entrance door and shop window. The side of the building facing the side elevation of the rugby club would accommodate a door with stepped access sited centrally, with shop windows to either side. The submitted drawings indicate no dividing wall between the shop units, allowing them to be used as a larger single unit if required.

Dimensions: The part of the building in question has a width of 8 metres to Aberconway Place and a depth of 10 metres.

Materials: White upvc doors and windows.

Cont.....

Application 12/0077/COU Continued.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

2/08784 Residential development - Refused 08.01.90.

P/01/0228 Extend existing car park with new fencing - Granted 10.05.01.

### **POLICY**

#### LOCAL DEVELOPMENT PLAN:

Site Allocation: The site lies within the settlement boundary and Oakdale Conservation Area.

Policies: SP6 (place making), CW2 (amenity), CW3 (design considerations - highways), CW15 (general locational constraints) and CW16 (locational constraints - retailing).

Supplementary Planning Guidance LDP12: Shop Fronts and Advertisements.

NATIONAL POLICY: Planning Policy Wales - 3.1 Taking planning decisions and 6.5.17 Conservation Areas.

### 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? A Coal Mining Risk Assessment is not required.

### **CONSULTATION**

Conservation & Design Officer - No objection.

Head Of Public Protection - No objection subject to condition requiring details of any external plant.

Transportation Engineering Manager - No objection subject to a condition requiring structural details of the wall retaining the footway.

Cont.....

Application 12/0077/COU Continued.

## **ADVERTISEMENT**

Extent of advertisement: The occupiers of seven neighbouring properties were notified by letter, and the application was advertised by means of site and press notices.

Response: None.

Summary of observations: Not applicable.

## **SECTION 17 CRIME AND DISORDER ACT**

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

## **EU HABITATS DIRECTIVE**

Does the development affect any protected wildlife species? No.

## **ANALYSIS**

Policies: The application relates to the Health Centre within the neighbourhood centre of Oakdale. The basement to the building is currently unused and has no external window or door openings. It is proposed to convert part of the basement at the 'lower' south-western end of the building to one or two retail units. At its lowest point at the corner of the building the basement floor level is some 300-400mm below footway level. As originally submitted the scheme incorporated entrance doors and shop windows to both front and side elevations.

The principle of the conversion to retail use must be considered against Policy CW16 of the Council's Adopted Local Development Plan (LDP), which states:-

"Outside of the defined Principal Town Centres proposals for new retail stores or for additional retail floorspace will only be permitted where:-

- A The vitality and viability of nearby Principal Town Centres will not be undermined, taking into account the cumulative effects of other approved retail developments, recently completed developments and Plan commitments, and
- B The proposal would not undermine the Council's retail strategy, a Town Centre Action Plan or any regeneration plans that the Council has formally approved, or
- C The proposal is:-

Cont.....

Application 12/0077/COU Continued.

- i A new retailing unit of 1000m<sup>2</sup> or less in size, or the change of use of such a size, and
- ii To serve neighbourhood needs, or is ancillary to another commercial use."

In light of the scale of the proposal and the location of the property within a neighbourhood centre, it is considered that the proposed retail unit would not undermine the vitality and viability of nearby Principal Town Centres (Clause A). Further, it would not undermine the Council's retail strategy, a town centre action or regeneration plan (Clause B). For the same reasons it is also likely that the retail unit would serve neighbourhood needs (Clause C), and it is thus considered that the proposal complies with Policy CW16.

The proposed use is considered to be appropriate within the neighbourhood centre and with adjoining uses, and thus in compliance with the relevant parts of LDP Policies SP6 (place making) and CW15 (general locational constraints).

The proposal as originally submitted incorporated entrance doors on the front and side elevations. The front entrance required a ramp down from pavement level to the basement floor level with a retaining wall to the footway. Neither of the entrance arrangements allowed for wheelchair access to recognised standards, and following discussions an amended scheme has been received which involves a widening of the access to the side of the building to incorporate a ramp. The door would be sited towards the front of the side elevation. There would be no front access and thus no need to alter levels on the frontage. There would be shop windows to both front and side elevations.

The property lies within the Oakdale Conservation Area, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in considering development proposals. It is considered that the proposed alterations are in keeping with the building and that they would preserve the character of the Conservation Area, subject to consideration of further details of the shop windows together with any security features, and the detailed treatment of the frontage area, to be required by condition. On this basis it is considered that the proposal complies with LDP Policy SP6 (place making) and with local and national guidance relating to design issues.

The Transportation Engineering Manager has no objection to the proposal and it is considered that it is in compliance with LDP Policy CW3 (design considerations - highways).

Cont.....

Application 12/0077/COU Continued.

The proposed retail use by virtue of its siting within the neighbourhood centre and adjoining a club premises would have no unacceptable impacts on the amenity of adjacent properties, and is thus considered to be in compliance with LDP Policy CW2 (amenity). The Head of Public Protection has no objection subject to a condition requiring details of any external plant/machinery being agreed.

The proposal is considered to be acceptable and in keeping with relevant planning policies and guidance, and it is recommended that permission be granted.

Comments from Consultees: The comments of statutory consultees have been addressed above.

Comments from public: None.

Other material considerations: None.

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) This permission relates to the amended site plan received on 9 May 2012 and amended drawings received on 10 May 2012.  
REASON: For the avoidance of doubt as to the approved scheme.
- 03) Before works commence on site details of the shopfronts including any security measures shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.  
REASON: In the interests of visual amenity.
- 04) Before works commence on site details of the treatment of the frontage of the site, between the building and the back of footway, shall be submitted to and agreed in writing by the Local Planning Authority. These agreed works shall be carried out before the retail unit hereby approved is first occupied.  
REASON: In the interests of visual amenity.

Cont.....

Application 12/0077/COU Continued.

- 05) Before works commence on site details of any external and roof-mounted plant/machinery associated with the proposed development 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. The plant/machinery shall thereafter be installed and operated in accordance with the approved details.

REASON: In the interests of the amenity of adjoining occupiers.

- 06) The use of the retail unit or units hereby approved shall be limited to that falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987 or any equivalent class in any order revoking or re-enacting that order with or without modification.

REASON: For the avoidance of doubt as to the extent of this consent and to retain effective control over the use.

Advisory Note(s)

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

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

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0160/COU 21.03.2012	Bank Of Scotland Plc Trading As Halifax Plc C/o Jones Lang LaSalle Ms C Harper 22 Hanover Square London W1S 1JA	Change use from Class A1 to a bank (Class A2) 145 High Street Blackwood NP12 1AB

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: On the eastern side of High Street, Blackwood.

Site description: The site comprises two two-storey vacant retail units within a modern block of five units in the central section of Blackwood town centre. The properties to either side are in retail use and on the opposite side of High Street is a bank. To the rear is a linear public car park (on the line of a former railway) at the level of the basements of the High Street properties.

Development: Change of use of the premises from Use Class A1 (i.e. a shop) to a bank (Use Class A2). No external alterations are incorporated in the application, although it is stated that a further application would be submitted for a new shopfront.

Dimensions: The premises have a frontage of 13.5m to High Street and a depth of 24m.

Materials: Not applicable.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

2/10123 - New shop front - Granted 14.06.91.

07/1144/FULL - Refit including new suspended ceiling and new shop front - Granted 27.11.07.

07/1145/ADV - Erect fascia sign - Granted 05.11.07.

Cont.....

Application 12/0160/COU Continued.

## **POLICY**

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary and the Primary Retail Area of Blackwood Principal Town Centre.

Policies: SP6 (place making), SP17 (promoting commercial development), CW2 (amenity), CW14 (use class restrictions - retail) and CW15 (general locational constraints).

NATIONAL POLICY Planning Policy Wales.  
Technical Advice Note (TAN) 4: Retailing and Town Centres.

### 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 relates to a change of use and a Coal Mining Risk Assessment is not required.

## **CONSULTATION**

Transportation Engineering Manager - No objection.

Strategic Planning & Urban Renewal Manager - The proposed change of use is contrary to LDP Policy CW14; however, in light of the prevailing economic climate, the changes taking place in the retail sector and the fact that a bank use would promote footfall in the Primary Retail Area, no policy objection is raised to the proposed change of use.

Principal Valuer - No comments received.

## **ADVERTISEMENT**

Extent of advertisement: The occupiers of nine neighbouring properties were notified by letter and a site notice was displayed.

Response: None.

Cont.....



Application 12/0160/COU Continued.

Summary of observations: Not applicable.

### SECTION 17 CRIME AND DISORDER ACT

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

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### **ANALYSIS**

Policies: The application relates to a vacant retail premises within the central section of Blackwood Principal Town Centre, and sited within the Primary Retail Area of the town centre as identified within the Council's Adopted Local Development Plan (LDP). It is proposed to change the use of the premises to a bank (A2 use), the applicant proposing to move its operation from its existing smaller premises at No.169 High Street, situated within the Principal Town Centre but outside the Primary Retail Area.

With regards to the principle of the change of use to an A2 use, Policy CW14 (Use Class Restrictions - Retail) of the LDP would be the most applicable local plan policy. Policy CW14 seeks to protect the retail basis of Principal Town Centres and Primary Retail Areas. Within Principal Town Centres the policy only allows changes to non-A1 uses where there is a vacancy rate of over 10%, whilst in Primary Retail Areas it only allows changes where the overall number of non-A1 uses does not exceed 10%.

The commercial vacancy rate for the Blackwood Principal Town Centre area was 10% at the last survey (October 2011). However since then three vacant units have been granted permission for changes of use so the nominal current vacancy rate is 8.88% (within the Primary Retail Area the vacancy rate is 5%). The current number of non-A1 uses in the Primary Retail Area is 25%. On the basis of this current situation the proposed change of use would clearly be contrary to Policy CW14. However, consideration of the proposal needs to reflect current circumstances and the overall retail position.

Cont.....

Application 12/0160/COU Continued.

The retail sector is currently suffering from decline due to the prevailing economic position; moreover, retail centres were already under threat from significant changes taking place in the retail sector that are moving retail activity away from shop-based A1 retailing. Town centres are thus coming under increasing pressures and it is possible that the retailing function in town centres will continue to diminish beyond the effects of the current economic downturn. Consequently, in order to meet the aims of national and LDP policy frameworks the vitality and viability of town centres will need to be based upon a range of uses that promote footfall and patronage within their designated areas. This is likely to mean increasing levels of non-A1 uses.

This proposal seeks a change of use to a class A2 bank use; it is considered that such a use will promote footfall within the Primary Retail Area and would normally be considered to be an integral part of the land use mix within any town centre. It must be acknowledged, however, that further reductions in the already significantly depleted retail base will exacerbate the situation. On balance, given the current climate and situation, the beneficial occupation of a retail unit by a non-A1 use outweighs the potential adverse impacts that may occur as a result of increasing numbers of such uses. Therefore, whilst it must be acknowledged that the proposal is contrary to Policy CW14, the benefits realised through beneficial use of the unit by a use that will generate footfall within the Primary Retail Area will realise the overall objective of the Policy.

The applicant has offered to enter Section 106 Agreement to effect a 'use swap' with No.169 High Street which it currently occupies, to require that property to change to an A1 use. However, in the light of the lack of an objection to the proposal such an Agreement is not considered to be justified.

LDP Policy CW15 requires development proposals within settlement boundaries to (among other criteria) accord with the role and function of the settlement within which they are located, and Policy SP6 requires proposals to contribute to (among other criteria) an appropriate mix of uses that reflects the role and function of settlements. The proposed use is considered to be ancillary to retail uses and thus compatible with the role of Blackwood Town Centre.

Policy CW2 of the LDP requires development to (among other criteria) have no unacceptable impact on the amenity of adjacent properties. The proposed use is considered to be compatible with neighbouring commercial premises.

It is recommended that permission be granted.

Comments from Consultees: Transportation Engineering Manager - no objection proffered.

Cont.....

Application 12/0160/COU Continued.

Comments from public: None.

Other material considerations: As this application is a departure from the Local Development Plan, if it is resolved to approve the proposal it must first be referred to Welsh Government to allow it to consider whether to call in the proposal. The Council will normally be notified after 21 days, but there are provisions to extend that period. If Welsh Government decides to call in the application, the Council and the applicant would have a right to be heard at an inquiry.

RECOMMENDATION (A) that a decision is DEFERRED to allow the application to be referred to Welsh Government under the departure procedures. If the application is not called-in (B) that Permission be GRANTED.

This permission is subject to the following condition(s)

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0205/FULL 23.03.2012	Islwyn Canal Association Mr S Jenkins 172 Manor Way Ty Sign Risca NP11 6AD	Construct cover over decking area for waiting and phase two booking office and information centre Whysom's Wharf Darran Road Risca Newport NP11 6GY

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: The application site is an area of land to the west of Darran Road as it rises and leaves the settlement of Risca.

Site description: The site lies just outside the settlement in a Visually Important Local Landscape. It is currently used as a touring caravan site and the building to which this application relates is a tearoom overlooking the canal to the southern boundary.

Development: The addition of a cover/roof to the existing decking outside the tearoom. The applicant is a County Councillor.

Dimensions: 15 metres long by 3 metres high and 3 metres deep (approximately).

Materials: The drawings indicate a timber frame covered with interlocking steel profile in a tile type design.

Ancillary development: None.

### PLANNING HISTORY

2/08173 - Construction of 20 bedroom hotel with associated car parking/external works - Withdrawn 11.04.94.

P/01/0715 - Construct two-storey domestic dwelling with detached double garage - Refused 23.08.01.

Cont.....

Application 12/0205/FULL Continued.

P/04/0044 - Change use to a touring caravan and camping park - Granted 18.03.04.

09/0078/NCC - Remove Conditions (9) and (10) of planning consent P/04/0044 to allow the use of tea room by customers not occupying the caravan site and to allow the placing of static caravans - Granted 07.04.09.

## **POLICY**

### LOCAL DEVELOPMENT PLAN:

Site Allocation: Land outside the settlement in a Visually Important Local Landscape.

Policies: CW2 (Amenity).

NATIONAL POLICY: Planning Policy Wales part 11 Tourism.

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? - Not applicable.

## **CONSULTATION**

Senior Engineer (Land Drainage) - No objection is raised and drainage advice is given.

Head Of Public Protection - No objection.

Transportation Engineering Manager - No objection.

## **ADVERTISEMENT**

Extent of advertisement: The application has been advertised on site and six neighbouring properties have been consulted.

Response: Two responses have been received.

Cont.....

Application 12/0205/FULL Continued.

Summary of observations:

It is explained in one response that the site has been much improved in its appearance in recent years and that the current use has helped to improve its attraction to visitors. The current proposal is therefore considered an acceptable continuation of the previous improvements.

One letter points out that the description of the development includes a second phase of booking office and information centre, in which case has consideration been given to any additional parking requirement. It is further explained that there are existing on-street parking problems that should be taken into account.

SECTION 17 CRIME AND DISORDER ACT

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

It is not considered that the proposed development will have a material effect on crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? - No.

**ANALYSIS**

Policies: Policy CW2 requires that development should not have unacceptable impact upon adjacent land. The application building is a tearoom in an elevated position above the Monmouthshire and Brecon Canal in a prominent position that is readily viewable from the towpath walk and in a Visually Important Local Landscape. It is therefore important that any development should be designed to a standard that enhances or maintains the character of the area. The submitted details show a canopy over the existing decking that runs alongside the tearoom. The general proportions of the cover are appropriate to the host building with its decking and is a feature that should enhance the existing facility. The details though lack precision and require additional details features such as fascias, any rainwater goods, timber finishes, etc. The submitted details also lack the degree of precision necessary to ensure that the structure can be constructed as shown. Revised more accurate details should ensure for the avoidance of doubt the exact appearance of the finished product.

Cont.....

Application 12/0205/FULL Continued.

Planning Policy Wales (PPW) has as an objective the enhancement of tourism as a means to regenerate and grow employment. The principle of enhancing an existing tearoom is therefore in accordance with PPW provided the structure's visual appearance can be adequately controlled as previously explained.

Comments from Consultees: Senior Engineer (Land Drainage) has raised no objection and has provided drainage advice that should be passed on to the applicant.

Head Of Public Protection and Conservation and Design raise no objection.

Comments from public: One letter received is a letter of support. The other raises no objection to the canopy but points out that the description includes development for which details have not been provided (discussed below). Attention is drawn to existing parking issues in the street, these are unlikely to be affected by the proposed canopy.

Other material considerations: The description of the proposed development is "Construct cover over decking area for waiting and phase two booking office and information centre". Only details of the "cover" have been submitted for consideration. A condition should therefore be imposed limiting the extent of the permission to the details provided.

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 hereby approved is for the erection of a canopy/cover over the existing decking area of the cafe only and it is not "for waiting and phase two booking office and information centre".  
REASON: No details or information have been provided with regard to the "for waiting and phase two booking office and information centre" included in the description of the development.

Cont.....

Application 12/0205/FULL Continued.

- 03) The development hereby approved shall not commence until revised details of the canopy have been received and approved in writing and those details shall include more accurate scales and proportions together with details of finishes including fascia, rainwater goods and surface treatments. The development shall be completed in accordance with the agreed details.

REASON: To retain effective control as the submitted details do not extend to the information required to ensure adequate accuracy of the finished elevations.

Advisory Note(s)

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

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

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0239/FULL 15.03.2012	Mrs J Pritchard 14 Barry Close Penpedairheol Hengoed CF82 8HJ	Erect extension to form new entrance lobby and new office and store and provide internal alterations and refurbishment to rationalise accommodation Cefn Hengoed Youth Centre Hengoed Road Hengoed

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: Cefn Hengoed Youth Club, Hengoed Road, Cefn Hengoed, CF82 7LP.

Site description: The site is located within the settlement boundary of Cefn Hengoed. It is situated within a predominantly residential area on the western side of Hengoed Road. Residential dwellings are located to the north and west of the site, a residential care home to the east of the site, and a MUGA and playing fields to the south of the site. The site is surrounded by a 1.8m high climb-proof fence and lockable, paladine gates for when the facility is closed.

Vehicular access is obtained via gates leading off Hengoed Road. Car parking provision is provided within the grounds of the community centre towards the front of the building and at a lower level to the rear of the building.

This application is reported to Planning Committee because the applicant is a County Councillor and the agent an employee of the Council.

Development: Full planning permission is sought in respect of the construction of extensions to form new entrance lobby and new office and store.

Dimensions: The office extension has maximum dimensions of 8.4m x 2.4m x 3.5m high. The storeroom extension has maximum dimensions of 4.4m x 4.6m x 3.5m high.

Materials: Roof - red/brown concrete tiles, windows - white upvc, walls - red face brickwork.

Ancillary development, e.g. parking: One existing car parking space to be made a disability space.

Cont.....

Application 12/0239/FULL Continued.

## PLANNING HISTORY

P/00/0115 - Erect youth hall sign/community art feature - Granted 06.04.00.

## **POLICY**

### LOCAL DEVELOPMENT PLAN:

Site Allocation: Policy SP5 within the settlement boundary.

#### Policies:

Strategic Policies

Policy SP2 - Development Strategy - Development in the Northern Connections Corridor, SP6 - Place making, SP21 - Parking standards.

Countywide Policies

Policy CW2 - Amenity, CW3 - Design considerations - Highways, CW15 - General locational constraints. Supplementary planning guidance contained in LDP5 - Parking standards.

### NATIONAL POLICY:

Planning Policy Wales, 4th Edition, February 2011, Chapter 4 - Planning for sustainability.

## ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

## **CONSULTATION**

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection but request a condition is attached to any consent should any external and roof mounted plant/machinery be erected at the premises.

Senior Engineer (Land Drainage) - Requests a condition be attached to any consent requiring comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with. He also provides advice to be conveyed to the developer in respect of land drainage matters.

Cont.....

Application 12/0239/FULL Continued.

Countryside And Landscape Services - A bat survey is not required in this instance. However, as the development will be tying in with the existing roof structure and the site is close to suitable bat feeding habitat a bat and bird advisory note should be attached to any permission.

Gelligaer Community Council - No objection.

## **ADVERTISEMENT**

Extent of advertisement: The application has been advertised on site and 8 neighbouring properties have been consulted.

Response: None.

Summary of observations: N/A.

## **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 planning application.

## **EU HABITATS DIRECTIVE**

Does the development affect any protected wildlife species? No.

## **ANALYSIS**

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

The main issues to be considered in the determination of this planning application are in relation to design, amenity and highway safety.

In terms of design Policy SP6 of the LDP is relevant together with guidance contained in TAN 12 - Design. In this respect it is considered that the proposed development has full regard for the design, scale, form and appearance of the existing building and the character of the surrounding area. It is considered appropriate to attach a condition to any consent requiring the materials to be used in the extensions to match those used in the existing building.

Cont.....

Application 12/0239/FULL Continued.

In terms of amenity, Policy CW2 is relevant and in this respect it is considered that the proposed development will not have an adverse impact upon the privacy or amenity of neighbouring properties or upon the character of the surrounding area. The proposed works also include internal alterations and refurbishment of the building, which includes relocating the kitchen. Notwithstanding that these internal works do not require planning approval, this Council's Head of Public Protection has requested a condition is attached to any consent requiring details of any external plant or machinery to be erected on the building to be submitted for consideration and approval in writing with the Local Planning Authority, as such external works do require planning approval.

Policy CW3 and supplementary planning guidance contained in LDP5 - Car Parking standards is relevant in terms of highway considerations and in this respect this Council's Transportation Engineering Manager has raised no objection to the development.

In terms of access, TAN 12 - Design and Policy SP6 of the LDP is relevant. In this respect the current access is satisfactory with dropped kerbs from the footpath immediately outside the entrance to the site and there will be no alterations in this respect. The existing direct access into the Centre will be improved by construction of a level access to the main entrance. A new accessible toilet to current standards will supersede the existing disabled toilet and one designated disabled persons parking bay will be marked in the existing car park which is currently without bay markings.

Comments from Consultees: See above.

Comments from public: None.

Other material considerations: None.

In conclusion it is considered that the proposed development does not conflict with local plan policies or national planning guidance and as such is acceptable in planning terms subject to the imposition of appropriate conditions.

**RECOMMENDATION that Permission be GRANTED**

Cont.....

Application 12/0239/FULL Continued.

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) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water 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 they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 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.
- 04) Where there is to be the installation of any air conditioning plant or ventilation equipment details of its construction together with predicted noise levels measured on the boundary of the site as LAeq 1 hour, shall be submitted to and agreed in writing with the Local Planning Authority and it shall be installed and maintained in accordance with the agreed details.  
REASON: In the interest of residential amenity.

Advisory Note(s)

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

The applicant is advised of the comments of this Council's Ecologist, and Senior Engineer (Land Drainage).

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0255/FULL 23.03.2012	Gryson Ltd Mr C Agland Gryson House The Grove Pontllanfraith Blackwood NP12 2EQ	Provide alterations including re-roofing existing stores and workshop Land Rear Of 5 - 7 Gordon Road Blackwood NP12 1DW

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: To the rear of dwellings fronting the southern side of Gordon Road, Blackwood.

Site description: The site comprises two attached and linked single-storey storage buildings/workshops fronting the rear lane to dwellings on Gordon Road. A third building has recently been demolished. One of the buildings is stone-built with no openings, the other brick-built with large roller-shutter entrance on the lane and two windows in the side elevation. Each of the buildings has a ridged roof with a gable elevation to the lane. The rear of the buildings forms the rear boundary of a pair of semi-detached dwellings on Gordon Road. The buildings face the side boundary of a dwelling on Highbury Drive.

Development: Alterations incorporating a single ridged roof over the two buildings.

Dimensions: The buildings have a combined footprint of 11.3m wide x 8.2m deep. The height would be 6m to the ridge.

Materials: Plain render and cement fibre roof tiles.

Ancillary development, e.g. parking: The area of the demolished building would be used for parking, with a 2m concrete block wall to the rear and palisade double gates to the front.

### PLANNING HISTORY

No previous planning history.

Cont.....

Application 12/0255/FULL Continued.

## **POLICY**

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

Policies: SP6 (place making), CW2 (amenity), CW3 (design considerations - highways) and CW15 (general locational constraints).

NATIONAL POLICY Planning Policy Wales.

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies within a Category 1 area but a Coal Mining Risk Assessment is not required as the application relates to alterations to an existing building.

## **CONSULTATION**

Countryside And Landscape Services - Requests advisory note regarding roosting bats and nesting birds.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

## **ADVERTISEMENT**

Extent of advertisement: The occupiers of six neighbouring dwellings were notified by letter and a site notice was displayed.

Response: None.

Summary of observations: Not applicable.

Cont.....

Application 12/0255/FULL Continued.

## SECTION 17 CRIME AND DISORDER ACT

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

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? There are records of bats in the local area but the existing building is unsuitable for bats. A bat survey is not required, therefore, but the Council's ecologist requests that a bat and bird advisory note be attached to any permission.

## **ANALYSIS**

Policies: The application relates to two attached buildings situated on a rear lane that appear to have been used for storage/workshop purposes at various times. It is understood that previous uses have included a builder's store, an undertaker's workshop, and an upholsterer, although the premises may have been little used for the past few years. The lawful use of the premises is thus unknown.

The proposed development comprises the upgrading of the buildings, including the replacement of the separate ridged roofs by a single ridged roof spanning the two buildings. All walls would externally rendered. The overall height of the building would be increased by 1m to 6m (to the ridge), and the scheme would incorporate the provision of additional floorspace within the roof accessed by an internal staircase. The adjoining plot, until recently occupied by a third building, would provide a parking space.

No objection to the proposal has been received from statutory consultees. However, it is considered that the proposed development by virtue of the increased height and massing of the building would be detrimental to the amenities of Nos. 5 and 7 Gordon Road by virtue of an overbearing impact. The building forms the rear boundary of the properties with a separation of 13m between the building and the rears of the dwellings themselves.

Cont.....



Application 12/0255/FULL Continued.

Further, notwithstanding the uncertainty regarding the lawful use of the buildings, a commercial use in this location can be considered to be a 'non-conforming use' within a residential area. The rear of the building forms the rear boundary of two dwellings and the front of the building is in close proximity to two dwellings. It is considered that the increased floorspace by virtue of additional usable space within the roof has the potential to intensify any commercial activity to the detriment of the amenities of surrounding residential properties.

The proposed development is, therefore, considered to be detrimental to residential amenity and contrary to the provisions of Policy CW2 (amenity) of the Council's Adopted Local Development Plan (LDP).

In terms of design, the proposed alterations to the buildings are considered to be acceptable and in keeping with LDP Policy SP6 (place making) and local and national guidance relating to design matters.

It is recommended that permission be refused on the grounds of residential amenity (overbearing impact and potential for increased commercial activity).

Comments from Consultees: No objection has been received from statutory consultees.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

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

- 01) The increased height and massing of the building would result in an overbearing impact on the rear gardens and rear elevations of Nos. 5 and 7 Gordon Road, Blackwood. The proposal is, therefore, contrary to the provisions of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
  - 02) The proposal by virtue of increased floorspace has the potential to increase the level of commercial activity on a rear lane within a residential area, to the detriment of the amenity of neighbouring residential occupiers. The proposal is, therefore, contrary to the provisions of Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0268/COU 02.04.2012	Mr J Lucas Ty Newydd House Heol Tynewydd Bedwellty Blackwood NP12 0AH	Change use and create plateau and enclosure to accommodate an all weather riding area Ty Newydd House Heol Tynewydd Bedwellty Blackwood NP12 0AH

**APPLICATION TYPE:** Change of Use

### SITE AND DEVELOPMENT

Location: Adjoining a stables building on the southern side of a complex of buildings at Tynewydd House and Farm, Heol Tynewydd, Bedwellty.

Site description: The site comprises the stable and an adjoining area of field with hedgerow trees on the southern boundary and a single mature tree centrally in the site. The land falls gently north-south.

Development: Construction of plateau and enclosure for all-weather riding arena immediately to the south of the stable block, with ranch fencing to the perimeter and lighting columns to each corner. The application is reported to Planning Committee because the applicant is married to a Senior Officer of the Council.

Dimensions: The arena would have dimension of 80m east-west and 40m north-south. Boundary ranch fencing 1.2m high. Lighting columns 8m high.

Materials: Wax-coated surface.

Ancillary development, e.g. parking: None.

### PLANNING HISTORY

2/12662 - Remove condition 2 to consent ref.2501, granted by Monmouthshire County Council, relating to agricultural occupancy of Tynewydd Cottage - Refused 13.03.96.

P/02/0957 - Erect stabling, feedstore and implement store - Granted 25.10.02.

09/0028/FULL - Construct 60m x 25m all weather riding arena - Granted 07.04.09.

Cont.....

Application 12/0268/COU Continued.

## **POLICY**

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies outside the settlement boundary.

Policies: SP5 (settlement boundaries), SP10 (conservation of natural heritage), CW2 (amenity), CW6 (trees, woodland and hedgerow protection) and CW15 (general locational constraints).

NATIONAL POLICY Planning Policy Wales.

### 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? A Coal Mining Risk Assessment is not required.

## **CONSULTATION**

Head Of Public Protection - No objection subject to condition regarding soil importation.

Minerals Officer - No objection.

Countryside and Landscape Services - Requests condition to prevent tree removal within the bird nesting season.

## **ADVERTISEMENT**

Extent of advertisement: The occupiers of two neighbouring dwellings were notified by letter and a site notice was displayed.

Response: None.

Summary of observations: Not applicable.

Cont.....

Application 12/0268/COU Continued.

## SECTION 17 CRIME AND DISORDER ACT

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

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Council's ecologist advises that there are records of bats in the surrounding area and requests a condition requiring a light mitigation strategy. A condition to prevent the removal of trees during the bird breeding season is also requested.

## **ANALYSIS**

Policies: The principle of the creation of a riding arena for private use adjoining an existing stable block is considered to be acceptable and in keeping with Policy CW15 of the Council's Adopted Local Development Plan (LDP) which allows for certain categories of development outside settlement boundaries that include recreation and leisure proposals that are suitable in a countryside location. A similar scheme on a site overlapping the current site was granted permission in April 2009 (09/0028/FULL).

The proposed development involves a cut and fill operation to achieve a level riding arena, the maximum increase in height being some 2m at the south-western corner of the site. The arena would be at a lower level than the stable block which would minimise the impacts, and the development is also screened to the south to a certain extent existing hedgerow trees. On this basis it is considered that the wider landscape impacts of such an operation would be acceptable subject to planting of native species below the arena, and that the proposal complies with LDP Policy SP10.

The Council's Countryside section has advised that there is no objection to the loss of the tree sited within the area of the proposed arena, subject to its removal not taking place during the bird breeding season. The proposal is thus considered to be in compliance with LDP Policy CW6.

The proposed arena would not be close to dwellings and it is not considered, therefore, that there would be any impact on residential amenity. The proposal is thus in compliance with LDP Policy CW2.

Cont.....

Application 12/0268/COU Continued.

The proposed lighting of the arena has the potential to cause light pollution in terms of the proposed height of the columns and the relative prominence of the site in the landscape. There are also issues regarding potential impacts on bats. In the absence of sufficient detail to assess such impacts it is considered that a condition should be imposed requiring further details to be submitted for approval.

It is recommended that permission be granted subject to conditions.

Comments from Consultees: The comments of consultees can be accommodated by condition.

Head of Public Protection requests a condition concerning the testing of any imported material.

Comments from public: None.

Other material considerations: None.

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 horse riding arena hereby approved shall be used for purposes ancillary and incidental to the applicant's dwelling only, and for no commercial purposes whatsoever.  
REASON: In order to retain effective control over the development.
- 03) Before works commence on site, a landscaping scheme for the planting of native tree species on the southern side of the arena shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall thereafter be carried out in the first planting season following the completion of the development or first use of the arena, whichever is the sooner, and any trees which within a period of five years from the completion of the arena 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 landscape quality of the area.

Cont.....

Application 12/0268/COU Continued.

- 04) Notwithstanding the submitted information, no external lighting to the arena shall be installed until further details together with a light mitigation strategy have been submitted to and agreed in writing by the Local Planning Authority. Any lighting shall thereafter be installed and operated in accordance with the agreed details.  
REASON: To minimise landscape and ecological impacts.
- 05) 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.
- 06) Before any soils or hardcore are brought on to site a scheme for its 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.

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: SP10.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0273/FULL 10.04.2012	Mr M Jenkins 10 Pentwyngwyn Road Rudry Caerphilly CF83 3DS	Erect a double-storey side extension 10 Pentwyngwyn Road Rudry Caerphilly CF83 3DS

**APPLICATION TYPE:** Full Application

### SITE AND DEVELOPMENT

Location: On the north-eastern side of Pentwyngwyn Road, Rudry.

House type: The host dwelling is a semi-detached house.

Development: Erection of a double storey side extension which would include a single-storey element at the rear effectively extending an existing single-storey rear extension.

Dimensions: Two storey extension - External dimensions of the proposal would be 3.5 metres wide, by 6.8 metres deep and 8.1 metres high at its highest point above ground level.

Single storey extension - External dimensions of the proposal would be 3.5 metres wide, by 4.3 metres deep and 3.7 metres high at its highest point above ground level.

Materials: External finishes of the proposal would be cream rendered walls, brown concrete interlocking roof tiles, white upvc windows and doors and white upvc rainwater goods.

Ancillary development, e.g. parking: The proposal includes the provision of a single integral garage.

### PLANNING HISTORY

07/0399/FULL - Erect single-storey extension and alter existing property - Granted 12.06.07.

12/0024/FULL - Erect double-storey side extension - Refused 27.02.12.

Cont.....

Application 12/0273/FULL Continued.

## **POLICY**

### LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is within the settlement boundary.

### Policies:

CW2 (Amenity)

CW3 (Design Considerations - Highways)

Guidance Note 2 of Supplementary Planning Guidance LDP7.

### NATIONAL POLICY:

Planning Policy Wales (2010)

Technical Advice Note 12: Design (2009)

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

## **CONSULTATION**

Transportation Engineering Manager - raises no objection subject to conditions regarding parking materials, parking provision and gates.

## **ADVERTISEMENT**

Extent of advertisement: Four neighbours notified, site notice posted.

Response: One.

Cont.....



Application 12/0273/FULL Continued.

Summary of observations: The neighbouring residents' comments are as follows:-

1. The side elevation of the proposed extension would still be an imposing, overshadowing, overbearing building, towering above the neighbouring bungalow. The latest plans will still impact on the lighting received by the neighbouring property.
2. The rear bedroom window would directly overlook the neighbouring property and other land owned by the neighbouring residents. A balcony could quite easily be put onto a flat roof at a later date.
3. The width of the proposed building remains the same as that previously refused for being too close to the boundary. The boundary fence has been removed and land taken by the applicant to enable the extension to be built closer to the neighbouring property.
4. The land on which the extension would be built is 5 feet higher than the neighbouring bungalow. The proposals appear to double the size of the original house.
5. Scaffolding would not be allowed to be erected on the neighbouring property therefore how would the side of the building be maintained or the LPG tank be refilled?
6. There has been no change in the dropped kerb situation. The applicant continues to use the "drive" to park vehicles although this is illegal. How can a safe entrance to a garage via a dropped kerb be made at the property when there is no field of vision due to an existing hedgerow outside of the applicant's ownership?
7. As the highest Council tax payer in Pentwyngwyn the neighbouring residents do not feel they should have to endure the noise, dust and general building mayhem that occurred when the property was previously extended.
8. The involvement of the Council's Enforcement Officer has seen the removal of some building materials and a reduction in vehicles at the property, however, a lot of materials still remain on site.
9. Although the new plans have been altered slightly the height and width remain the same and would still be overbearing, overshadowing, close to the boundary, dominating the outlook from the existing ground floor windows, to the detriment of visual and residential amenity.

Cont.....

Application 12/0273/FULL Continued.

## 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 issues in this instance.

## 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.

## **ANALYSIS**

Policies: The proposed two-storey side extension is a significantly reduced scheme compared with a previously refused application. That was for a two-storey side extension 16m long that projected 1.2m beyond the front elevation and 7.6m beyond the rear. The proposal would be in proportion to the scale of the site and its design and materials are in keeping with the surroundings. When considering the context of the existing property, the re-positioning of the extension within the existing building line, the reduction in width and setting in of the extension from the side boundary, as well as the existing levels of the host and neighbouring properties, it is considered that the proposal would be acceptable in this instance. It is considered that any impact on the neighbouring bungalow, when compared to the existing situation, would not be at a level that would warrant refusal in this instance. It should also be noted that there would be no greater impact on the amenity of the adjacent properties or land than the existing situation through the attachment of a condition requiring the installation of a fixed, unopening, obscurely glazed window in the side elevation facing the property known as The Oaks. The proposal would not result in the over-development of the site and would have no detrimental impact on the safe, effective and efficient use of the transportation network.

Therefore the proposal is compliant with policies in the Adopted Local Development Plan, Supplementary Planning Guidance LDP7, Planning Policy Wales (2010) and TAN 12: Design.

Comments from consultees: Transportation Engineering Manager raises no objection subject to conditions regarding parking materials, parking provision and gates.

Cont.....

Application 12/0273/FULL Continued.

Comments from public: The Council's response to the neighbouring residents' comments is as follows:-

1. It is disputed that the amended scheme would continue to have a detrimental impact on the amenities of the neighbouring property. As highlighted above it is considered that the relocation of the extension within the existing building line and the reduction in width of the proposed extension would alleviate the issues relating to the reasons for refusal of the previous application. The amended scheme removes the original two-storey front and rear projections effectively reducing the depth of the original two-storey proposal by 9.1 metres. The amended scheme also reduces the width of the extension by 0.5 metres leaving a gap to the boundary of between 1 and 1.3 metres. When considering the position of the proposed extension, within the existing building line, the proposal would not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room of the neighbouring bungalow. As such there would be little or no detrimental impact on the light received by the neighbouring property.

The two-storey element of the extension would overlook the front drive and parking area of the neighbouring property which is approximately one metre lower than the application site, but the overall impact on that neighbouring property would not be so significant as to justify a refusal of permission.

2. It is considered that the proposed first floor bedroom window would have little or no greater impact on the privacy of the neighbouring property than the existing situation. Furthermore a condition has been attached removing the permitted development rights relating to the insertion of windows in the extension which would prevent the inclusion of a door to gain access onto the flat roof without the submission of a planning application, whilst the erection of a balustrade around the flat roof would require an application for permission in its own right.
3. This is not the case as the proposal reduces the width of the original extension by approximately 0.5 metres. Any issues relating to the removal of the boundary fence and associated boundary disputes are not a material planning consideration but a private legal matter between neighbours. The submitted plans indicate that the proposed extension would be constructed entirely on land within the ownership of the applicant.

Cont.....

Application 12/0273/FULL Continued.

4. Whilst it is acknowledged that there is a difference in levels between the host and neighbouring properties it is not felt that the proposal would have a detrimental impact on the neighbouring property to warrant refusal in this instance. Although the proposal would represent a significant increase on the footprint of the original dwelling a large proportion of the total extensions would be at a single storey level. It is not considered that the proposal would dominate the host dwelling and adequate amenity space would be left around the house. As such the proposed extension would be in accordance with the Council's design guidance on this matter.
5. Access on to neighbouring land for the erection of scaffolding is not a material planning consideration but a private legal matter between neighbours. Moreover the applicant's ability to maintain the side of the extension or to access the LPG tank is not a material planning consideration but matter for the applicants themselves. However, it should be noted that the proposed extension would leave a gap of approximately 1 metre to the boundary which may prove adequate to alleviate these issues.
6. The Council's Transportation Engineering Section has raised no objection to the proposed access and parking provision. Furthermore an advisory note has been attached that requires a properly formed vehicular crossover to be provided.
7. A certain level of disruption is to be expected for small scale development; however, should neighbouring residents have concerns over noise and dust issues the Council's Environmental Health Section who may have powers to deal with these concerns.
8. This is not a material planning consideration of this application, however, this a matter still under the consideration of the Council's Planning Enforcement Section.
9. As highlighted above at point 1 it is disputed that the amended scheme would continue to have a detrimental impact on the amenities of the neighbouring property.

Other material considerations: The development is considered acceptable in all other aspects.

Cont.....

Application 12/0273/FULL Continued.

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) 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/dormer 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.
- 03) 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 ground floor window window/s facing the property known as The Oaks shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.  
REASON: In the interests of residential amenity.
- 04) The development shall not be beneficially occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans, in materials which shall first be agreed in writing by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order revoking or re-enacting that Order, with or without modification, the garage hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling(s).  
REASON: In the interests of highway safety.
- 06) Any gates shall be located and fitted so as not to open over the highway.  
REASON: In the interests of highway safety.

Cont.....

Application 12/0273/FULL Continued.

- 07) This consent relates to the amended plan received by the Local Planning Authority on 16 May 2012.  
REASON: For the avoidance of doubt as to the plans hereby approved.

Advisory Note(s)

Please find attached the comments of the Transportation Engineering Manager and the Council's Ecologist that are brought to the applicant's attention.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0287/LA 13.04.2012	CCBC Engineering Projects Group Ty Pontllanfraith Pontllanfraith Blackwood NP12 2YW	Demolish the former hospital buildings, which are predominantly single-storey, and provide two artificial turf pitches (rugby and football), two covered terraced stands, two covered seated stands for a total capacity of 3000 spectators, sports complex (changing facilities, gym, community facilities) and associated car parking in order to comply with the Section 106 Agreement which exists by virtue of the recently completed Ysbyty Ystrad Fawr Former Ystrad Mynach Hospital Caerphilly Road Ystrad Mynach Hengoed CF82 7XU

**APPLICATION TYPE:** Local Authority Application

**SITE AND DEVELOPMENT**

**Location:** The site is located approximately 1km south of the centre of Ystrad Mynach.

**Site description:** The site comprises the former Ystrad Mynach Hospital complex consisting of numerous single storey buildings of a variety of styles. Hard standing areas associated with the building footprints comprise a mix of macadam for car parking and access roads, grassed areas and some areas of loose granular material. To the east of the site on the opposite side of Caerphilly Road is the recently opened Ysbyty Ystrad Fawr. The houses in Ynysglyn Street and Edward Street are to the south, Ystrad Mynach College to the east, and Ystrad Mynach Park to the north. To the north-east corner of the site there is a single house.

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Application 12/0287/LA Continued.

Development: Demolition of the buildings and the construction of two artificial playing pitches (rugby and football), two covered terraced stands, two covered seated stands for a total capacity of 3000 spectators, a sports complex building accommodating changing facilities, gym and community facilities, and associated car parking.

The rugby pitch, orientated east to west, would occupy the southern half of the site. The football pitch, orientated north to south, would occupy the northern half of the site. A covered standing only terrace is proposed at the southern end of the rugby pitch close to the southern boundary of the site. A covered seated terrace is proposed on the western boundary of the football pitch. A covered seated terrace is proposed on the northern boundary of the rugby pitch and a covered standing only terrace on the southern boundary of the football pitch, these two terraces being linked back to back to form one structure.

In order to maximise the number of users of the pitches and reduce the maintenance costs it is proposed to use artificial turf rather than natural turf. Evidence has been published to suggest a reduction in the number of sports injuries sustained on artificial turf pitches due to their controlled finish and reduced susceptibility to climatic changes. This latter quality also reduces the number of postponed fixtures. Floodlighting of the pitches significantly increases the usage of the development and has therefore been included as an integral element of the scheme design.

The main sports facility building would be located almost in the centre of the site in between the two pitches and to the east of the central terraces. The ground floor would accommodate a fitness suite, 4 team and 2 officials' changing facilities, 2 physio/first aid rooms and w.c. facilities. The first floor would accommodate offices, meeting rooms, a conference room/community facility, visitor/parent refreshment room and w.c. facilities. Community facilities within the sports building are allocated within the first floor by means of a function room which will be available to local groups/partnerships within the community under a pre-booking facility managed by the building operator.

On a day-to-day basis the whole facility will be available for private hire, but from time to time rugby and football matches are expected to be held that will attract spectators. Capacity crowd events will be infrequent and will not be held on both pitches at the same time. It is anticipated that the facility will play host to Welsh Premiership Football (10 matches per annum) and Welsh Premiership Rugby (12 matches per annum). In addition it is anticipated that on 6 to 8 occasions per annum other events may be held by local, regional or national sports teams. The Premiership grounds criteria has therefore been incorporated into the design, including the specification and number of spectators facilities and associated car parking provision.

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Application 12/0287/LA Continued.

It is proposed that the facility would be available for use 7 days a week from 0700 to 2300.

The application is supported by a Design and Access Statement, Protected Species Survey and bat compensation options, a Licence under the Conservation of Habitats and Species Regulations 2010, Transport Statement, Event Management Strategy, Flood Consequences Assessment, Site Investigation Report and Lighting Assessment.

The Design and Access Statement considered the five aspects for good design as set out in TAN 12 namely Access, Character, Community Safety, Environmental Sustainability and Movement.

The main building design is of two storey construction on a level site and the materials have been chosen to provide a secure, vandal proof, low maintenance building. The area surrounding the site contains a variety of building types including housing, the new Ysbyty Ystrad Fawr, a police station and (disused) listed fire station. These buildings have a wide variety of material finishes including render and pebble dash to the housing, modern cladding to the hospital buildings and brickwork and masonry to the police station. The materials proposed for the new building comprise a mix of brickwork, timber and coloured render. The paved area to the front (east) of the building will be an open well-lit space. It is intended that the building will be assessed under the BRE Environmental Assessment Method with a view to achieving a BREEAM rating of 'Very Good'. In terms of access the design accommodates facilities, layouts, materials and colours in full compliance with Equalities Act guidelines. A passenger lift will be provided to give access to the first floor for disabled building users. Accessible w.c. facilities are provided on the ground and first floor of the building and ambulant cubicles are provided in the male and female w.c.'s. Ramped access will be provided to the seated stands.

The Transport Statement notes that the development is conveniently located close to Ystrad Mynach town centre and within walking distance of various complementary land uses. The site is easily accessible by a choice of transport modes including walking, cycling and public transport. The local pedestrian infrastructure is of a high standard and well used whilst the public transport facilities are of good quality, located close by and are served by high frequency routes throughout the day, including evenings and weekends. The local highway network is of good standard and is undergoing significant improvement. This Statement considered the major Transport Assessment undertaken by Capita Symonds produced in support of the Ysbyty Ystrad Fawr development. The analysis added traffic associated with the new hospital which included for those facilities transferred from Ystrad Mynach hospital when it closed.

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Application 12/0287/LA Continued.

However, the analysis undertaken assumed that Ystrad Mynach hospital would be fully operational at the same time as the new hospital and therefore did not remove that traffic from the analysis. The former hospital would have generated a sizeable number of vehicular movements throughout the day, particularly during peak periods. The day-to-day use of the development proposed in this current application would be expected to attract significantly less traffic than the former hospital would have done. There are occasions when sports events that attract spectators will be held, including infrequent potential 1,500 capacity events. Travel to such events tends to be characterised by use of sustainable modes and importantly these events take place in the evenings or on weekends outside the periods of peak demand on the local highway network. The Transport Statement concluded that the site is easily accessible by a choice of transport modes; on a day-to-day basis the proposed development will attract less traffic and therefore have less of an impact on the surrounding highway network than the former use of the site; and rugby and football matches that attract sizeable crowds will occur during evenings or at the weekend outside the peak periods and during times when their impact on the surrounding highway network will be less.

The Event Management Strategy targets the arrangements required to manage spectators travelling to and from the Sports and Community complex during specific special events days. It makes recommendations in respect of arrangements for managing external vehicular and pedestrian traffic, in particular vehicle parking within and in the vicinity of the site, traffic control and signage and potential road closures and diversion routes.

The Lighting Assessment - An indicative lighting design was produced for the car park and sports pitches in accordance with the relevant standards and guidance using lighting engineering software. The pitches are to be illuminated by 4 floodlights per pitch. The indicative lighting design included the use of LED lighting and considered the presence of bats on site as far as practicable. Following the completion of the indicative lighting design, a number of mitigation techniques were identified in order to control impacts at receptor locations to acceptable levels. These measures comprise a 1.5m high by 16.85m long solid fence/screening to the southern boundary west of the standing terrace, a 1.9m high and 22m long solid fence/screening to the northern boundary close to the Old Post Office, and inclusion of 1m by 1m screens on 4 sports lighting arrangements to reduce light spill in receptor directions. Light trespass, sky glow and glare as a result of the proposed development were predicted at a number of receptors in the vicinity of the site. These receptors were mainly houses at the northern ends of Ynysglyn Street and Edward Street, the single house to the north-east corner of the site, and also Caerphilly Road itself. The results predicted values below the relevant criteria at the majority of the assessment locations. It was concluded that potential effects associated with the development lighting are acceptable.

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Application 12/0287/LA Continued.

The Flooding Consequences Assessment notes that the proposed development is categorised as 'highly vulnerable development' in TAN 15, that the site is located within a Development Advice Zone C2, as described in TAN 15, and that the Environment Agency has accepted in principle that, subject to demonstration of acceptable flooding consequences, the proposed development may be allowed in a Zone C2. Surface water run-off from the development may be managed in accordance with a surface water strategy developed in accordance with the principles and hierarchy of options set out in the report, such that the development is not at risk from surface water flooding and does not increase the risk of such flooding elsewhere. The flood risk posed by the development to neighbouring or other locations is within acceptable limits as defined by TAN 15 and, subject to the development and implementation of an appropriate scheme to manage the surface water run off, will not increase the risk of flooding elsewhere. An appropriate site specific Flood Emergency Plan triggered by the receipt of a flood warning from the Floodline service should be developed and be implemented by the occupier of the site. Appropriate flood resilient construction measures should be incorporated into the development. Recommendations are made for further works. The Assessment concludes that subject to the implementation of the mitigation measures and recommendations for further work, the flood risk and associated consequences posed to the development may be managed within acceptable limits as defined by TAN 15.

The Protected Species Survey undertaken to support this application and an earlier application for the demolition of the buildings (approved on 15.12.11) identified bat roosts in two buildings and suspected in a third. Bat compensation features in the form of two walls were proposed to compensate for the impact and these have been built. The walls also incorporated sparrow terraces to compensate for the loss of bird nesting sites identified in some of the buildings. A European Protected Species licence was also obtained from the Welsh Government to enable the buildings to be demolished.

Dimensions: The overall application site is approximately 3.1ha in area. The rugby pitch would be 120 metres by 70 metres and the football pitch 105 metres by 68 metres. The covered standing only terracing on the southern end of the rugby pitch (southern boundary of the site) is 60m long by 6m deep, and will be 4.8m high at the boundary side rising along the monopitch to 6.1m at pitch side. The covered seating terracing on the northern boundary of the rugby pitch is 48m long and 9m deep, rising to a height of 9.2 m at the highest part of the monopitch roof. The covered standing only terracing (for the football pitch) that abuts the back of the seated terracing on the rugby pitch is 60m long and 6m deep, rising to a height of 7.1m at the highest part of the monopitch roof. The covered seated terracing on the western boundary of the football pitch is 48m long and 9m deep and rises to a height of 9.1m at the highest part of the monopitch roof. The sports facility building is 56m long and ranges in width from 25.5m to 11.5m. It is two-storey in height rising to 8m at the ridge.

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Application 12/0287/LA Continued.

Materials: The pitches will be constructed with artificial turf surfaces.

The sports building materials have been chosen to provide a secure, vandal proof, low maintenance building and comprise the following:

Roof Covering - standing seam metal roof with hidden gutters. Downpipes will be aluminium alloy with powder coated finish and anti-climb fixings.

External Walls will be of cavity construction with facing brickwork up to first floor level and horizontal timber cladding above. The exception to this will be the fitness suite, which will be rendered with through coloured render to provide a 'branding wall' to the front (east) elevation of the building.

Access to the building will be via two sets of double aluminium access doors within an angled and curved glazed screen formed in aluminium curtain walling.

Windows are generally sealed double glazed aluminium units with polyester powder coated finish, colour to be agreed. Toughened or laminated safety glass will be installed to comply with current Building Regulation safety requirements.

The covered terracing will be constructed of steel frames with intumescent paint finish of a colour to be agreed, and the roofing and walls will be profiled steel cladding with a polyester powder coated finish of a colour to be agreed.

Ancillary development, e.g. parking: Access to the site will be gained via the existing access point from Caerphilly Road. 171 car parking spaces (including 12 for disabled parking) will be provided in two blocks, the main block (127 spaces) being to the north of the building between the football pitch and the eastern boundary of the site and the smaller block (44 spaces) being to the south of the building between the rugby pitch and the eastern boundary of the site. A motorcycle parking area (8 spaces) and covered cycle shelter (32 spaces) are also proposed. The internal road layout incorporates a bus turning and parking area.

A waste and recycling area is proposed next to the entrance to the site.

At the eastern and western ends of the rugby pitch it is proposed to erect 9m high chainlink ballstop fencing. On the southern edge of the rugby pitch and the northern, western and part eastern edge of the football pitch it is proposed to erect 5m high chainlink ballstop fencing.

Floodlighting is proposed for both the rugby and football pitches comprising 4 x 18m high columns on the touchline of each pitch, set in from the four corners of the pitch. The Lighting Assessment also recommended that a 1.5m high and 17metre long solid fence be erected along the southern boundary of the site to the west of the standing only terrace, and a 1.9m high and 22m long solid fence along the north east corner boundary, both to assist in mitigating the impact of the lighting on nearby houses.

Cont.....

Application 12/0287/LA Continued.

Landscaping areas are proposed around the edges of the site and at the main entrance.

There are two bat/bird mitigation walls already constructed in two locations on the western boundary of the site which were required in advance of any demolition of the buildings.

In the north west corner of the site an existing crossing of the stream course would be upgraded/refurbished to link to the existing footpath that leads to Ystrad Mynach College.

### PLANNING HISTORY

5/5/92/0296 - Erect single-storey building for 24 bed ward care for the elderly - Granted 09.07.92.

5/5/92/0654 - Erect two garages for gardeners machines and tug - Granted 23.11.92.

5/5/93/0038 - Erect hospice/day centre unit - Granted 03.03.93.

5/5/93/0190 - Erect hospice/day unit - Granted 20.05.93.

5/5/94/0631 - Erect conservatory extension to day hospice - Granted 04.11.94.

5/5/95/0458 - Erect conservatory extension to the elderly and mentally infirm day hospital - Granted 26.09.95.

P/96/0881 - Erect doctors night time on call unit - Granted 13.02.97.

P/97/0292 - Erect doctors night time call unit - Granted 04.06.97.

P/97/0404 - Erect extension to audiology unit - Granted 02.07.97.

P/98/0009 - Erect doctors night time on call unit and extend temporary permission up to 31.12.99 - Granted 04.03.98.

P/99/0194 - Erect doctors night time on call unit - Granted 29.04.99.

P/06/0164 - Construct Caerphilly Local General Hospital - Granted 23.08.07.

08/0118/RM - Construct Caerphilly Local General Hospital - Granted 27.03.08.

11/0795/NOTD - Demolish all buildings - Notification details approved 15.12.11.

Cont.....

Application 12/0287/LA Continued.

## **POLICY**

### LOCAL DEVELOPMENT PLAN:

Site Allocation: Within settlement limits and allocated for formal leisure facilities.

Policies: SP2 (Development Strategy in the Northern Connections Corridor), SP5 (Settlement boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), SP22(Community, Leisure and Education facilities), CW1 (Sustainable transport, accessibility and social inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural heritage protection), CW5 (Protection of the water environment), CW6 (Trees, woodland and hedgerow protection).

NATIONAL POLICY: Planning Policy Wales (Edition 4, Feb 2011) - objectives relating to Sustainability (Chapter 4) and Sport and Recreation (Chapter 11 - which supports the development of sport and recreation, and the provision of a wide range of leisure pursuits which encourage physical activity, these activities being important for the well-being of children and adults and for the social and economic life of Wales).

TAN 5 'Nature Conservation and Planning'  
TAN 12 'Design'  
TAN 15 'Development and Flood Risk'  
TAN 16 'Sport, Recreation and Open Space'  
TAN 22 'Sustainable Buildings'

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

### COAL MINING LEGACY

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

## **CONSULTATION**

Senior Engineer (Land Drainage) - It is noted that the applicant intends to discharge surface water from the proposed development to 'SUDS' and Soakaway.

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Application 12/0287/LA Continued.

The preference for proposed Sustainable Drainage System (SUDS) should be the use of soakaways. Soakaways will only be permitted if the applicant can satisfy the authority that permeability tests have confirmed the suitability of the ground on site for their use and the soakaway(s) can be situated such that their discharge will not affect adjacent land, structures or highways. Any soakaways constructed must be designed in accordance with B.R.E Digest 365 and located a minimum of 5m from the public highway and any existing or proposed buildings.

The applicant must ensure that during the development period and thereafter that surface water, soil and other site debris is contained and dealt with within the curtilage of the site and is prevented from running on to or being otherwise deposited on adjacent land or highways. This may entail the installation of temporary or permanent cut off drainage.

No discharge of surface water from the completed development including driveways and private roads will be permitted to drain to the public highway or any highway drain. Therefore if any drive or private road is situated at a higher level than the adjacent highway the installation of cut of drainage will be required.

Depending on site levels the applicant should consider the installation of appropriate cut off drainage to intercept surface water from any adjacent higher ground that might otherwise affect the completed development.

Early consultation with Welsh Water is advised to establish the existence of any of their apparatus within the proposed site and the need to agree terms with them for any necessary public sewer diversions.

It should be noted that the site is situated within policy zone C2 as identified in the current Tan 15 planning guidance document. Tan 15 prohibits construction of vulnerable developments within such zones. Consideration must therefore be given to this situation when determining this application. The applicant must satisfy the authority/EA that the above policy zone designation is not appropriate if the proposed development is to be permitted.

In summary, prior to the commencement of any development of the site the applicant must submit to the authority, and receive written approval of, comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with as required by the Flood & Water Management Act 2010.

Cont.....

Application 12/0287/LA Continued.

Head Of Public Protection - No objections in principle subject to conditions requiring further site investigation; scheme to treat and validate any contamination; scheme to test any imported material for contamination; adequate arrangements for the storage, collection and disposal of commercial waste; details of any external and roof mounted plant / machinery which shall include predicted noise levels; scheme of odour control; scheme for the management of the floodlights and the implementation of the mitigation methods stated in the submitted lighting assessment; limits on the hours of use of the pitches to between 08.00 and 22.00, with no use of the pitches before 09.00 on Saturdays, Sundays and Bank Holidays; details of the high ball fences; construction phase dust and noise suppression schemes; limits on the hours of illumination of the floodlights - not after 22.30 and before 08.30 (09.00 on Saturdays, Sundays and Bank Holidays).

Street Lighting - Agree with the assumptions that should the flood lighting and screening be installed as indicated, the light trespass, sky glow and glare fall within acceptable parameters. The submitted report assumes a worst case scenario based on television broadcast lighting levels with the flood lighting to all pitches and associated lighting at the site operating at the maximum output. In reality this method of operation will rarely happen as pitches are likely to be lit individually (even during televised broadcast) and for much of the time at 300 lux (60% of the television level). Other than for their own energy savings the Council need to ensure that the operators are aware of the increased impact of the full lighting output and the curfew times. It should also insist that if excessive and unforeseen light trespass is experienced, then the realignment of or the retrofitting of shields and louvres to individual flood lights will be required.

Transportation Engineering Manager - No objection subject to conditions requiring a specified vision splay at the point of access, provision of the facilities for the parking of vehicles, motorcycles and bicycles before the uses commences, and the running of the facility in accordance with the Event Management Strategy.

Countryside and Landscape Services - Landscaping and Design.  
Regards the proposal to cut and lay the mature hedge along the western boundary of the site, will the trees present within this hedge be maintained at their full height or cut back /and laid or felled? The current height and maturity of this hedgerow vegetation provides beneficial screening of the hospital site from the footpath and from the grounds of the college. The setting and character of the footpath relies on the dominant presence of the hedge. The presence of the rear elevation of the covered terracing, 5 and 9 m high "ball stop" fencing and floodlighting will further weaken this boundary.

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Application 12/0287/LA Continued.

Whilst it would appear from the General Arrangement drawing that there may be some scope for retaining the hedge as found and adding some additional landscaping in the centre of its length there is concern about the proximity of the rugby pitch and ball stop fencing at the southern end of the hedge. A detailed survey plan is required with details and locations of tree/hedgerow proof protection zones. A construction method statement for the excavation and construction works close to the root protection zones will be required. It is noted that no new site security fencing appears to have been proposed for this western boundary, is this correct?

There is concern that the siting of the covered terracing on the southern boundary of the site will have a significant impact on the existing vegetation, which though primarily composed of shrubby species and planted outside the site boundary will have roots feeding within the site boundary. These roots will be damaged by compactino/severance during the construction of the covered terracing. The existing vegetation along this boundary provides successful screening of the single storey hospital development from Edward Street and Ynysglyd Street and significant visual amenity to the grassed and parking areas at the ends of these streets. The existing vegetation may not be sufficient to minimise the impact of the back of the covered terracing. The space allocated for landscaping at the rear of the proposed structure is insufficient to mitigate the structure and allow access for maintenance.

The Design and Access Statement talks of retaining the existing boundary wall and fencing along Caerphilly Road. The current boundary is part masonry wall with flat concrete coping, part masonry wall with a different concrete coping and green painted metal railings. The proposed development does not seek to rationalise and unify this boundary.

The juxtaposition of the south west corner of the main building to the adjacent covered terracing may present problems. The distance between the main building and the terracing to the rugby pitch is particularly close, and may severely restrict views from the covered balcony and offices on the south-western corner of the building.

Details of flood lighting, car park and general site lighting will be required. Cable runs may impact upon proposed landscaped areas and lighting will impact on bats.

The colours/finishes of the permeable paving proposed for footways and parking areas will be important and details will be required.

The colours/type of ball stop fencing will be important to tie in visually with the main building. Details will be required.

Cont.....

Application 12/0287/LA Continued.

Size and positioning of signage will be important in relation to areas presently identified for landscaping, the frontage with Caerphilly Road and the front of the building.

Ecology.

The applicant has submitted the following information in support of the planning application:

A Bat compensation Scheme Options prepared by Wildwood Ecology dated Sept 2011

A protected species survey prepared by Wildwood Ecology dated Nov 2011

A Draft Method Statement dated 30th Jan 2012 and

A WG Bat Licence that is valid from the 22 March to 31 July 2012

The protected species survey identified that the buildings were used by soprano and common pipistrelle bats, and nesting birds, although the survey report does not specify which bird species are nesting in the buildings. The survey was undertaken at an appropriate time of year for bats but at a sub-optimal time for nesting birds. However, from previous site visits a Council Ecologist has confirmed that the site is used by large numbers (in excess of 50) breeding sparrow, together with jackdaw and barn swallows and recommended that mitigation would need to be provided for the loss of bird nest sites. The protected species report also identifies trees, shrubs and hedgerows to also be likely to support nesting birds. The proposal has included the provision of alternative bat roosts in two walls which have already been constructed, to mitigate for the loss of the bat roosts in the buildings, and these walls have also included some provision for nesting birds, that would be suitable for a small number of house sparrows.

The submitted surveys detected presence of bats and their usage of the application site as a resting place (roost). Although the applicant has already obtained a derogation (a development licence) from the Welsh Assembly Government (WAG) in connection with a Demolition Notification for the same buildings, this licence has not yet been implemented, and it is likely that a new licence or an amended licence will be required. As a competent authority under the Conservation of Habitats and Species Regulations 2010, the Local Planning Authority must have regard to the EC Habitats Directive's requirement to establish a system of strict protection and to the fact that derogations are allowed only where the three conditions (the "three tests") under Article 16 of the Habitats Directive are met (TAN 5 para. 6.3.6). It is essential that planning permission be granted only when the LPA is satisfied that all three tests are likely to be met. If not, then refusal of planning permission may be justified (TAN 5 para. 6.3.6).

It is recommended that conditions should be attached to any permission granted relating to a Welsh Assembly Government European Protected Species licence and also the need for bat activity surveys to monitor the new bat roosts within the development.

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Application 12/0287/LA Continued.

The protected species survey report was prepared when it was not certain whether the sports pavilion and spectator stands would be constructed, so the report did not consider the use of these buildings as mitigation for loss of nesting opportunities for birds in the old buildings. Whilst sufficient mitigation has been provided for bats within the newly constructed walls, the provision of bird nest sites within the walls is not sufficient to mitigate for the loss of the large number of nest sites for sparrows and provides no mitigation for the loss of swallow nest sites. The plans therefore need to show the location, type and number of nest sites for both barn swallows and sparrows. Jackdaws are a common species and mitigation for loss of their nest sites are not considered to be necessary. Nesting requirements for sparrows and barn swallow are different, with sparrows needing to nest communally in enclosed boxes, and swallows requiring a ledge on which to construct a nest that is also sheltered from the weather.

#### Bird Nesting Provision

Following a site visit to assess for bird nesting activity (Neary, May 2012) it is evident that there are several active House Sparrow nests across the site as well as observations of nesting Barn Swallows within the old boiler room. In order to ensure that there will be no net loss of bird nesting habitat within the development area the following bird nesting provision should be incorporated into the new buildings:

#### House Sparrow Terraces

A minimum of 15 House Sparrow Terrace Boxes should be attached to the rear elevations of the proposed covered terracing buildings (southern and western terraces) and under the eaves of the western elevation of the Integrated Sport and Community Complex (5 boxes per building). Only long lasting woodcrete boxes should be used such as the Schwegler Terrace as these are more sturdy, will last for longer than wooden boxes and will be more cost effective over time.

#### Barn Swallow Nest Cups

A minimum of 4 Barn Swallow nest cups should be erected under the eaves of the Integrated Sport and Community Complex (Northern and Eastern Elevations Only) and should have good roof cover but with sufficient access to allow birds to fly into the nest cup. These should be spaced at least 2 metres apart to encourage use. Again, only long lasting woodcrete nest boxes should be used such as the Schwegler Swallow Nest No. 10.

It is recommended that a planning condition should be attached to any permission granted requiring the bird box/nest provision.

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Application 12/0287/LA Continued.

#### Birds - Clearance

As demolition works are due to commence in August 2012 this will fall outside of the bird nesting season i.e. March-July inclusive. However, as House Sparrows and Barn Swallows both regularly nest into late summer it is advised that a survey of the buildings for nesting birds should be carried out immediately prior to demolition works are carried out. If nesting birds are found within the buildings or vegetation, demolition would need to be delayed until all birds have fledged. Buildings or vegetation that were found to be free of nesting birds would be given demolition permission.

It is recommended that a planning condition be attached to any permission granted requiring a bird nesting survey prior to demolition.

Dwr Cymru - Requests that if the authority is minded to grant planning permission conditions should be attached to ensure that foul water and surface water are discharged separately from the site, that no surface water or land drainage run-off is permitted to discharge into the public sewerage system, and that a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with will be submitted prior to the development commencing.

Strategic Planning & Urban Renewal Manager - As a general principle the proposed scheme adheres to National and Local Planning policy, but the following specific observations are provided:-

#### Policy LE4.9

The site is allocated in the Caerphilly County Borough Local Development Plan (LDP) for the provision of formal leisure facilities, including football and rugby pitches, a cricket ground and associated changing rooms. This allocation reflects the need to replace those facilities that were lost as a consequence of the development of the new district hospital (Policy LE4.9 refers).

It is noted that the application seeks to provide two artificial sports pitches (rugby and football) and that the nature of this provision should compensate for the loss of the former turf pitches. It is however noted, that there is no provision in the scheme for a replacement cricket pitch as envisaged by the LDP. However, notwithstanding this matter, provided the Leisure Services Division are content that the artificial pitches and proposed Sports Complex (which comprises a gym, changing facilities and community facilities) are an adequate replacement for the facilities lost, and that the facilities will be available for use by the general public (albeit in a controlled manner), the scheme is in broad compliance with the LDP.

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Application 12/0287/LA Continued.

## Design & Layout

On a matter of detail the following observations are offered:-

The proposed development is envisaged to be a prestigious sports complex, which is likely to attract a significant number of visitors to the area. The site is located in close proximity to the new general hospital and is a valuable addition to the Principal Town of Ystrad Mynach. The entrance to the site is therefore extremely important and the design and layout of this area should be given further consideration. In particular:-

- The siting of the cycle shelter and the waste and recycling area at the entrance to the site is a wasted opportunity to create a quality space that would contribute to the sense of arrival at this facility;
- The road configuration, bus turning area and public space to the front of the sports complex could be designed to provide a high quality landscaped area that whilst functional could also be of good design that would contribute toward a sense of place and to the wider street scene. The proposed layout in this area is merely functional (refer to Policy SP6).
- An opportunity exists to introduce some additional natural landscaping within the scheme to soften the appearance of the landscaping and avoid the proposal being dominated by hard landscape features.
- Care should be taken to ensure that any potential noise and light issues that might arise as a consequence of the development, should be addressed as part of the scheme in accordance with Policy CW2.
- Care should be taken to ensure that the covered terracing to the southern end of the site does not impact adversely on the street scene of both Edward Street and Ynysglyn Street. To this end the retention of the existing landscaping along the southern boundary of the site is to be welcomed.

## Conclusion

1. Provided that:-  
the Leisure Services Division are content that the artificial pitches and proposed Sports Complex are an adequate replacement for the facilities lost, and  
the facilities will be available for use by the general public (albeit in a controlled manner);  
the scheme is acceptable in policy terms as being in broad compliance with the LDP.
2. The design of the entrance to the site should be reconsidered in order to enhance the sense of arrival at the complex and improve the quality of this important space both within the development but also importantly within the wider street scene.

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Application 12/0287/LA Continued.

Rights Of Way Officer - Footpath 44 Eglwysilian passes the site and must not be obstructed.

Outdoor Leisure Development Officer - The Council is committed to supporting improved connectivity between the recently upgraded park and leisure facilities, the new rail station project, the new hospital and college and would be keen to support seamless boundaries between the new sports/community complex and Ystrad Park.

Environment Agency (Wales) - Noted that the application site lies entirely within Zone C2 and that in accordance with TAN15, development such as that proposed should not be permitted in a Zone C2. If the Authority is minded to approve the application contrary to TAN 15 the applicant should be required to undertake a Flood Consequences Assessment prior to determination of the application. The purpose of the FCA is to ensure that all parties, including the Authority, are aware of the risks to, and from, the development and ensure, if practicable, appropriate controls can be incorporated in a planning permission to manage the risks and consequences of flooding.

EA has considered the content of the submitted FCA and comments that the proposed development will only be acceptable if measures detailed in the FCA are implemented and secured by way of planning conditions. Since it is for the Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN 15, they recommend consulting other advisors on the acceptability of the developer's proposals. They provide advice to pass on to the developer in respect of pollution prevention from the car parking areas and the appropriate procedure for dealing with controlled waste.

Police Architectural Liaison Officer - No objection, but have provided extensive advice on 'Secured by Design' features which can be incorporated into the development. These will be passed to the applicant.

Western Power Distribution - Provides information on the location of their apparatus in the vicinity of the site and provides advice on the procedures to follow in respect of any works that affect any apparatus.

Wales & West Utilities - Provides information on the location of their apparatus in the vicinity of the site and gives advice on procedures to follow in respect of works that may affect any apparatus.

## **ADVERTISEMENT**

Extent of advertisement: Site and press notices and neighbour notification.

Response: One letter.

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Application 12/0287/LA Continued.

Summary of observations: A letter has been received from the Principal of the College Ystrad Mynach expressing support for the application and commenting that what is proposed will complement the new sports and leisure complex proposed by the College and will provide excellent sports facilities for the people of Caerphilly.

### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? It is not expected that there would be any specific crime or disorder arising from the development, but the Gwent Police Architect has provided advice on 'Secured by Design' measures that could be incorporated into the development.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes.

European protected species have been identified by a survey.

The Local Authority must apply the following three tests to the planning application:-

- (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.
- (ii) There is no satisfactory alternative.
- (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.

The three tests were applied and answered as follows:-

- (i) The redevelopment of the existing hospital site is inextricably linked to the recently completed new hospital on the site to the east. To enable the release of the site for the development of the major new health facility of Ysbyty Ystrad Fawr (which is now open to the public and in itself is of significant benefit to public health) planning permission for the new hospital was (inter alia) dependent on the replacement of the playing pitches that were lost as a result of the new hospital development. Such provision is consistent with relevant guidance in Planning Policy Wales and development plan policy. The planning permission for the hospital also included permission for the redevelopment of the existing hospital site for replacement pitch facilities.

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Application 12/0287/LA Continued.

- (ii) There is no other land within the community of Ystrad Mynach on which to replace the pitch facilities that were lost as a result of the new hospital development. The requirement for these facilities is reflected in the allocation of the site for such uses in the Adopted Local Development Plan.
- (iii) The protected species survey confirmed that the buildings were being used by common and soprano pipistrelle bats. Surveys were carried out by a competent ecologist with proven experience in bat surveying at an appropriate time of year, and evidence of fresh field signs (droppings) were found in 4 buildings that are scheduled to be demolished. None of the evidence suggested that the roosts were likely to be maternity roosts, and were thought to be used by individual or small numbers of non breeding bats. The proposed development will result in destruction of these bat roosts. However, adequate mitigation recommendations have been put forward in the bat survey report including timing constraints for demolition, prior inspection and supervised destruction of parts of the building, incorporation of new roosts in the new development. The amended bat mitigation method statement (issue 3) has confirmed that these measures will be implemented. The overall impact of the proposed development on roosting bats will therefore be low, due to the timing of the works and provision of bat roosts in the new buildings, which will maintain and enhance the bat population in the area. The favourable conservation status of the species is therefore unlikely to be affected by this development, as the mitigation measures will provide alternative roosting opportunities for bats at this location.

## **ANALYSIS**

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

The site is allocated in the LDP for the provision of formal leisure facilities, including football and rugby pitches, a cricket ground and associated changing rooms. This allocation (Policy LE4.9) reflects the need to replace those facilities that were lost as a consequence of the new district hospital. The provision of two artificial sports pitches should compensate for the loss of the former turf pitches, but it is noted that there is no provision for a replacement cricket pitch. However, the Leisure Services Division has advised that alternative arrangements have been made for a cricket pitch and confirmed that the publicly available (albeit in a controlled manner) artificial pitches and the proposed sports complex (gym, changing facilities and community facilities) are an adequate replacement for the facilities lost. Consequently, the scheme is therefore in broad compliance with the LDP.

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Application 12/0287/LA Continued.

Policy CW2 requires development proposals to have no unacceptable impact on the amenity of adjacent properties or land and be compatible with surrounding land uses. As indicated above the principle of the land use is consistent with the allocation in the LDP, and with a college to the west, Ystrad Mynach Park to the north and new hospital to the east, it is considered that the development is compatible with adjoining land uses.

The adjacent land uses comprise a college, hospital, public park and residential properties. The Head of Public Protection has drawn attention to the need for noise and dust mitigation measures to be secured during the demolition and construction phase and these can be secured by planning conditions.

The most sensitive of those land uses are the residential properties in Ynysglyd Street and Edward Street close to (18m -20m) the southern boundary of the site and the single dwelling immediately adjacent to the north-east corner of the site. The impacts that need to be considered are the change in the physical character of the site, glare from the floodlighting and noise from the use of the facilities.

The single house known as the Old Post Office adjoining the north east corner of the site will have a car park adjacent at a distance of 2 - 5 metres from the curtilage boundary. The football pitch will be located approximately 22 metres to the west of the eastern house curtilage boundary and 35 metres from the house itself. Use of the car park will generate activity that differs from the previous use which comprised low level buildings and an open grassed area. However, one of the measures proposed to mitigate the impact of the floodlights and car park lights is a 1.9 metre high and 22 metre long solid screen fence along part of the north-eastern boundary of the site. To assist in mitigating the impact of the car park on the property even further it is recommended that this fence be increased in length and perhaps height to provide a better screen along the site boundary with the southern and eastern house curtilage boundary. The design should take into account the principles of 'Secured by Design' to protect users of the public footpath that runs between the site boundary and the house curtilage boundary. In addition, some existing vegetation on that boundary should, where possible, be retained and enhanced as a further mitigation measure.

The houses in Ynysglyd Street and Edward Street are set at right angles to the application site boundary and have an intervening open area (a mix of grass and car parking) ranging from 18 - 20 metres in width. One of the houses at the northern end of Ynysglyd Street has some windows on the side elevation, but with this exception none of the houses look directly onto the site, although some at the northern end of the streets have an oblique view from windows on the front and rear elevations. The views of the site from the houses are reasonably screened by the deciduous hedge and vegetation along the southern boundary, identified by the Countryside and Landscape Section as being important for its screening value.

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Application 12/0287/LA Continued.

The covered spectator terrace (associated with the rugby pitch) that is proposed close to the southern boundary of the site (ranging from 1 - 3 metres from the boundary) will be visible in views up the street and in the oblique views from some of the houses. These views would again be reasonably screened by the hedge/vegetation, but there are concerns that the proximity of the terrace and the means of constructing it will damage it and remove its value. It is essential that as much as possible of this vegetation should be retained (and where possible enhanced) to mitigate the impact of the development on views from the housing to the south of the site. The colour of the proposed terrace will also be important in assisting to mitigate the impact.

Notwithstanding the above, the applicant has advised that the terrace is highly unlikely to be constructed in the initial phase of the development. Whilst this would mitigate the impact on the existing landscaping along the southern boundary of the site in the short term, a condition is recommended requiring the scope of the works to be undertaken in this area to be submitted for further consideration. The possible impact of the loss of the terrace structure in assisting to mitigate light intrusion from the floodlights would also require further consideration and a planning condition requiring this re-assessment is therefore recommended.

In terms of the design of the entrance, the applicant agrees that it is extremely important and the setting of the cycle shelter and recycling area is under re-consideration with a view to relocation thus giving an opportunity to create a quality space that would contribute to the sense of arrival at the facility. A planning condition is recommended to address this. Similarly the applicant recognises that further design details are required in respect of lighting, ball stop fencing and signage.

Planning Policy Wales advises that there is a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to protect the natural and historic environment including wildlife, retain dark skies where appropriate, prevent glare and respect the amenity of neighbouring land uses, and reduce the carbon emission associated with lighting. As indicated above the Lighting Impact Assessment, having assessed the effects of the proposed lighting on sensitive receptors, which are mainly the neighbouring houses, concluded that the potential effects are acceptable. This is based on the use of 500 Lux lighting for the rugby and football pitch during infrequent special events when being televised (and only one pitch at a time) and 300 Lux for the majority of the time. The Council's Street Lighting Engineer agrees with the conclusions of the Lighting Assessment. On this basis it is considered that this impact is acceptable, although planning conditions are recommended requiring final design details of the floodlighting (including management of its use) and general site lighting to be submitted for further consideration.

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Application 12/0287/LA Continued.

In terms of traffic, the main impacts would be experienced when the special events are held, but these will be infrequent and would be managed in accordance with the Events Management Strategy. The Transportation Engineering Manager has taken this into account in concluding that he has no objection to the proposed development.

In terms of noise, again the main impacts will be experienced only when the special events are taking place and the facilities used by capacity crowds. These would only occur for approximately 10% of the time. It is noted that the Head of Public Protection has raised no objection. A condition is recommended requiring the submission of details of any amplified sound system for consideration prior to its use.

It is considered that, subject to appropriate controls that can be achieved by means of planning conditions, the development should not give rise to unacceptable impacts on the amenity of the adjacent properties or land and is compatible with the surrounding land uses, thus complying with Policy CW2 of the LDP, PPW and TAN 16.

Subject to the requirement for further compensation measures for nesting birds (to add to the compensation measures for bats and birds that have already been constructed on the site), the impact on the nature conservation interest of the site is acceptable, thus addressing the requirements of Policy CW4 of the LDP and TAN 5.

Comments from Consultees: Referred to elsewhere in the report and, where necessary, planning conditions are recommended to address the comments.

Comments from public: The only response received was one of support from the Principal of the adjoining college.

Other material considerations: Planning Policy Wales Technical Advice Note 15 'Development and Flood Risk' (TAN 15) provides technical guidance, which supplements the policy set out in Planning Policy Wales in relation to development and flooding. It advises on development and flood risk as this relates to sustainability principles. The general approach of PPW and the TAN is to advise caution in respect of new development in areas of flooding by setting out a precautionary framework to guide planning decisions. The overriding aim of the framework is, in order of preference, to direct development away from those areas which are high risk of flooding; and where development has to be considered in high risk areas (Zone C) only those developments which can be justified on the basis of the tests outlined are located within such areas. Development will only be justified if it can be demonstrated that:-

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Application 12/0287/LA Continued.

- its location is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
- its location is necessary to contribute to key employment objectives supported by the local authority and other key partners to sustain an existing settlement or region; and
- it concurs with aims of PPW and meets the definition of previously developed land; and
- the potential consequences of a flooding event for the particular type of development have been considered and found to be acceptable.

The development of this site for playing facilities has arisen as a direct consequence of the development of the new hospital Ysbyty Ystrad Fawr, which itself was a scheme referred to in the document 'Strengthening the economy of the Mid Valleys Corridor'. It is required as a result of a Section 106 Agreement attached to the planning permission for the new hospital and the principle of its development was granted planning permission in the permission for the hospital. It is also the subject of a positive allocation in the Adopted Local Development Plan and would be consistent with the policies and objectives in the LDP that seek to enhance facilities in Ystrad Mynach as a principal town. The site comprises previously developed land as defined in PPW.

TAN 15 requires that a Flood Consequences Assessment should be prepared to support an application for development. An Assessment has been prepared and submitted with the application. The Assessment concluded that, subject to implementation of prescribed mitigation measures and recommendations for further work, the flood risk and associated consequences posed to the development may be managed within acceptable limits as defined in TAN 15.

Taking into account the advice from the Environment Agency that the submitted Flood Consequences Assessment is accepted if the measures detailed in it are implemented, it is concluded that the proposed development is justified, the consequences of flooding are acceptable, and therefore the requirements of TAN15 and Policy CW5 of the LDP have been met.

**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.

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Application 12/0287/LA Continued.

- 02) The required access, together with vision splays of 2.4m x 70m, shall be laid out in accordance with the approved drawings and constructed in materials to be agreed in writing with the Local Planning Authority prior to beneficial occupation of the development. No obstruction or planting when mature exceeding 0.9m in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay.  
REASON: In the interests of highway safety.
- 03) The development shall not be occupied until the areas indicated for the parking of vehicles, motorcycles and bicycles have been 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 associated with their intended use.  
REASON: In the interest of highway safety.
- 04) The proposed parking areas shall be surfaced in materials, the details of which shall have first been agreed in writing with the Local Planning Authority.  
REASON: In the interests of highway safety and visual amenity.
- 05) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequences Assessment entitled "Proposed Sports Complex Development at former Hospital Site, Ystrad Mynach" prepared by Mott MacDonald, Revision A dated 12th April 2012.  
REASON: To reduce the risk of flooding to the proposed development and future occupants.
- 06) Notwithstanding the submitted drawings, prior to the commencement of the development details of the finished floor levels to the buildings shall be submitted to and approved in writing by the Local Planning Authority. The finished floor levels must be at least 300mm above the modelled 1% plus climate change flood level with existing ground levels remaining broadly similar as indicated in the final paragraph of Section 2.3 of the approved Flood Consequences Assessment.  
REASON: To reduce the risk of flooding to the proposed development and future occupants.
- 07) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water 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 they relate is occupied.  
REASON: To ensure the development is served by an appropriate means of drainage.

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Application 12/0287/LA Continued.

- 08) 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.
- 09) Before any soils or hardcore are brought on to site a scheme for its importation and testing for contamination, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.  
REASON: To prevent contamination of the application site in the interests of public health.
- 10) 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.
- 11) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.  
REASON: In the interest of public health.
- 12) No part of the building(s) shall be occupied until details of all external and roof mounted plant/machinery have been submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant/machinery and predicted noise levels (Measured as a LAeq) as measured on the boundary of the site. All external and roof mounted plant/machinery shall be installed in accordance with the agreed details prior to the first occupation of the building that they relate to and thereafter operated in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.  
REASON: In the interests of the amenities of the area.

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Application 12/0287/LA Continued.

- 13) Prior to the commencement of the development hereby approved a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be carried out and operated in accordance with the approved scheme.

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

- 14) The use of the pitches and sports/community complex hereby approved shall be managed in accordance with a Management Scheme that shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall reflect the proposal to limit the holding of special events on one pitch only. The approved Management Scheme, or any amendment thereof as approved in writing by the Local Planning Authority, shall be complied with at all times.

REASON: In the interests of general amenity and highway safety.

- 15) The pitches hereby permitted shall not be used outside the following times:

(a) 08.00 hours to 22.00 hours Monday to Friday, and

(b) 09.00 hours to 22.00 hours Saturday, Sunday and Bank Holidays.

REASON: In the interests of the amenities of the area.

- 16) The floodlights hereby permitted shall not be illuminated after 22.30 hours or before 08.00 hours Monday to Friday and after 22.30 hours and before 09.00 hours Saturday, Sunday and Bank Holiday.

REASON: In the interests of residential amenity.

- 17) Prior to the commencement of any works on site, a scheme for dust mitigation during the demolition and construction phases of the development hereby approved shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising during demolition and construction works.

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

- 18) Prior to the commencement of any works on site, a scheme for noise mitigation during the demolition and construction phases of the development hereby approved shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from the demolition and construction works.

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

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Application 12/0287/LA Continued.

- 19) Notwithstanding the submitted details, prior to the commencement of the construction of the development hereby approved a scheme shall be submitted to and approved in writing by the Local Planning Authority for the floodlighting of the sports pitches including details of the lighting units, levels of illumination, measures to mitigate its impact and management of the use of the floodlights. No floodlighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of residential amenity.

- 20) Prior to the commencement of the development details, including the design and colour, of the high ball fences 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 details.

REASON: In the interests of amenity and public safety.

- 21) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of residential amenity.

- 22) 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.

Cont.....



Application 12/0287/LA Continued.

- 23) 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.

- 24) Where any species listed under Schedules 2, 4 or 5 of the Conservation of Habitats and Species Regulations 2010 is present on the site, or other identified area, in respect of which this permission is hereby granted, and a Welsh Assembly Government European Protected Species licence is required, no works of site clearance, demolition or construction shall take place unless an amended licence to disturb any such species has been granted by the Welsh Assembly Government in accordance with the aforementioned Regulations.

REASON: To ensure adequate protection to protected species.

- 25) Bat activity surveys to monitor the new bat roosts within the development hereby approved shall be carried out by a competent ecologist between May to August for a minimum of 2 years post-completion of the development and the results submitted to the Local Planning Authority annually together with any recommendations of the ecologist for amendments to the approved scheme arising from the survey results. The approved amendments shall be implemented in full.

REASON: To provide information on the success of the bat roost mitigation, in the interests of biodiversity.

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Application 12/0287/LA Continued.

- 26) Prior to the commencement of any works on site, details of the provision of nesting sites for House Sparrows and Barn Swallows shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new buildings hereby approved are first occupied.  
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with paragraph 5.2.8 of Planning Policy Wales (2010), paragraph 1.4.3 of TAN 5 (2009) and Section 40 of the Natural Environment and Rural Communities Act 2006.
- 27) The demolition or site/vegetation clearance associated with the development hereby approved should not take place until the submission of a bird nesting survey prior to demolition is carried out, 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
- 28) The soft landscaping scheme required by Condition 23 shall identify all of the existing vegetation, hedgerows and trees to be retained, and shall include full details of the following:-
1. The scope of works to be undertaken to the hedgerow along the western boundary of the site to take account of its maturity and the trees within it;
  2. The scope of the works to be undertaken to the hedgerow and trees along the southern boundary of the site and the need to maximise the amount to be retained;
  3. A construction method statement for the excavation and construction works close to the root protection zones of all vegetation, hedgerows and trees to be retained.
- The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of the visual amenities of the area.
- 29) Prior to the commencement of work on site protective fencing shall be erected in locations to be agreed in writing with the Local Planning Authority and shall be retained until the completion of all building operations on the site.  
REASON: In order to safeguard the vegetation that is considered to be worthy of retention in the interests of the visual amenity of the area.
- 30) The pitches and sports/community complex shall be run in accordance with the submitted Events Management Strategy in order to minimise any adverse effect on the highways during special event days.  
REASON: In the interest of highway safety.

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Application 12/0287/LA Continued.

- 31) 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, and a timetable for its implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.  
REASON: In the interests of the visual amenity of the area.
- 32) Notwithstanding the submitted drawings, prior to the commencement of the construction of the development, revised details of the location and design of the recycling facilities and the bicycle storage facility 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 interest of visual amenity.
- 33) No amplified sound system shall be used at the facility unless full details of the system have been submitted to and approved in writing by the Local Planning Authority.  
REASON: In the interest of public amenity.

Advisory Note(s)

Please find attached the comments of Environment Agency (Wales), Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Head of Public Protection and Transportation Engineering Manager that are brought to the applicant's attention.

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

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## APPLICATIONS DETERMINED BY DELEGATED POWERS

App No. Date Rec'd	Name and Address of Applicant(s)	Development Location	Decision
11/0763/FULL 07.10.2011	Mr L Bowden Ty Isaf Farm Abertridwr Road Penyrheol Caerphilly CF83 2AP	Demolish existing dilapidated barn and entrance porch and erect a new domestic extension and entrance conservatory Ty Isaf Farm Abertridwr Road Penyrheol Caerphilly	Granted 02.04.2012
12/0094/FULL 06.02.2012	Mr & Mrs B Steele 5 Bryn Derw Blackwood NP12 1SN	Erect two-storey extension to side of dwelling, ground floor garage and utility room, first floor bedroom and study 5 Bryn Derw Blackwood NP12 1SN	Refused 02.04.2012
12/0101/FULL 08.02.2012	Mr R Weston 10 Rudry Close Porset Caerphilly CF83 3EU	Erect conservatory 10 Rudry Close Porset Caerphilly CF83 3EU	Granted 02.04.2012
12/0106/FULL 08.02.2012	Mr G Smith 26 Graig-Yr-Wylan Caerphilly CF83 2QE	Erect conservatory in white PVC at rear of property to replace existing conservatory 26 Graig-Yr-Wylan Caerphilly CF83 2QE	Granted 02.04.2012
12/0121/FULL 14.02.2012	Mrs L Menon Tyn-Y-Cae Waterloo Machen Caerphilly CF83 8NJ	Erect porch Tyn-Y-Cae Waterloo Machen Caerphilly	Granted 02.04.2012
12/0154/TPO 28.02.2012	Mr D Jones Kerrifield Heol Fargoed Bargoed CF81 8PQ	Trim trees protected under Tree Preservation Order 21/78/RVDC Kerrifield Heol Fargoed Bargoed CF81 8PQ	Granted 02.04.2012

12/0068/ADV 27.01.2012	Sainsburys Supermarkets Ltd C/o WYG Planning & Design Miss C Forster 5th Floor Longcross Court 47 Newport Road Cardiff CF24 0AD	Erect two non-illuminated totem style signs, six double sided post signs, one bus stop sign, two non-illuminated welcome walls, two internal cafe vinyls and one internally illuminated combined totem Sainsburys Supermarkets Ltd Newbridge Road Industrial Estate Pontllanfraith Blackwood	Granted 03.04.2012
12/0112/FULL 09.02.2012	Mr L James 10 Meadow Walk Croespenmaen Newport NP11 3BZ	Erect single storey kitchen/dining extension 10 Meadow Walk Croespenmaen Newport NP11 3BZ	Granted 03.04.2012
12/0085/RET 01.02.2012	Planet Fitness Mr D G Jones Unit J & K Bowen Industrial Estate Aberbargoed Bargoed CF81 9EP	Retain change of use to gym Unit L Bowen Industrial Estate Aberbargoed Bargoed	Granted 04.04.2012
09/0949/NCC 03.12.2009	Mr A Thomas Fairoak Corbetts Lane Caerphilly CF83 3HX	Erect three two-storey dwellings Land Off Corbetts Lane Caerphilly	Granted 05.04.2012
11/0929/NOTD 15.12.2011	CCBC Education And Leisure Ty Penallta Ystrad Mynach Hengoed CF82 7PG	Demolish timber framed building with felt flat roof Fochriw Youth Club Pontlottyn Road Fochriw Bargoed	Notification - Details Approved 05.04.2012
12/0120/FULL 14.02.2012	Mr M Ray 12 Heol-Y-Cwm Caerphilly CF83 1NN	Erect attached garage to side of property and kitchen/diner extension 12 Heol-Y-Cwm Caerphilly CF83 1NN	Refused 10.04.2012
12/0123/FULL 14.02.2012	Mrs N Roffi 17 Carn-Y-Tyla Terrace Abertysswg Tredegar NP22 5AF	Erect first floor bedroom extension 17 Carn-Y-Tyla Terrace Abertysswg Tredegar NP22 5AF	Granted 10.04.2012

12/0124/FULL 14.02.2012	Mr J Watkins 16 Manor Park Newbridge Newport NP11 4RS	Erect rear single-storey breakfast/sitting room extension 16 Manor Park Newbridge Newport NP11 4RS	Granted 10.04.2012
12/0125/COU 15.02.2012	Salvation Army 101 Newington Causeway London SE1 6BN	Change use to drop-in centre to include cafe area and book/gift sales area on ground floor and internet/computer gaming lounge on first floor 131 Commercial Street Pontymister Risca Newport	Granted 11.04.2012
12/0128/FULL 15.02.2012	Mr S Gray 3 Springfield Terrace Nelson Treharris CF46 6NN	Erect two storey and single storey extensions and attic conversion 3 Springfield Terrace Nelson Treharris CF46 6NN	Granted 11.04.2012
12/0151/FULL 27.02.2012	Mr G Rutter 20 Tenby Court Hendredenny Caerphilly CF83 2UE	Erect single storey extension (to form sun-lounge, kitchen WC and utility room) and porch 20 Tenby Court Hendredenny Caerphilly CF83 2UE	Granted 11.04.2012
11/0938/FULL 16.12.2011	Mr W Price 26 Tansy Close Penpedairheol Hengoed CF82 8LF	Erect conservatory and single- storey side extension 26 Tansy Close Penpedairheol Hengoed CF82 8LF	Granted 12.04.2012
12/0052/OUT 19.01.2012	Mr W K Thomas Duffryn Farm Pontlloftyn Bargoed CF81 9RN	Erect additional agricultural dwelling Land At Duffryn Farm Pontlloftyn Bargoed CF81 9RN	Refused 12.04.2012
12/0060/RET 25.01.2012	Solar Windows Limited Mr C Lewis Unit 15D Greenway Bedwas House Industrial Estate Bedwas Caerphilly CF83 8DW	Retain PV Solar Panels to the south facing roof Solar Windows Ltd Unit 15D Greenway Bedwas House Industrial Estate	Granted 12.04.2012

12/0062/RET 25.01.2012	Solar Windows Limited Mr C Lewis 8 Swanbridge Court Bedwas House Industrial Estate Bedwas Caerphilly CF83 8FW	Retain PV Solar Panels to the south-west facing roof Solar Windows Ltd 8 Swanbridge Court Bedwas House Industrial Estate Bedwas	Granted 12.04.2012
12/0111/LA 10.02.2012	CCBC (Urban Renewal Section) Directorate Of The Environment Ty Pontllanfraith Pontllanfraith Blackwood NP12 2YW	Erect public artwork Land At High Street Bargoed	Granted 12.04.2012
12/0132/FULL 17.02.2012	Mr N Procter 3 Morrisville Lane Brynawel Wattsville Newport NP11 7QZ	Erect a single-storey workshop to rear of property from single skin block and slate roof 3 Morrisville Lane Brynawel Wattsville Newport	Granted 12.04.2012
12/0134/FULL 17.02.2012	Mr S Barber 12 Ashville Oakdale Blackwood NP12 0JR	Construct detached garage 12 Ashville Oakdale Blackwood NP12 0JR	Granted 12.04.2012
12/0137/FULL 17.02.2012	Mrs K Wright 8 Thornleigh Road Trinant Newport NP11 3JT	Erect two storey extension to rear of dwelling plus en-suite extension to existing bedroom in roof/loft 8 Thornleigh Road Trinant Newport NP11 3JT	Granted 12.04.2012
12/0139/FULL 20.02.2012	Mr R Jones 65 Charles Street Abertysswg Rhymney Tredegar NP22 5AU	Erect domestic garage 65 Charles Street Abertysswg Rhymney Tredegar	Granted 12.04.2012

11/0705/RET 14.09.2011	Mr C Sheedy C/o Asbri Planning Ltd Mr R Williams 1st Floor - Westview House Oak Tree Court Mulberry Drive Cardiff Gate Business Park Cardiff CF23 8RS	Retain the change of use as a scrap yard to incorporate end of life vehicle facility Sheedy Demolition Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn	Granted 13.04.2012
11/0941/ADV 16.12.2011	One Stop Convenience Stores Apex Road Brownhills Walsall West Midlands WS8 7TS	Erect new One Stop corporate signage scheme to new development Tony Morgan Cars High Street Newbridge Newport	Granted 13.04.2012
12/0080/ADV 31.01.2012	Lidl UK GmbH Mr T Smith Waterton Industrial Estate Off Cowbridge Road Bridgend CF31 4NB	Replace flagpole sign Lidl UK GmbH 1 Commercial Street Pontymister Risca	Granted 13.04.2012
12/0088/FULL 03.02.2012	Roger North, Long & Partners Mr R North 5 Neptune Court Vanguard Way Cardiff CF24 5PJ	Convert existing garage and construct new single storey extension for bedroom, treatment room, hydrotherapy pool and carers accommodation 4 Clos Bryn Brith Princetown Tredegar NP22 3BG	Granted 13.04.2012
12/0129/FULL 16.02.2012	Rhymney Allotment Society Mr K Clark 38 Ty Coch Rhymney Tredegar NP22 5DD	Install 21ft by 8ft steel store/office at the location of an existing, disused concrete prefabricated building Rhymney Allotments Ael-y- Bryn Ty Coch Rhymney	Granted 13.04.2012
12/0131/FULL 17.02.2012	Mr J Lewis 2 Halls Road Newbridge NP11 4FY	Erect first floor extension to form one bedroom flat over existing takeaway King Spice 16 Victoria Terrace Newbridge Newport	Granted 13.04.2012



12/0135/ADV 17.02.2012	Peachkey Limited Mr D Balcombe Maes Ffynnon Ty Canol Lane Machen Caerphilly CF83 8QE	Erect an illuminated double-sided appendage, featuring a 24 hour logo to be fixed to the existing McDonald's sky sign McDonalds Cliff Road Blackwood NP12 0NT	Granted 13.04.2012
12/0146/FULL 23.02.2012	Mr & Mrs Thomas Maes-yr-haf Summerfield Hall Lane Gelli-Haf Blackwood NP12 2QF	Demolish existing lean-to and replace with new extension Silver Trees Bryn Road Pontllanfraith Blackwood	Granted 13.04.2012
12/0141/LA 21.02.2012	CCBC Private Sector Housing Mr C Spearman Home Improvement Agency Service Ty Pontllanfraith Pontllanfraith Blackwood NP12 2YW	Erect parking bay and ramped access for disabled tenant Ground Floor Flat 15 Abercarn Fach Cwmcarn Newport	Granted 17.04.2012
11/0837/FULL 04.11.2011	Mr S Darling 27A Commercial Street Ystrad Mynach Hengoed CF82 7DW	Replace fire damaged dwelling with a dwelling in Use Class C3 Cefn Llwynau Bungalow Penallta Road Penallta Hengoed	Granted 18.04.2012
11/0928/LA 15.12.2011	Directorate Of The Environment Mr D Price CCBC Council Offices Ty Pontllanfraith Pontllanfraith Blackwood NP12 2YW	Erect new machine store Bargoed Park Park Drive Bargoed	Granted 18.04.2012
12/0008/FULL 05.01.2012	Mr B Hughes 51 James Street Trethomas Caerphilly CF83 8FY	Erect a permanent single storey agricultural garage for the purpose of storing allotment accessories Lower-Glyn Gwyn Street Allotments Lower Glyn-Gwyn Street Trethomas CF83 8GA	Granted 18.04.2012

12/0114/RET 10.02.2012	Convatec Rhymney Mr D Connolly Unit 1 - 2 Heads Of The Valleys Ind Est Rhymney Tredegar NP22 5RL	Retain 8 flue stacks erected on the annex building in 2008, erect new boiler flue, security gates/fence and install new low and high level louvres and a GRP proprietary gas box Convatec Ltd Unit 1 - 2 Heads Of The Valleys Ind Est Rhymney	Granted 18.04.2012
12/0145/FULL 23.02.2012	Mr A Davies 1 New Cwm Terrace Cwm Ebbw Vale NP23 7RS	Erect new agricultural workers off-grid family dwelling and associated services, cycle & car parking Land At Maes Yr Onn Farm Manmoel Road Manmoel	Granted 18.04.2012
12/0147/FULL 23.02.2012	Miss S Roberts And Mr PJ Hunt Smithy's Cottage Shingrig Road Nelson Treharris CF46 6EP	Erect outbuilding for feed storage and horse exercise Smithy's Cottage Shingrig Road Nelson Treharris	Granted 18.04.2012
12/0148/FULL 24.02.2012	Mr C Phillips 51 Newport Road Pontymister Risca Gwent NP11 6LU	Erect detached domestic garage 30 Park Place Pontymister Risca Newport	Granted 18.04.2012
12/0150/FULL 27.02.2012	Mr R Davies 25 Windsor Place Treharris CF46 5AD	Erect ground floor extension and dormer conversion Fairfields Llwyncelyn Terrace Nelson Treharris	Refused 18.04.2012
11/0958/FULL 23.12.2011	Reverend M Jefford St Pauls Vicarage High Street Newbridge NP11 4FW	Replace existing weatherboarding of 3 no. external openings with rendered blockwork St Pauls Church High Street Newbridge NP11 4FW	Granted 19.04.2012
12/0028/OUT 13.01.2012	Mr G Davies Plas Newydd Bungalow Rhymney NP22 5PQ	Renew Outline planning consent 08/1233/OUT Land Adjacent To Plas Newydd Bungalow Field Street Rhymney Tredegar	Granted 19.04.2012

12/0056/FULL 24.01.2012	Mr J Smith Appletree Cottage 8 River Terrace Pengam Blackwood NP12 3XB	Erect single storey extension to side of property containing utility room and shower facility Appletree Cottage 8 River Terrace Pengam Blackwood	Granted 19.04.2012
12/0099/COU 07.02.2012	CRI Mr J Brown 57-59 St Mary Street Cardiff CF10 1FE	Change use to D1 to accommodate young persons service Unit 46 Block G - Evans Business Centre Western Industrial Estate Caerphilly	Granted 19.04.2012
12/0153/FULL 28.02.2012	Mr D Purnell 1 Clos Gwastir Caerphilly CF83 1TD	Erect extensions to front and rear to replace existing lean-to side extension, extend bedroom and convert roofspace 1 Clos Gwastir Caerphilly CF83 1TD	Refused 19.04.2012
12/0156/FULL 29.02.2012	Mr J James Arthill Church Street Machen Caerphilly CF83 8PJ	Partially infill between garage and house and provide pitched roof over garage in place of flat roof Arthill Church Street Machen Caerphilly	Granted 19.04.2012
12/0164/FULL 05.03.2012	Mr S Brotherwood 10 Oakdale Terrace Penmaen Oakdale Blackwood NP12 0DF	Demolish existing single storey rear extension and construct new single storey rear extension 10 Oakdale Terrace Penmaen Oakdale Blackwood	Granted 19.04.2012
12/0176/FULL 06.03.2012	Mr J Smith Appletree Cottage 8 River Terrace Pengam Blackwood NP12 3XB	Construct a vehicle hardstanding required as a result of a planning application for a side extension on part of existing drive (12/0056/FULL) Appletree Cottage 8 River Terrace Pengam Blackwood	Granted 19.04.2012
12/0173/FULL 07.03.2012	Mr D Coombs 10 Greenmeadow Machen Caerphilly CF83 8PB	Erect first floor extension to change bungalow into a two storey house 10 Greenmeadow Machen Caerphilly CF83 8PB	Refused 19.04.2012

12/0212/FULL 09.03.2012	Mr P Owen 24 Sword Hill Caerphilly CF83 2AG	Convert existing garage into additional living room/playroom 24 Sword Hill Caerphilly CF83 2AG	Granted 19.04.2012
11/0522/FULL 05.07.2011	Mr G H Walker & Ms N J Latham C/o 65 Severn Grove Cardiff CF11 9EP	Construct four dwellings and associated external works Land Adjacent To 79 Penallta Road Ystrad Mynach Hengoed	Granted 20.04.2012
11/0909/FULL 09.12.2011	Mr G Jones 5-9 Fern Close Penyfan Industrial Estate Crumlin Newport NP11 3EH	Erect a four bedroom family dwelling 5 Oak Tree Rise Homeleigh Newbridge Newport	Granted 20.04.2012
11/0933/COU 16.12.2011	Mr M A Ali 1 School Close Nelson Treharris CF46 6HZ	Change the use of shop to community cafe Unit 3 Shopping Centre Trinant Terrace Trinant Newport	Granted 20.04.2012
12/0155/FULL 29.02.2012	Mrs L Galleozzie 27 Ffos Y Cerridden Treharris Nelson Caerphilly CF46 6HQ	Erect single storey extension and new wall to rear of main house 27 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Granted 23.04.2012
12/0167/FULL 07.03.2012	Mr R Bignell 13 Graig View Machen Caerphilly CF83 8SD	Erect single-storey rear extension 13 Graig View Machen Caerphilly CF83 8SD	Granted 23.04.2012
12/0210/FULL 12.03.2012	Mrs H Shaw Dan Y Bryn 2 Cae Bach Machen Caerphilly CF83 8NG	Erect rear extension to bungalow to provide additional dining room space Dan Y Bryn 2 Cae Bach Machen Caerphilly	Granted 23.04.2012
12/0215/FULL 12.03.2012	Mrs L Eyres 65 Half Acre Court Caerphilly CF83 3SU	Convert garage 65 Half Acre Court Caerphilly CF83 3SU	Granted 23.04.2012

12/0058/RET 25.01.2012	Solar Windows Limited Mr C Lewis Unit 15B Greenway Bedwas House Industrial Estate Bedwas Caerphilly CF83 8DW	Retain PV Solar Panels to the south-west facing roofs Solar Windows Ltd Unit 15B Greenway Bedwas House Industrial Estate	Granted 25.04.2012
12/0133/LA 17.02.2012	CCBC Ty Penallta Tredomen Park Tredomen Ystrad Mynach Hengoed CF82 7PG	Construct a single storey building for use as a retail facility and changing facility for bike users Cwmcarn Forest Drive Cwmcarn Newport NP11 7FA	Granted 25.04.2012
12/0140/FULL 21.02.2012	Integrity Cars Ltd Mr R Porter Sir Ivor Road Pontllanfraith Blackwood NP12 2JH	Remove existing office unit and erect a new office building and secure garage Integrity Cars Ltd Sir Ivor Road Pontllanfraith Blackwood	Granted 25.04.2012
12/0169/FULL 06.03.2012	Mr K Challenger Brooklyn Tabor Road Maesycwmmmer Hengoed CF82 7PU	Convert attic with new dormers to front and rear Brooklyn Tabor Road Maesycwmmmer Hengoed	Granted 25.04.2012
12/0171/FULL 06.03.2012	Miss M Morris 12 Aneurin Avenue Pengam Blackwood NP12 3NX	Erect two-storey extension to side of building to enlarge kitchen, add utility, wetroom and WC at ground floor and knock two bedrooms into one and create one in extension to maintain three bedrooms at first floor 12 Aneurin Avenue Pengam Blackwood NP12 3NX	Refused 25.04.2012
12/0172/FULL 07.03.2012	Mr R Simmonds 6 Pwll Yr Allt Tir-Y-Berth Hengoed CF82 8FR	Convert garage and provide alternative parking space 6 Pwll Yr Allt Tir-Y-Berth Hengoed CF82 8FR	Granted 25.04.2012

12/0181/FULL 13.03.2012	Mr T Taylor 6 Cardiff Road Bargoed CF81 8NN	Construct domestic garage on existing concrete hardstanding to rear 6 Cardiff Road Bargoed CF81 8NN	Granted 25.04.2012
12/0224/FULL 13.03.2012	Mrs M Ramsey 70 Hazel Grove Caerphilly CF83 3BP	Erect two-storey side extension and single-storey wrap-around extension on side/rear 70 Hazel Grove Caerphilly CF83 3BP	Granted 25.04.2012
12/0225/FULL 13.03.2012	Mr N Morris 27 Maes Watford Caerphilly CF83 1LP	Erect single-storey rear extension 27 Maes Watford Caerphilly CF83 1LP	Granted 25.04.2012
12/0182/FULL 14.03.2012	Mr K Addicott 66 Greenacre Drive Bedwas Caerphilly CF83 8HH	Erect detached garage 66 Greenacre Drive Bedwas Caerphilly CF83 8HH	Granted 25.04.2012
12/0158/FULL 01.03.2012	Persimmon Homes Ltd Persimmon House Llantrisant Business Park Llantrisant Rhondda Cynon Taff CF72 8YP	Provide temporary car park area (4 spaces) to be used for the sales area located on Plot 1 of the reserved matters consent 10/0491/RM Woodfield House Penmaen Road Pontllanfraith Blackwood	Granted 26.04.2012
12/0159/FULL 01.03.2012	Persimmon Homes Ltd Persimmon House Llantrisant Business Park Llantrisant Rhondda Cynon Taff CF72 8YP	Provide conservatory to the rear of plot 2 approved by reserved matters 10/0491/RM Woodfield House Penmaen Road Pontllanfraith Blackwood	Granted 26.04.2012
12/0161/RM 05.03.2012	Mr J Prosser 16 Pentwyn Avenue Cefn Forest Blackwood NP12 1HS	Construct one domestic property (plot 5), approve construction materials/finishes and site boundary materials/finishes Plot 5 Former Maintenance Depot Cefn Road Blackwood	Granted 30.04.2012

12/0163/CLEU 05.03.2012	Ms J S Nobes Hawthorn Cottage Garth Place To Rhydri Primary School Rudry Caerphilly CF83 3DF	Obtain Certificate of Lawful Existing Use for garden Hawthorn Cottage Garth Place To Rhydri Primary School Rudry Caerphilly	Refused 30.04.2012
10/0215/OUT 25.03.2010	Oakdale Commercial Limited Regency Buildings North Road Newbridge NP11 4AB	Erect residential development with alterations to existing site access Former Enco Site Quarry Court North Road Newbridge	Granted 01.05.2012
12/0170/FULL 06.03.2012	Mr J Haydon 4 Tonypistyll Road Pentwyn-Mawr Newport NP11 4HJ	Erect single-storey extension to rear to enlarge kitchen and add bathroom and WC 4 Tonypistyll Road Pentwyn- Mawr Newport NP11 4HJ	Granted 01.05.2012
12/0221/NOTR 03.04.2012	Network Rail Western Town Planning 3rd Floor Temple Point Redcliffe Way Bristol BS1 6NL	Provide station improvements Ystrad Mynach Station Ystrad Mynach Hengoed	Notification Railway Granted 01.05.2012
12/0222/NOTR 03.04.2012	Network Rail Western Town Planning 3rd Floor Temple Point Redcliffe Way Bristol BS1 6NL	Provide station improvements Rhymney Railway Station The Terrace Rhymney Tredegar	Notification Railway Granted 01.05.2012
12/0227/NOTR 04.04.2012	Network Rail Western Town Planning 3rd Floor Temple Point Redcliffe Way Bristol BS1 6NL	Provide station improvements Bargoed Railway Station Station Road Bargoed CF81 9AL	Notification Railway Granted 01.05.2012

12/0152/RET 28.02.2012	Mr A Davies 192 Marine Street Cwm Ebbw Vale Blaenau Gwent NP23 7SZ	Retain change of use to site a residential caravan for a temporary period of 18 months Maes Yr Onn Farm Manmoel Road Manmoel Blackwood	Granted 02.05.2012
12/0174/FULL 07.03.2012	Mr T Hiscox 43 Treowen Road Treowen Newbridge Newport NP11 3DN	Erect two storey extension to rear of dwelling 43 Treowen Road Treowen Newbridge Newport	Refused 02.05.2012
12/0143/TPO 22.02.2012	Mr R Hall 1 Mountain Way Nelson Treharris CF46 6NY	Provide crown thinning and crown reduction to Oak tree (T4) of Tree Preservation Order 48/82/RVDC 1 Mountain Way Nelson Treharris CF46 6NY	Granted 03.05.2012
12/0177/FULL 13.03.2012	Mr D Gilbert 24 Clos Carolyn Blackwood NP12 3QT	Erect a two-storey rear extension providing a kitchen, utility room and shower room to the ground floor, bedroom and bathroom to the first floor 24 Clos Carolyn Blackwood NP12 3QT	Granted 03.05.2012
12/0184/FULL 15.03.2012	Mr S Thomas 1 Garden City Rhymney Tredegar NP22 5JY	Erect extension to ground floor creating larger kitchen and utility room 1 Garden City Rhymney Tredegar NP22 5JY	Granted 03.05.2012
12/0192/COU 20.03.2012	Mr B Walbeof 105/106 Commercial Street New Tredegar NP24 6AB	Change use of redundant shop premises with flat above to two individual dwellings 105 Ruperra Street & 106 Commercial Street New Tredegar NP24 6AB	Granted 03.05.2012
12/0203/FULL 23.03.2012	Mr J Irving 46 Ridgeway Graig-Y-Rhacca Caerphilly CF83 8RD	Erect porch at front of house 46 Ridgeway Graig-Y-Rhacca Caerphilly CF83 8RD	Granted 03.05.2012
12/0188/FULL 09.03.2012	Mr S Lambert Westwood Lodge Waunfawr Road Crosskeys Newport NP11 7PG	Erect single-storey extension at side of house Westwood Lodge Waunfawr Road Crosskeys Newport	Granted 04.05.2012



12/0216/FULL 12.03.2012	Mr D Jones Oaklands Bryn Road Pontllanfraith Blackwood NP12 2EX	Erect single-storey kitchen extension to rear elevation Oaklands Bryn Road Pontllanfraith Blackwood	Granted 04.05.2012
12/0138/COU 20.02.2012	Rathbone Training Miss F Shuttleworth 4th Floor Churchgate House 56 Oxford St Manchester M1 6EU	Refurbish old job centre into a training and educational facility, including minor non structural works internally and a change of use to D1 81 High Street Blackwood NP12 1YD	Granted 08.05.2012
12/0180/FULL 13.03.2012	Mr D Davies 11 Brynheulog Road Newbridge Newport NP11 4RG	Erect ground floor single-storey extension to enlarge lounge 11 Brynheulog Road Newbridge Newport NP11 4RG	Granted 08.05.2012
12/0235/FULL 13.03.2012	Mr R Gibbons St Davids House Halls Crossing Woodfieldside Blackwood NP12 0PF	Erect detached domestic garage with storage space above St Davids House Halls Crossing Woodfieldside Blackwood	Granted 08.05.2012
12/0206/FULL 26.03.2012	Mr C Nute 63 St Cenydd Road Trecenydd Caerphilly CF83 2TA	Erect single storey flat roof extension to rear of property to provide additional lounge and dining space 63 St Cenydd Road Trecenydd Caerphilly CF83 2TA	Granted 08.05.2012
12/0259/FULL 26.03.2012	Mr & Mrs M Lewis 25 Lon Uchaf Caerphilly CF83 1BR	Convert conservatory to sun lounge and alteration works 25 Lon Uchaf Caerphilly CF83 1BR	Granted 08.05.2012
12/0229/NCC 13.03.2012	Mr & Mrs C Dainton 27 Burnet Drive Pontllanfraith Blackwood NP12 2FN	Vary Condition (6) of P/02/0974 to convert garage to living accommodation with additional/replacement parking provided in front garden 27 Burnet Drive Pontllanfraith Blackwood NP12 2FN	Granted 09.05.2012
12/0232/FULL 13.03.2012	Mr & Mrs W George 1A Treowen Road Treowen Newport NP11 3DL	Erect first floor bedroom extension over existing garage 1A Treowen Road Treowen Newport NP11 3DL	Refused 09.05.2012

07/0673/NCC 17.05.2007	Mr W E Willetts 18 The Ridgeway Newport NP20 5AF	Vary Conditions (3) and (4) of planning permission P/04/0629 to extend approved time period for the erection of residential development Land Rear Of 2 - 18 Kingsley Place Senghenydd Caerphilly	Granted 10.05.2012
11/0920/FULL 13.12.2011	Mr J Brown Brownsville South Pandy Road Caerphilly CF83 3HS	Erect two-storey rear extension Brownsville South Pandy Road Caerphilly CF83 3HS	Granted 10.05.2012
12/0175/NCC 07.03.2012	Mr E Brace Bryngoleu Bryn Road Pontllanfraith Blackwood NP12 2EX	Vary Conditions 2 and 3 of Planning Permission 07/0159/OUT to allow planning permission to be extended for a further five years Land Adj To 6 Gelligroes Road Pontllanfraith Blackwood	Granted 10.05.2012
12/0240/RET 16.03.2012	Sainsbury's Supermarkets Ltd C/O WYG Planning & Design Mr P Waldren 5th Floor Longcross Court 47 Newport Road Cardiff CF24 0AD	Retain temporary cafe (previously granted planning permission under 09/0716/FULL and 10/0081/NCC) for an 18 month period Sainsbury's Supermarkets Ltd Unit 1A Block H Newbridge Road Industrial Estate	Granted 14.05.2012
12/0243/NCC 16.03.2012	Mr H Asghar 11 Eton Road Newport NP19 0BL	Vary Condition (2) of 10/0461/COU (Change the use of ground floor from launderette to a hot and cold food outlet) to allow opening times of 0800 - 0000 (midnight) seven days a week 91 Commercial Street Pontymister Risca Newport	Refused 14.05.2012
12/0189/FULL 19.03.2012	Mr T Warwick The Castle Inn Twyncarn Road Pontywaun Newport NP11 7DU	Erect bunkhouse accommodation in grounds The Castle Inn Twyncarn Road Pontywaun Newport	Refused 14.05.2012

12/0244/TPO 19.03.2012	Mr D Madden 6 Overdale Walk Croespenmaen Crumlin NP11 3BY	Provide crown lifting to tree protected by TPO 1/82/IBC Land To The Rear Of 6 Overdale Walk Croespenmaen Crumlin	Granted 14.05.2012
12/0250/TPO 20.03.2012	Charter Housing Association Exchange House The Old Post Office High Street Newport NP20 1AA	Provide crown reduction of approximately 30% to English Oak tree (Tree Protection order 1/82/IBC) Pen-Y-Bryn Court Croespenmaen NP11 3BA	Granted 14.05.2012
12/0199/FULL 21.03.2012	Mr C Walker 4 Cornfield Rise Bedwas Caerphilly CF83 8HJ	Erect porch 4 Cornfield Rise Bedwas Caerphilly CF83 8HJ	Granted 14.05.2012
12/0242/ADV 16.03.2012	Asda Stores Ltd Mr T Higginson ASDA House Southbank Great Wilson Street Leeds North Yorkshire LS11 5AD	Erect car park banner signage Asda Cliff Road Blackwood NP12 0NT	Granted 15.05.2012
12/0190/CLPU 20.03.2012	Mr C Payne 24 Central Avenue Cefn Fforest Blackwood NP12 3LE	Obtain a Certificate of Lawful Proposed Use to allow materials including colliery rubbish, brick, stone, concrete and builders rubble to be disposed of on the site and for any of the materials on the site to be processed by machinery or otherwise within the confines of the site and exported from the site after processing The Senghenydd Minerals Site Graig-yr-hufen Road Senghenydd Caerphilly	Refused 15.05.2012
12/0195/FULL 20.03.2012	Mr N Kugapala 31 Herbert Road Emmerson Park Hornchurch Essex RM11 3LH	Provide internal alterations and alterations to elevational appearance Risca Services 153 Commercial Street Pontymister Risca	Granted 15.05.2012

12/0197/FULL 21.03.2012	Mr H Baker 1 Rose Cottages High Street Nelson CF46 6HA	Erect lean-to conservatory 1 Rose Cottages High Street Nelson Treharris	Granted 15.05.2012
12/0200/NCC 22.03.2012	Mrs J Ford 27 Cable Road Hoylake Wirral CH47 2AY	Vary Condition 02 of planning consent 07/0175/FULL to convert garage to living space with the provision of three parking spaces to the front of the building 1 Bryncelyn Nelson Treharris CF46 6HL	Granted 15.05.2012
12/0254/LA 23.03.2012	CCBC Mr C Campbell Transport Engineering Pontllanfraith House Pontllanfraith Blackwood NP12 2YW	Construct a shared use footway/cycleway to form part of the Cycle link between National Cycle Network (NCN) Route 492 in Torfaen County Borough in the east and Route 465 in Blaenau Gwent County Borough in the west Former Route Of Railway Line Rear Of Footway On The A472 Heading Towards Pontypool Between Hafodyrynys And County Boundary	Granted 15.05.2012
11/0710/RET 15.09.2011	Miss J Williams Smugglers Run Pen-Deri Farm Lane Argoed Blackwood NP12 0HU	Retain change of use to site residential caravan, two portable buildings and a dog kennels to provide secure open storage, and to site a portable building, two judges boxes and a burger van in the showfield Smugglers Run Pen-Deri Farm Lane Argoed Blackwood	Refused 16.05.2012
12/0201/FULL 22.03.2012	Mr M Thomas 6 Heol Iscoed Pontypridd Rhondda Cynon Taf CF38 1EP	Erect single storey extension Glenside Cwm-Yr-Allt Lane Tir- Y-Berth Hengoed	Granted 16.05.2012
12/0261/RET 28.03.2012	Mr M Gurmin 1 William Street Hollybush Blackwood NP12 0SL	Retain lean-to style conservatory to rear of property 1 William Street Hollybush Blackwood NP12 0SL	Granted 16.05.2012

12/0262/FULL 28.03.2012	Mr I Pearce 34 First Avenue Trecenydd Caerphilly CF83 2SB	Construct conservatory to rear of house 34 First Avenue Trecenydd Caerphilly CF83 2SB	Granted 16.05.2012
12/0245/ADV 19.03.2012	Barclays Bank PLC 1 Churchill Place Canary Wharf London E14 5HP	Erect fascia sign, projecting sign, two branch name plates, CCTV dome style camera and provide new surround and Alucobond backpanel to existing ATM Barclays Bank Plc 8 The Twyn Caerphilly CF83 1UE	Granted 17.05.2012
12/0246/FULL 19.03.2012	Barclays Bank PLC 8 The Twyn Caerphilly CF83 1UE	Install three new external air conditioning condenser units to side elevation, relocate two existing external condenser units to side elevation, provide one new light above ATM at front elevation and install one panel behind existing ATM Barclays Bank Plc 8 The Twyn Caerphilly CF83 1UE	Granted 17.05.2012
12/0194/FULL 20.03.2012	Mr T Hall 4 Crossfields Croespenmaen Newport NP11 3DD	Erect porch extension 4 Crossfields Croespenmaen Newport NP11 3DD	Granted 17.05.2012
12/0204/FULL 23.03.2012	Mr M Smith 3 Highfield Road Pontllanfraith Blackwood NP12 2EA	Erect single-storey rear extension for use as kitchen extension 3 Highfield Road Pontllanfraith Blackwood NP12 2EA	Granted 17.05.2012
12/0256/FULL 26.03.2012	Mr A Lewis 2A Commercial Street Gilfach Bargoed CF81 8JG	Erect two-storey rear extension 26 St Ann Street Gilfach Bargoed CF81 8NF	Granted 21.05.2012
12/0258/RET 26.03.2012	Mr M Rudy 7 Nantcarn Road Cwmcarn Newport NP11 7EU	Retain shed 7 Nantcarn Road Cwmcarn Newport NP11 7EU	Granted 21.05.2012

12/0126/FULL 15.02.2012	Mr H Vaughan Dyffryn Villa Southend Terrace Pontlottyn Bargoed CF81 9RL	Erect side and rear extension incorporating family room, dining room, kitchen, bedroom and nursery Dyffryn Villa Southend Terrace Pontlottyn Bargoed	Granted 22.05.2012
12/0127/FULL 15.02.2012	Mr P Horner 23 Station Terrace Caerphilly CF83 1HD	Demolish single storey outbuilding and construct two single storey rear extensions containing shower room, utility room and extended kitchen, to construct single storey storage outbuilding in rear garden and remove boundary wall and to convert roof space into living accommodation and other internal alterations 23 Station Terrace Caerphilly CF83 1HD	Granted 22.05.2012
12/0264/FULL 29.03.2012	Mr H Moses 65 Victoria Road Fleur-de-lis Blackwood NP12 3UQ	Erect single storey rear extension to provide kitchen 65 Victoria Road Fleur-de-lis Blackwood NP12 3UQ	Granted 22.05.2012
12/0280/FULL 11.04.2012	Carn Ltd The Mill Bertholey House Llantrisant Monmouthshire NP15 1LR	Install solar panels to roof of existing building Abercarn Library 1 Dyffryn Court Abercarn Newport	Granted 22.05.2012
12/0214/FULL 28.03.2012	Mr A Jenkins Hillcrest South View Road Blackwood NP12 1HR	Convert open veranda to orangery/conservatory/garden room Hillcrest South View Road Blackwood NP12 1HR	Granted 23.05.2012
12/0260/FULL 28.03.2012	Mr J Carter 2 Holly Road Ty Sign Risca Newport NP11 6HX	Erect detached double garage to rear 2 Holly Road Ty Sign Risca Newport	Granted 23.05.2012
12/0247/ADV 20.03.2012	Specsavers Opticians 25 Cardiff Road Caerphilly CF83 1FN	Erect new corporate image signage comprising six fascia signs and one projecting sign Specsavers Opticians 25 Cardiff Road Caerphilly CF83 1FN	Granted 24.05.2012

12/0257/FULL 26.03.2012	Mr S Brookman 35 Cefn Road Blackwood NP12 1JB	Erect single storey extension to side and rear of dwelling 35 Cefn Road Blackwood NP12 1JB	Granted 24.05.2012
12/0230/COU 04.04.2012	Mr M Williams 19 Warne Street Fleur-De-Lis Blackwood NP12 3RS	Change the use of ground floor from office (A2) to beauty salon (Sui Generis) 1 Sandward House Penallta Road Gelligaer Hengoed	Granted 24.05.2012
12/0253/ADV 23.03.2012	Argos Limited 489 - 499 Averybury Bulivard Milton Keynes Buckinghamshire MK9 2NW	Erect 3 x non-illuminated folded aluminium fascia's, 1 x internally illuminated folded aluminium box sign and 1 x internally illuminated double sided projection sign Argos Distributors Ltd Unit 15 Cwrt-Y-Castell Caerphilly	Granted 25.05.2012
12/0217/FULL 30.03.2012	Mr A Francis 16 Brook Rise Oakdale Blackwood NP12 0ES	Erect single-storey extension 16 Brook Rise Oakdale Blackwood NP12 0ES	Granted 25.05.2012

**APPLICATIONS AWAITING COMPLETION OF A SECTION 106  
AGREEMENT**

APPLICATION NUMBER	DATE REC'D	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/05/1091	25.07.05	Erect fifteen new dwellings on land adjacent to Marne Street, Cwmcarn.	Draft agreement sent to Solicitors for consideration. Reminder sent. No change.
P/05/1683	23.11.05	Erect residential development on land at Austin Grange, Bartlett Street, Caerphilly.	Draft sent to applicant for consideration. Query on the terms of the Agreement being considered. No change.
P/06/0037	13.01.06	Redevelop site incorporating 545 residential units 2.5 acres for a primary school at Waterloo Works, Machen.	Waiting for update from developer in terms of completion. No change.
06/0309/FULL	21.08.06	Erect development of three houses and one specialised care bungalow at Land Rear Of Wingfield Crescent, Llanbradach, Caerphilly.	File re-opened and terms of 106 under consideration between the Council and the developer. Terms of 106 renegotiated fresh draft prepared and under consideration. No change.
07/1011/OUT	08.08.07	Construct residential development of 57 units on land at Maerdy, Rhymney, Tredegar.	In correspondence with the new owner regarding the agreement. Draft Agreement returned with further amendments and under consideration.
07/1153/OUT	04.09.07	Construct 14 no 2 bedroom apartments on Land ar Former Geldyr Bungalow, Selway Gardens, Nantgarw Road, Caerphilly.	Waiting for fees.
08/0752/OUT	24.06.08	Erect residential and commercial development at Land At Hawtin Park, Gelli-Haf, Pontllanfraith, Blackwood.	Dealing with title issues. Draft circulated requesting further instructions. Waiting for comments. No change.
08/1112/FULL	02.10.08	Separate five bedroomed detached property to provide two dwellings at 57 Pen-Y-Cae, Mornington Meadows, Caerphilly CF83 3BS	Referred back to Planning Division.



08/1355/FULL	23.12.08	Construct residential development on Land To Rear Of 40 Victoria Road, Fleur De Lys, Blackwood.	New draft sent for comments. Chased. Querying title evidence. Chased.
09/0243/OUT	31.03.09	Erect residential development and associated recreation space at Land At Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association. No change.
09/0614/OUT	03.07.09	Erect residential development at Land To Rear Of Ty Fry Road, Aberbargoed, Bargoed.	Clarifying instructions regarding the terms of Agreement. Additional title information received and under consideration. Considering terms of agreement.
09/0817/FULL	19.10.09	Provide replacement play area and equipment on Land Off Marne Street, Cwmcarn, Crosskeys.	Draft Agreement sent to Solicitors. Provisions of Agreement under consideration. Reminder sent. See first application.
09/0931/OUT	05.01.09	Erect residential development at Ty Treharne, Groeswen Road, Groeswen.	Comments on the Draft Agreement from Solicitors and under consideration. Probate required. Waiting for this. No change.
10/0688/OUT	10.09.10	Erect residential development composed of 7 detached dwellings with access off junction of Cefn Road/Watson Terrace at Cefn Bach Farm, Deri, Bargoed.	New drafts sent. Chasing response. No change.
11/0145/FULL	24.02.11	Erect detached two bedroom dormer bungalow on Land adjoining 10 Caeglas, Penyrheol, Caerphilly	Sent initial letter. May not be going ahead. Queried planning.
11/0370/OUT	10.05.11	Erect residential development at P C Diagnostics Ltd, Technical Centre, William Street, Gilfach.	New matter. Waiting for Solicitors details. Chased again.

11/0508/FULL	28.03.11	Erect two-storey dwelling and access drive on vacant land at Land At 19 Riverside Terrace Off Ffwrwm Road, Machen, Caerphilly, CF83 8NE	Sent initial letter. Title issues being resolved. No change.
11/0597/FULL	03.08.11	Erect four stables, one hay barn and one tack room at Miltons Meadows, Groeswen Road, Hendredenny, Caerphilly	Requested title evidence. No change.
11/0711/FULL	15.09.11	Erect 2 no. two-storey semi-detached three-bedroom dwellings, provide car parking and reconfiguration of the car parking and amenity area serving the former Public House at Land At Ty Yn Y Pwll Hotel, Newport Road, Trethomas, Caerphilly, CF83 8BR.	Sent drafts. Chased. Completed.
11/0787/FULL	18.10.11	Erect residential development at Part Of Former Gas Holder Site, Mill Road, Caerphilly.	New matter clarifying instructions.
11/0793/FULL	18.10.11	Erect 2 dwellings and associated works at Part of Former Gas Holder Site, Mill Road, Caerphilly.	New instructions awaiting title information.

### OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL AND LOCATION	DATE APPEAL REGISTERED
11/0028/REF 11/0093/CLEU	Martin J Plow, Chartered Building Surveyor, 30 Clos Llysfaen, Lisvane Cardiff CF14 0UP	Obtain Lawful development certificate for an existing use operation for siting of caravan and residential occupation	18.11.11
12/0003/REF 11/0178/COU	GLJ Recycling, Mr G Jones, 5-9 Fern Close, Pen-Y-Fan Industrial Estate, Pen-Y-Fan, Newport, NP11 3EH	Change the use for the collection, sorting, grading and processing of ferrous and non-ferrous materials and onward distribution at Units 5- 9, 10-13 Fern Close, Pen-Y-Fan Industrial Estate, Pen-Y-Fan, Newport, NP11 3EH	26.01.12
12/0006/REF 11/0568/TPO	Mr D Taylor, Waterloo House, Waterloo, Machen, Caerphilly, CF83 3NJ	Carry out works to trees within the garden of Waterloo House covered by TPO 17.02.CCBC at Waterloo House, Waterloo, Machen, Caerphilly.	15.02.12
12/0008/REF P/05/0373	Mr M Tams, Vale View Bungalow, Upper Trelyn, Blackwood, NP12 1PD.	Erect barn at Vale View Bungalow, Upper Trelyn, Blackwood, NP12 1PD.	20.03.12
12/0009/REF 11/0948/FULL	Mr I Kenniford, 16 Islwyn Street, Cwmfelinfach, Newport, NP11 6HA.	Erect first floor timber framed extension at 16 Islwyn Street, Cwmfelinfach, Newport, NP11 6HA.	29.03.12
12/0010/REF 12/0042/FULL	Mrs G Grist, 5 Kennard Terrace, Crumlin, NP11 3QF.	Erect front porch at 5 Kennard Terrace, Crumlin, NP11 3QF.	03.04.12

12/0011/REF 11/0390/OUT	Mr M Howells, Gelliwen Farm, Markham, Blackwood. NP12 0PP	Erect one pair of semi-detached houses with parking facilities at Land off Upper Road A4049 Cwmsyfiog.	26.04.12
12/0012/REF 11/0376/RET	Green Valley Moto X, Mr C Jones, C/o DLP Planning Ltd., Mr M Hard, Sophia House, 28 Cathedral Road, Cardiff. CF11 9LJ	Retain use of land for motor-cross for two days per calendar month and associated works at Land adjoining Wyth-Erw Farm, Mountain Road, Bedwas.	01.05.12
12/0013/REF 10/0381/RET	Mrs J T Parberry, 5 Ambleside Avenue, Roath Park, Cardiff. CF23 5PX	Retain caravan for security and management purposes at Forest View, Cefn Porth Road, Rudry, Caerphilly	03.05.12
12/0014/REF 12/0190/CLPU	Mr C Payne, 24 Central Avenue, Cefn Fforest, Blackwood, NP12 3LE	Obtain Certificate of Lawful Proposed Use to allow materials including colliery rubbish, brick, stone, concrete and builders rubble to be disposed of on site and be processed by machinery or otherwise within the confines of the site and exported from the site after processing at the Senghenydd Minerals site, Graig-yr-hufen Road, Senghenydd, Caerphilly	23.05.12

### **APPEAL DECISIONS**

APPEAL REF/ PLANNING APP NO.	PROPOSAL	LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
11/0029/REF 11/0065/FULL	Erect single-storey extension, carrying out internal remodelling and general improvements/repairs	Dovecote Farm, Rudry Road, Rudry, Cardiff CF14 0SN	Allowed 24/05/12	DEL