

**AGENDA ITEM NO.**

PLANNING COMMITTEE

10TH APRIL 2013

PLANNING APPLICATIONS UNDER THE  
TOWN AND COUNTRY PLANNING ACT 1990  
AND ASSOCIATED LEGISLATION

**APPLICATION  
NUMBER**

**LOCATION**

**EAST AREA**

13/0005/RM Land at Thorncombe Road, Blackwood.

**NORTH AREA**

12/0104/NCC Land East of Bedwellty Road and Cwrt Neuadd Wen,  
Aberbargoed.

12/0870/FULL Land at Upper Trelyn, Fleur-de-lis, Blackwood.

13/0135/RM Bargoed Retail Plateau, Bargoed.

**SOUTH AREA**

Preface Item 19 Cae'r Fferm, Caerphilly.  
12/0884/COU

13/0075/FULL 98 Pandy Road, Bedwas, Caerphilly.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0005/RM 08.01.2013	Green Hill Construction Limited Ms C Teachawitwat The Greenhouse Esperanto Way Newport NP19 0RD	Seek approval of the reserved matters regarding access, appearance, landscaping and layout in connection with the residential development approved under planning application 06/0821/OUT Land At Thorncombe Road Blackwood

**APPLICATION TYPE:** Approval of Reserved Matters

**SITE AND DEVELOPMENT**

Location: Fronting the southern side of Thorncombe Road (Duncans Hill), Blackwood.

Site description: The site comprises an undeveloped plot of land in the form of an uneven plateau between a car park fronting High Street at a higher level on the western side and dwellings served by a lane at a lower level on the eastern side. The site is largely to grass with a hedgerow on the eastern (lane) boundary and hedgerow trees on the Thorncombe Road frontage. To the north of the site, on the opposite side of Thorncombe Road, is the pine end of a terraced dwelling fronting David Street, and to the south is Blackwood Gate Retail Park separated from the application site by a narrow strip of land through which a path/steps have been constructed linking the public car park above with the retail park.

Development: Approval of reserved matters is sought for the residential development of the site. The scheme comprises 5 two-storey dwellings (with dormers to the rear elevation) in two blocks on the site frontage, and a three-storey block of 9 flats and a 2.5-storey supported unit containing 8 self-contained bedsits at the rear of the site, backing on to the retail park. The single access road would be sited between the two blocks of dwellings on the frontage and would serve parking areas to either side of the site. The existing site levels would be reduced and the development would be stepped down from west to east with retaining walls.

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Application 13/0005/RM Continued.

Dimensions: Site - 42m wide (E-W dimension) x 70m long (N-S dimension).  
Block of 3 dwellings - 14.7m wide x 10.2m deep with a height of 9.8m to the ridge. Block of 2 dwellings - 10m square with height of 9.8m to the ridge.  
Flats - each block of three flats 7.2m wide x 12m deep with a height of 12.5m to the ridge. Supported unit - 12.8m wide x 8m deep with a height of 10.4m to the ridge.

Materials: Dwellings - facing brick, grey roof tiles. Flats - facing brick to ground floor, render to upper floors, grey roof tiles. Supported unit - facing brick with render to upper floors on front and part side elevations, grey roof tiles.

Ancillary development, e.g. parking: The layout incorporates 22 parking spaces - two for each of the dwellings, one for each of the flats and three for the supported unit. The scheme also incorporates small areas of landscaped open space.

### PLANNING HISTORY

2/04694 - Erect residential development - Withdrawn 16.08.91.

2/05790 - Erect residential development - Granted 02.01.90.

2/11130 - Erect residential development - Granted 03.07.96.

2/11033 - Erect residential development - Granted 22.07.96.

P/98/0879 - Change the use of land to retail, leisure, restaurant, petrol station and construct roundabout on high street and first part of southern cross valley link - Withdrawn 04.12.97.

06/0821/OUT - Erect residential development - Granted 04.03.10.

### **POLICY**

#### LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary and is an allocated housing site.

Policies: SP6 (place making), SP10 (conservation of natural heritage), CW2 (amenity), CW3 (design considerations - highways), CW6 (trees, woodland and hedgerow protection) and CW10 (leisure and open space provision).  
Supplementary Planning Guidance LDP6: Building Better Places to Live.

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

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Application 13/0005/RM Continued.

## 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 an area of low risk for which a Coal Mining Risk Assessment is not required. A standard advice letter will be issued to the applicant.

## **CONSULTATION**

Countryside And Landscape Services - Requests conditions regarding vegetation clearance, bat roost and nesting bird provision in the buildings, and the treatment of Japanese Knotweed on the western boundary of the site.

CCBC - Education - No comments received.

Head Of Public Protection - Condition requested requiring acoustic glazing to bedroom windows in the rear (southern) elevations of the flats and supported unit.

Outdoor Leisure Development Officer - Site requires a well-designed open space, and a financial contribution of £900 per property would be required for off-site play facilities on Thorncombe Road and to enhance off-site sports facilities.

Head Of Public Services - Advice given on the areas required for the storage and collection of waste.

Transportation Engineering Manager - No objection subject to conditions regarding the access and parking, and requiring improvements to Thorncombe Road and a residential travel plan to be agreed.

Police Architectural Liaison Officer - Advice given on the security of the development.

Senior Engineer (Land Drainage) - The developer has provided no surface water/land drainage proposals; these must be submitted and approved before development commences. Advice is given with regard to the drainage of the development.

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Application 13/0005/RM Continued.

## **ADVERTISEMENT**

Extent of advertisement: The occupiers of 18 neighbouring properties were notified by letter and the application was advertised by means of press and site notices.

Response: 39 letters/e-mails, representing 34 addresses. Also a petition with 55 signatures representing 36 addresses.

Summary of observations: The site contains tipped material and may be contaminated.

The ground level has been raised by tipping resulting in a development that will have overbearing/overshadowing/overlooking impacts on neighbouring dwellings.

The density of the development is excessive.

The development is out of character with surrounding development in terms of the type of dwelling units, height and materials.

The supported unit may give rise to anti-social behaviour.

The development will give rise to increased traffic, increasing hazards on a route to a primary school and a play area.

The access road and junction with High Street are substandard.

The new access is too close to the existing lane and has limited visibility.

The development provides insufficient off-street parking.

The surface water and foul drainage systems in the area are inadequate.

A watercourse passes through the site.

The development would cause damage to wildlife.

The site has previously been earmarked for public open space.

There is a lack of school places locally.

The construction phase would cause dust and noise nuisance.

Properties locally would be devalued.

## 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.

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Application 13/0005/RM Continued.

## **ANALYSIS**

Policies: The principle of the residential development of the site has been established by the grant of outline permission in March 2010 (06/0821/OUT), and the site is allocated for housing in the Council's adopted Local Development Plan (LDP). The current application seeks approval of the matters reserved under the outline permission and can therefore be considered only in terms of matters of detail, e.g. layout, massing, design, parking provision, etc.

The scheme comprises a relatively dense development of 2.5 and 3-storey units, consisting of the following accommodation (this information includes tenure although this is not a material planning consideration):-

5 x 2.5-storey three-bedroom dwellings in two blocks, one either side of the access road. The dwellings are two-storey to the Thorncombe Road frontage with dormers to the rear elevation. The dwellings will be affordable for rent or sale.

9 x flats (6 x two-bedroom, 3 x one-bedroom), in three linked staggered 3-storey blocks at the rear (south-western corner) of the site. The flats will be for rent.

2.5-storey supported unit containing 8 self-contained bedsits at the rear (south-eastern corner) of the site. The unit is to house eight young people aged between 16-24 who are unintentionally homeless. The accommodation would be staffed 24 hours a day and the young people would be trained on how to live independently; some would already be in education or even employment.

In terms of the visual impact of the proposed development, it can be argued that the massing of the blocks particularly in terms of their height would be out of character with adjoining residential development to the north (traditional 2-storey terraced dwellings) and east (two bungalows and a 2-storey dwelling on the opposite side of the lane bounding the site). However, the massing and design of the scheme is considered to be acceptable in its wider context, being a site close to Blackwood town centre and abutting a public car park on higher land to the west and a large-scale retail development to the south, i.e. within a mixed commercial/residential setting. The scheme has been amended by way of a reduction in ground levels and the floor levels of the buildings, resulting in retaining works within the site and along the higher (western) edge of the site and a reduced need for retention along the lower (lane) boundary. On this basis the scheme is considered to be acceptable in visual amenity terms and to be in compliance with LDP Policy SP6 and with local and national guidance relating to matters of design.

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Application 13/0005/RM Continued.

The reduction in ground/floor levels has also had the effect of reducing the impact of the development on existing adjoining dwellings to the north and east of the site. The proposed dwellings on the site frontage would face the pine end of No. 36 David Street. The eastern boundary of the site abuts a lane at a lower level which gives access to six dwellings. Facing the eastern boundary of the site are two bungalows (The Bungalow and Graig Wen) and a two-storey dwelling (Meadow Cottage). The impact of the proposed development on each of these dwellings is considered as follows.

36 David Street - the proposed dwellings on the site frontage would be some 12.5m from the pine end and garden wall of No. 36. There would be some overlooking of the rear garden of No. 36 but since this is across a public highway it is not considered that the loss of amenity would be significant.

The Bungalow - this bungalow fronts Thorncombe Road with a side elevation facing the site; the side elevation contains habitable room windows. While the proposed dwelling on Plot 5 would be some 3m higher at eaves level and some 4.5m higher at ridge level than the adjoining bungalow, the bungalow is set further back from the road frontage and there would be a separation of 16m. For these reasons it is not considered that the development would have an unduly overbearing or overshadowing impact on The Bungalow. The proposed dwelling would have bathroom windows only in the side elevation and, subject to these windows remaining obscure-glazed, it is not considered that the development would impact on the privacy of The Bungalow.

Graig Wen - this bungalow faces the site but would be opposite a parking area behind the boundary hedge on a small embankment. It is thus considered that the development would have little impact on the residential amenity of this property.

Meadow Cottage - the side elevation of the proposed 2.5-storey supported accommodation block would be some 8m from the blank pine end of the dwelling, separated by the lane and hedgerow. The eaves level of the unit would be some 4m higher than that of the dwelling, and the ridge level some 5m higher. However, the front and rear building lines of the two would be in line and it is not considered that the supported unit would therefore have any significant impacts on the amenity of the dwelling.

Considering the development as a whole, therefore, it is not considered that the proposed scheme would have any significant adverse impacts on the residential amenity of neighbouring dwellings. Also, it blends adequately with the mixed street scene and therefore the general amenity of the area. The proposal is, therefore, considered to be in compliance with the provisions of LDP Policy CW2.

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Application 13/0005/RM Continued.

Transportation Engineering Manager offers no objection to the proposal although the access road within the development is unlikely to be adoptable because of the difficulty of accessing a wall retaining the road for maintenance. Parking provision falls short of the standard of one per bedroom but in light of the proximity of the site to a number of facilities (shops, school, etc.) the reduced provision is considered to be acceptable. Three spaces are provided for the supported unit, one for the staff member and the remainder for occasional visiting agencies. The proposal incorporates improvements to the narrow steep section of Thorncombe Road by way of widening and the provision of a footway fronting the site and continuing up to the High Street junction. Transportation Engineering Manager requests that conditions be attached to any permission with regard to the Thorncombe Road improvements, vision splays at the site access and the construction of the estate road and parking areas. On this basis it is considered that the proposed scheme is in compliance with the provisions of LDP Policy CW3.

The scheme incorporates small fragmented areas of landscaped public open space. As the provision of open space is limited it is recommended that a condition be attached to any permission requiring further details of landscaping, surfacing and furniture (e.g. seating) to improve the amenity value of these spaces to be agreed, together with a management plan for their ongoing maintenance. While the areas of open space are small relative to the numbers of units, it is considered that subject to the aforementioned condition the scheme complies with the provisions of LDP Policy CW10 with regard to on-site open space.

The scheme incorporates the retention of the hedgerow on the eastern lane frontage and measures for its protection during construction, which was required by a condition on the outline permission. On this basis it is considered that the proposed development is in compliance with the provisions of LDP Policies SP10 and CW6 with regard to conservation of natural heritage. Further, the Council's Ecologist has recommended a condition requiring provision for roosting bats and nesting birds within the buildings as a biodiversity enhancement.

A number of objectors have raised the issue of the tipping of material on the site in association with groundworks for the adjoining retail park development. While there is some indication that tipping did take place, there do not appear to be any records within the Planning or Environmental Health Sections of the Council and the tipping would have taken place prior to the grant of outline planning permission. Head of Public Protection advises that there is no record to suggest that either the retail park site or the application site were potentially contaminated by any past activity. Further, the applicant advises that on the basis of ground investigations it is likely that the proposed reduction in ground levels would result in all the tipped material being removed from the site. For these reasons it is considered that the issue of tipped material should not prejudice the determination of the application.

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Application 13/0005/RM Continued.

The proposed development is considered to be acceptable and in compliance with local plan policies and local/national guidance, and it is recommended that permission is granted subject to the conditions outlined above.

Comments from Consultees: The comments of the consultees can be accommodated by conditions where necessary.

Comments from public: The concerns raised by the members of the public are largely addressed in the report above, but the remaining issues are considered below.

The supported unit may give rise to anti-social behaviour - this is a material planning consideration but as this is in effect a residential use it would be the responsibility of the managing agent to ensure that the unit did not give rise to nuisance to neighbouring occupiers.

The development will give rise to increased traffic, increasing hazards on a route to a primary school and a play area - the development would inevitably give rise to increased vehicle movements but not to any significant degree; the Transportation Engineering Manager has not objected to the proposal on highway safety grounds and it is to be noted that this is a reserved matters application.

The access road and junction with High Street are substandard - the section of Thorncombe Road fronting the site would be widened at the pinch point and a footway provided; the footway would be continued up to the junction with High Street.

The new access is too close to the existing lane and has limited visibility - the Transportation Engineering Manager has offered no objection in this regard.

The development provides insufficient off-street parking - the Transportation Engineering Manager has offered no objection in this regard.

The surface water and foul drainage systems in the area are inadequate - outline permission has been granted subject to a condition requiring details of drainage to be agreed.

A watercourse passes through the site - the Council's land drainage engineer has not provided any information in this regard.

The development would cause damage to wildlife - the hedgerow is to be retained and biodiversity enhancements required.

The site has previously been earmarked for public open space - no information has been provided to substantiate this claim.

There is a lack of school places locally - the principle of the residential development of the site has previously been established by the grant of outline planning permission.

The construction phase would cause dust and noise nuisance - some disturbance will arise but mitigation measures can be secured by condition.

Properties locally would be devalued - this is not a material planning consideration.

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Application 13/0005/RM Continued.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) This permission relates to the submitted scheme as amended by Drawings Nos. SW41(00)02 Rev.A, SW41(04)01 Rev.M, SW41(04)01A, SW41(04)04 Rev.F and SW41(04)04A received on 26 March 2013, Drawing No. SW41(04)02 Rev.C received on 13 March 2013 and Drawing No. SW41(04)03 Rev.A received on 25 January 2013.  
REASON: For the avoidance of doubt as to the approved scheme.
- 02) Thorncombe Road shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence on site, and completed in materials to be agreed in writing by the Local Planning Authority before the development hereby approved is first occupied.  
REASON: In the interests of highway safety.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of highway safety.
- 04) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.  
REASON: In the interests of highway safety.
- 05) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x site frontage. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.  
REASON: In the interests of highway safety.

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Application 13/0005/RM Continued.

- 06) The development shall not be occupied until the areas indicated for the parking of vehicles have been laid out in accordance with the submitted plans, in materials to be agreed in writing with the Local Planning Authority, and those areas shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 07) Notwithstanding the submitted drawings, before works commence on site full engineering details and structural calculations for all retaining walls within the development, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose, have been submitted to and approved in writing by the Local Planning Authority. Following construction of the approved retaining walls, additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.  
REASON: In the interests of highway and public safety.
- 08) Prior to their occupation the bedroom and bedsit windows on the rear (southern) elevations of the flats and supported unit shall be fitted with upgraded acoustic glazing capable of achieving internal noise levels of 30dB(A) measured over an 8 hour time period during the night time.  
REASON: In the interests of residential amenity.
- 09) Prior to its first occupation the windows in the side (eastern) elevation of the dwelling on Plot 5 shall be fitted with obscure glazing which shall at no time be replaced by any other type of glazing.  
REASON: In the interests of residential amenity.
- 10) Before the commencement of works on site, a scheme for the management of the landscaped open spaces within the development shall be submitted to and agreed in writing with the Local Planning Authority. The open spaces shall thereafter be managed in accordance with the agreed scheme unless otherwise agreed in writing with the Local Planning Authority.  
REASON: In the interests of visual and residential amenity.

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Application 13/0005/RM Continued.

- 11) Notwithstanding the submitted landscaping scheme, before works commence on site details of enhanced landscaping for the areas of public open space within the development, to include details of any hard surfacing and the provision of street furniture, shall be submitted to and agreed in writing by the Local Planning Authority. The soft landscaping shall thereafter be carried out in accordance with the provisions of Condition 12 and the other works prior to the completion of the development.  
REASON: In the interests of visual and residential amenity.
- 12) The agreed soft landscaping scheme shall be carried out in the first planting or seeding season following the occupation or completion of the development, whichever is the earlier. 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.
- 13) Prior to the commencement works on site, a plan showing details of the provision of roosts and a means of access for bats into the new buildings and nesting provision for birds shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented before the new dwellings hereby approved are first occupied.  
REASON: To provide additional roosting for bats and nesting provision 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.
- 14) Notwithstanding the submitted drawings, details of the height and materials of all boundary enclosures and finishes to the retaining walls shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.  
REASON: In the interests of visual and residential amenity.
- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.

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Application 13/0005/RM Continued.

- 16) 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 or 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.

- 17) Prior to the commencement of work on site a scheme for the mitigation of noise and dust during the construction phase of the development shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed scheme.

REASON: In the interests of residential amenity.

Advisory Note(s)

Please find attached the comments of Police Architectural Liaison Officer, Senior Engineer (Land Drainage), Head of Public Services and Countryside and Landscape Services 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: SP10, CW2, CW3, CW6 and CW10.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0104/NCC 08.02.2012	Wellstride Limited C/o Derek Prosser Associates 6 Rose Court Ty-Canol Cwmbran NP44 6JH	Vary Condition 03 of planning permission P/06/0671 to extend the period for the submission of reserved matters by a further three years Land East Of Bedwellty Road And Cwrt Neuadd Wen Aberbargoed Bargoed

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

### SITE AND DEVELOPMENT

Location: The application site is located to the east, south and west of the existing housing estate known as Cwrt Neuadd Wen, the estate itself being located opposite the junction of Coedymoeth Road and Bedwellty Road on the eastern edge of Aberbargoed, with the entrance of the estate being off the length of Bedwellty Road that runs east from its junction with the B4511. The site is bounded on the north by Cwrt Neuadd Wen, the Neuadd Wen Public House and the B4511, to the east by open fields, the south by Aberbargoed Tip, and the west by a recreational area and playing fields. The site also extends in a westerly direction and runs south of Church Street, Aberbargoed.

Site description: The area of the proposed housing development essentially comprises three fields to the south west of Bedwellty Road, with a group of agricultural buildings in the middle of these fields, and part of one field to the north of Bedwellty Road. The boundaries to the fields are a mixture of hedgerows and traditional stone walls. There are some trees within the field boundaries with a mature stand along the south east edge of the Cwrt Neuadd Wen estate.

Development: This application seeks a variation of Condition 3 of planning permission P/06/0671 to allow the application of reserved matters for a further 3 years beyond the 12th February 2012, this being the date by which all reserved matters should have been submitted. The planning permission was subject to a Planning Obligation (Section 106 Agreement) which required the provision of affordable housing, a contribution towards education provision and open space requirements, and a contribution towards the construction of part of the Bedwellty Relief Road and the transfer of land to enable the construction of that part of the Relief Road.

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Application 12/0104/NCC Continued.

Since the grant of the outline planning permission the majority of the conditions attached to that permission have been discharged and two Reserved Matters applications have been approved, one submitted by the original applicant for the road layout and drainage for Phase 1, and another submitted by Taylor Wimpey for the road layout, drainage and houses for Phase 1.

During the initial processing period of this application the applicant wrote to the Council and requested a renegotiation of the terms of the Section 106 Agreement in respect of the provision of affordable housing and the contribution towards the construction of part of the Bedwellty Relief Road. The applicant's request was essentially to exclude those obligations arguing that Policy CW11 of the Adopted Local Development Plan stated that affordable housing planning obligations were not required in the Heads of the Valleys Regeneration Area; and that the Bedwellty Relief Road, whilst being an allocation in the previous Unitary Development Plan which was the extant development plan at the time of the determination of the original outline planning application, is not allocated in the adopted Local Development Plan (LDP). They also stated that during the Examination into the LDP the Council accepted that the proposed Relief Road was not required to resolve any highway capacity issues and the proposal was not required to facilitate the delivery of the housing allocation.

#### PLANNING HISTORY

P/06/0342 Erect residential development, associated roads, drainage and other ancillary works - Withdrawn 10.07.07.

P/06/0671 Erect residential development, associated roads, drainage and other ancillary works - Granted 12.02.09.

10/0204/RM Provide highways and drainage works for residential development (Phase one) - Granted 18.11.10.

10/0890/RM Erect detached dwelling and associated parking, groundworks, etc. - Granted 31.05.11.

11/0453/FULL Construct a new dwelling - Granted 03.08.11.

11/0319/RM Erect detached dwelling with associated parking, groundworks etc. - Granted 27.10.11.

12/0090/RM Erect 48 residential dwellings with associated roads and drainage - Granted 9.11.12.

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Application 12/0104/NCC Continued.

## **POLICY**

### LOCAL DEVELOPMENT PLAN:

Site Allocation: Within settlement limits and allocated for housing (Policy HG1.15).

### Policies:

Strategic Policies - SP1 (Development Strategy - Development in the Heads of the Valleys Regeneration Area), SP5 (Settlement Boundaries), SP6 (Place Making), SP7 (Planning Obligations).

Countywide Policies - CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways).

Supplementary Planning Guidance LDP1 'Affordable Housing Obligations'.

NATIONAL POLICY: National guidance is contained in Planning Policy Wales Edition 5 November 2012. Chapter 4 (Planning for Sustainability), Chapter 7 (Economic Development), Chapter 8 (Transport), Chapter 9 (Housing) Technical Advice Note (TAN) 12 (Design) and TAN 22 (Sustainable Buildings).

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

## **CONSULTATION**

Minerals Officer - No objection since the site is an allocated housing site within the settlement boundary.

Transportation Engineering Manager - No objection.

Head Of Public Protection - Has no objection to the application but requests that the conditions attached to the previous permission still apply.

Senior Engineer (Land Drainage) - Recommends that the standard drainage condition should be attached to any permission granted.

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Application 12/0104/NCC Continued.

Police Architectural Liaison Officer - No objection to the extension of time of the permission.

Environment Agency (Wales) - No comments on this proposal since it is regarded as a lower risk development.

## **ADVERTISEMENT**

Extent of advertisement: Neighbour notification, site notice and press notice.

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? None anticipated. Any Secure by Design guidance offered by the Police in respect of any reserved matters submissions will be passed on to the developer.

## **EU HABITATS DIRECTIVE**

Does the development affect any protected wildlife species? Nature conservation matters were considered at the outline planning application stage and the requirements of the relevant conditions attached to that permission have been discharged and the mitigation measures put in place.

## **ANALYSIS**

Policies: The assessment of the application has considered the adopted local plan policies and national planning guidance referred to above.

The principle of the development is consistent with the housing allocation (Policy HG1.15) in the local plan. Consequently the principle of extending the life of the permission is wholly acceptable to ensure the implementation of the housing allocation.

The main issue to consider relates to the applicant's request to vary the terms of the Section 106 Agreement.

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Application 12/0104/NCC Continued.

Policy SP7 of the Local Development Plan states "The Council will seek to secure Planning Obligations (Section 106 Agreements) where they are necessary to remove obstacles to planned development, meet local needs and make development more sustainable. Such obligations will include:-

- A Infrastructure for walking, cycling, public transport, parking.
- B Schools and ancillary facilities.
- D Strategic highways improvements in the Northern and Southern Corridors.
- E Flood defence measures required to mitigate the risk of flooding.
- F Formal and informal open and leisure space.
- G Affordable housing.
- H Other facilities and services considered necessary."

A planning obligation must meet all of the following tests:-

- a) It is necessary to make the development acceptable in planning terms.
- b) It is directly related to the development.
- c) It is fairly and reasonably related in scale and kind to the development.

As mentioned above the applicants requested the exclusion of the obligations in respect of the provision of affordable housing and the contribution towards the construction of part of the Bedwellty Relief Road on the basis that neither were supported by any policy allocations or requirements in the Adopted Local Development Plan and the Council had accepted that the road was not required to facilitate the housing development. Officers have considered the arguments put forward by the applicant at some length and taken account of the tests that a planning obligation must meet as outlined above. Whilst Officers still consider that interpretation of policy supports the requirement for the provision of affordable housing, it has been concluded that there is merit in the arguments put forward in respect of the road. The applicant's agent was therefore advised in writing that Officers would be prepared to recommend to the Planning Committee that the Local Planning Authority would be prepared to release the applicants from their obligation to contribute £1m towards the construction of the by-pass provided that they transfer the relevant land in their ownership to the Council to allow the eventual construction of the by-pass. Officers further advised that if the applicants agreed to this approach then the Taylor Wimpey layout for phase 1 could be revised to delete the requirement for a direct link to the by-pass. That layout did exclude the link and has been approved accordingly.

Cont.....

Application 12/0104/NCC Continued.

The Agent has responded in writing and stated that the applicants are prepared to accept the condition in respect of the Council's release of the Company from their obligation to contribute £1m. It is therefore recommended that the current application be approved subject to the necessary variation to the Section 106 Agreement to exclude the highway contribution.

The indicative layout that accompanies this current application shows 118 plots, whereas the original application suggested 180 houses. The trigger for the payment of the contribution towards the open space requirements was divided into two, one part on the occupation of the 100th dwelling and the second part on the occupation of the 150th dwelling. Since there is likely to be less houses, it is recommended that these trigger levels be re-examined accordingly.

Whilst the majority of the planning conditions attached to the outline permission have been discharged, for the sake of completeness it is recommended that the original conditions (with the exception of one that required a direct link to the by-pass) should be attached to this extended permission. Previously accepted schemes/details can substantiate the discharge of those conditions where appropriate.

Comments from Consultees: The requirements of the consultees can be secured through the recommended conditions.

Comments from public: None received.

Other material considerations:

RECOMMENDATION that (A) the determination of this application be DEFERRED to allow the Planning Obligation to be varied to reflect the agreement to forgo the contribution to the construction of part of the Bedwellty Relief Road, but retain the other obligations, with the trigger point for the open space requirements being re-examined. On completion of the agreement that (B) the Head of Regeneration and Planning be authorised to GRANT planning permission.

This permission is subject to the following condition(s)

- 01) Approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced.

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

Cont.....

Application 12/0104/NCC Continued.

02) 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.

03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.  
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority for the phasing of the development. The scheme shall include:-

- (a) A list of the land use components (including floorspace/number of dwellings) of each phase of the development.
- (b) The precise location of each phase of the development.

The development shall only be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order that the Local Planning Authority retains control over the development in the interests of the proper planning of the area.

06) The submission of the reserved matters shall include details of the existing ground levels of the site and adjoining land, and the proposed slab levels of all new buildings.  
REASON: To enable the relationship between new and existing buildings to be carefully considered.

Cont.....

Application 12/0104/NCC Continued.

- 07) Notwithstanding the submitted plans, prior to the commencement of any works, agreement shall be reached on site, between the developer and the Local Planning Authority in respect of those trees identified to be removed and those trees identified to be retained within the approved application site.  
REASON: To ensure the protection of trees in the interests of visual amenity.
- 08) In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the commencement of use of the approved development for its permitted use.  
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS 3998.  
(b) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.  
REASON: To ensure the protection of trees.
- 09) No works or development shall take place until a scheme for the protection of the retained trees (Section 7, BS 5837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall include:-  
(a) A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS 5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.  
(b) The details of each retained tree as required at para.4.2.6. of BS 5837 in a separate schedule.  
(c) A schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998, 1989, Recommendations for tree works.  
(d) Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

Cont.....

Application 12/0104/NCC Continued.

- (e) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS 5837).
- (f) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (Section 9.2 of BS 5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- (g) The details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS 5837).
- (h) The details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS 5837).
- (i) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS 5837) of any retained tree, including those on neighbouring or nearby ground.
- (j) The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS 5837) (e.g. in connection with foundations, bridging, water features, surfacing).
- (k) The timing of the various phases of the works or development in the context of the tree protection measures.

REASON: To ensure the protection of trees.

- 10) The applicant shall give written notice to the Local Planning Authority of 5 days prior to carrying out the approved tree works and any operations that present a particular risk to trees (e.g. demolition within or close to a RPA, excavations within or close to a RPA, piling, carnage) in order that the works may be supervised on site.

REASON: To ensure the protection of trees.

- 11) The following activities must not be carried out under any circumstances:-
- (a) No fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree.
  - (b) No works shall proceed until the appropriate Tree Protection Barriers are in place, with the exception of initial tree works.
  - (c) No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
  - (d) No mixing of cement or use of other materials or substances shall take place within the RPA, or close enough to a RPA that seepage or displacement of those materials or substances could cause them to enter a RPA.
  - (e) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior approval of the Local Planning Authority.

REASON: To ensure the protection of trees.

Cont.....

Application 12/0104/NCC Continued.

- 12) No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and may include details of:-
  - (a) Induction and personnel awareness of arboricultural matters.
  - (b) Identification of individual responsibilities and key personnel.
  - (c) Statement of delegated powers.
  - (d) Timing and methods of site visiting and record keeping, including updates.
  - (e) Procedures for dealing with variations and incidents.REASON: To ensure the protection of trees.
  
- 13) This permission shall relate to Drawing No 1152(00)100 Revision A received by the Local Planning Authority on 10th April 2007.  
REASON: To clarify the development granted permission.
  
- 14) Prior to the commencement of any works forming part of this development a comprehensive scheme showing how surface water, foul and land drainage flows from the site will be dealt with shall be submitted to and approved by the Local Planning Authority. The scheme shall take full account of the recommendations contained within the 'Aberbargoed Tip Slope Stability Assessment Report - March 2007' submitted with the application.  
REASON: To ensure the satisfactory drainage of the site and mitigation of any impact from drainage of the new development on the Aberbargoed Tip.
  
- 15) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.  
REASON: In the interests of public health.
  
- 16) Before any soils or hardcore are brought onto site a scheme for their importation and testing for contamination, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.  
REASON: To prevent contamination of the application site in the interests of public health.

Cont.....



Application 12/0104/NCC Continued.

- 17) No dwelling shall be occupied until such time as improvements have been made to the public water supply system and this has been confirmed by the Water Supply Undertaker in writing to the Local Planning Authority.  
REASON: To ensure that the public water supply system can cater for the development.
  - 18) No more than 104 dwellings shall be occupied until such time as improvements to the off-site public sewerage system is completed and operational and this has been confirmed by the Sewerage Undertaker in writing to the Local Planning Authority.  
REASON: To protect the integrity of the existing public sewerage system.
  - 19) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation must be submitted and agreed in writing with the Local Planning Authority. Thereafter this agreed scheme shall be employed as necessary to deal with dust arising from construction works.  
REASON: In the interests of the amenity of the area.
  - 20) The consent shall not extend to the indicative design of the relief road. Prior to the commencement of the construction of any dwellings, details of the proposed relief road shall be submitted to and approved by the Local Planning Authority to determine the land to be safeguarded from development and transferred to the Authority in accordance with the Section 106 Agreement.  
REASON: In the interests of highway safety.
  - 21) Prior to the commencement of the development details of the means of access to the site and associated improvements to the existing highway network as required by the highway authority shall be submitted to and approved by the Local Planning Authority. The works shall be completed in accordance with the approved details prior to the occupation of any dwellings.  
REASON: In the interests of highway safety.
  - 22) Prior to the commencement of the development a noise survey shall be undertaken to assess the noise levels that might be generated by the new road, and the design of the housing development shall include measures to mitigate against the impact of noise from the road on the new housing.  
REASON: In the interests of public amenity.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0870/FULL 05.12.2012	Greenhill Construction Mr K Lewis The Green House Esperanto Way Newport NP19 0RD	Erect 25 residential units Land At Upper Trelyn Fleur-de-lis Blackwood

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Location: The site is located on the western edge of Fleur de Lys adjoining the B4254 with Upper Trelyn to the east.

Site description: The site is located to the north of houses in Oak Terrace and to the east of houses in New Road and Red Cross Villas. The site is at a higher level than the houses. The rear lane to those existing houses abuts the boundary of the application site with the lane affording access to the rear gardens and garages of the houses. Whilst the site itself generally slopes gently from its middle to the south east and north west, it has a steep embankment on its southern and western edge that slopes down to the rear lane. It is open and grassed. The B4254 runs along the north eastern boundary, with an existing access into the site being located off that road. To the north of the main road is steeply sloping open land with houses in Aneurin Avenue and Edwards Street beyond. Ysgol Gyfun Cwm Rhymni lies to the east beyond the junction of the B4254 and Oak Terrace which is at the eastern corner of the site.

Development: Full planning permission is sought for 25 dwellings, parking, landscaping and access. The dwellings would comprise 15 x 3 bed houses, 3 x 2 bed houses, 6 x 1 bed flats and 1 x 4 bed adapted bungalow. The houses are arranged in 5 pairs of semi-detached, two terraces of four, a block of flats and the detached bungalow. The applicant states that the scheme proposes a mixed tenure development of 10 units let at benchmark rents, 7 units let at intermediate/local housing allowance, and 8 units for sale. Access will be achieved from the existing point of access into the site off the B4254.

The layout of the site leads from the existing point of access with houses (the flats, the two terraces, a pair of semis) sited along the north eastern edge of the site facing or side on to the main B4254 road, and houses (three pairs of semis and the bungalow) sited along the south and south western edge towards the rear lane of Oak Terrace and New Road, with their rear gardens facing the lane and the frontages facing onto the internal site road that runs through the middle of the site from north west to south east. A landscaped square is located at the centre of the layout. A stepped pedestrian access is proposed leading from the western edge of the site to the rear lane.

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Application 12/0870/FULL Continued.

To accommodate the proposed layout of houses and gardens it is proposed to extend the site plateau some 8 metres towards the rear lane with Oak Terrace, New Road and Red Cross Villas, with retaining walls to retain the increased level of the land, the walls in some parts immediately abutting the rear lane. The heights of the retaining walls range from 2 - 3.5 metres. Where the walls retain rear gardens of the proposed houses they are topped by timber screen fencing, generally 1.8 metres in height.

The application is supported by a Design and Access Statement, a Pre-Assessment Report on Code for Sustainable Homes, a Geo Technical report and Noise Assessments.

Dimensions: The site is 0.62 hectares in area.

House Type Tryfan 4.4m wide x 10.2m depth x 9.2m ridge height, accommodating kitchen diner, wc/shower room and living on the ground floor, 2 bedrooms and a bathroom on the first floor, and a third en-suite bedroom on the second floor in the roofspace.

House Type Brecon 4.4m wide x 10.2m depth x 9.2m ridge height, accommodating kitchen diner, wc and living on the ground floor and 2 bedrooms and bathroom on the second floor.

House Type Kymin 4.5m wide x 9.6m depth x 9.6m ridge height, accommodating kitchen/diner, wc/shower room and lounge on the ground floor, 2 bedrooms and bathroom on first floor, and a bedroom and shower room on the second floor in the roofspace.

House Type Preseli 4.5m wide x 10.2 m depth x 9.2m ridge height, accommodating living room, wc/shower room and kitchen/dining on the ground floor and 2 bedrooms on the first floor.

Block of 3 storey Flats 12m overall width x 10.2m overall depth x 12.5m ridge height, each flat accommodating kitchen, 1 bedroom, living/dining room and bathroom.

Disabled bungalow 11.8m x 11.4m x 6.2m ridge height accommodating 4 bedrooms (1 en-suite) bathroom, living room and kitchen/dining.

Materials: Roofs - Marley Modern Grey tiles: Walls - mixture of dark red facing bricks and smooth cream/off white render. Windows, doors and rainwater goods - white upvc.

Ancillary development, e.g. parking: Off-street parking serving each property is proposed to be located to the side or within parking courts. It is proposed to carry out landscaping on the site comprising hedges, shrub planting and trees. Means of enclosure comprise walls where the boundaries face the public realm, close board timber fencing between house plots and on the boundaries to the rear lane, and a dwarf wall with galvanised ball top style fencing along the frontage with the main B4254.

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Application 12/0870/FULL Continued.

## PLANNING HISTORY

P/99/0673 - Erect residential development of semi-detached houses - Granted 04.11.99.

P/05/1176 - Remove contaminated materials (made ground) and general earthworks reprofiling - Granted 06.10.05.

06/0167/LA - Construction of retaining structure to support garden/realigned driveway and embankment in association with new highway link road at Oak Terrace Fleur de Lys - Granted 26.10.06.

## **POLICY**

### LOCAL DEVELOPMENT PLAN

Site Allocation: Within settlement limits and allocated for housing development - Policy HG1.31.

#### Policies:

Strategic Policies - SP2 (Development Strategy - Development in the Northern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7 (Planning Obligations), SP21 (Parking Standards).

Countywide Policies - CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways),

### NATIONAL POLICY

National guidance is contained in Planning Policy Wales Edition 5 November 2012. Chapter 4 (Planning for Sustainability), Chapter 7 (Economic Development), Chapter 8 (Transport), Chapter 9 (Housing). Technical Advice Note (TAN) 11: Noise, TAN 12 (Design), TAN 18 (Transport), 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? Yes, and a geotechnical report has been submitted that addresses the means by which the development will address this matter.

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Application 12/0870/FULL Continued.

## **CONSULTATION**

Principal Valuer - No comments.

CCBC - Education - Seeks a Section 106 contribution of £15,312.50 towards education provision at Ysgol Gyfun Trelyn.

Head Of Public Protection - No objections in principle but requests that consideration to be given to the following:-

### **Contamination:**

Review of the Geotechnical report supplied with this planning application and consideration of historic uses of this site highlights the potential for contamination to still remain despite the report's conclusions. It is therefore recommended that conditions be applied requiring further ground investigation, a validation of any site remediation prior to the occupation of any houses, and a scheme to test any imported materials for contamination.

### **Noise:**

The TAN 11 noise report and acoustic model supplied by the developer suggests that noise may be an issue inside the bedrooms of plots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18. It is therefore recommended that these properties require upgraded acoustic glazing capable of achieving internal noise levels of 30dB(A) measured over an 8 hour time period during the night time.

The reports also highlight that noise may be an issue in the outside areas of Plots 15, 16, 17 18. A solid, continuous, close boarded fence which is at least 2 metres high and has a minimum mass of 15kg/m<sup>2</sup> or a similar height solid brick wall should be installed around the rear boundary of these properties and must continue around the northern boundary of plot 15 as recommended in Acoustics and Noise Limited's report of 4th March 2013.

### **Site Control:**

The development is in close proximity to existing residential properties. Conditions are therefore recommended requiring dust and noise suppression to protect residential amenity.

Senior Engineer (Land Drainage) - Comments on the surface water and land drainage flows arising from the development and recommends that a condition be attached to any consent granted requiring the submission and approval of comprehensive proposals showing how those flows would be dealt with.

Cont.....

Application 12/0870/FULL Continued.

Outdoor Leisure Development Officer - Requests the provision of a piece of accessible open space that is of good quality in terms of ground condition, attractiveness, aspect, light usability and the area being maintenance friendly. It is presumed that the green square forms part of the open space area. In addition, a contribution, based on a figure of £800 per property is requested towards off site play and leisure to meet the demands of this local development.

Head Of Public Services - Advises that the Authority provides a kerbside collection service for refuse and recycling with the onus on the developer to provide sufficient storage off the highway/footpath for one refuse bin, one recycling bin and one food caddy per property.

Transportation Engineering Manager - No objections subject to conditions.

Dwr Cymru - Advises that foul and surface water discharges should be drained separately from the site and no surface water should be allowed to connect, either directly or indirectly, to the public sewerage system. Recommends that a scheme for the comprehensive and integrated drainage of the site should be submitted for the approval of the Local Planning Authority.

Police Architectural Liaison Officer - Provides advice to be passed on to the applicant to ensure that the design and the layout of the development achieves the principles of Secure by Design.

## **ADVERTISEMENT**

Extent of advertisement: Neighbour notification and site notices.

Response: Two letters have been received.

Summary of observations:

1. One writer expressed concern about the timing and extent of the notification. The consultation was undertaken just before Christmas 2012 at a time when the Council offices would be closed for the seasonal break limiting the time available to object. Only residents of Oak Terrace and Red Cross Villas were consulted when the development would affect residents of Warn Street, Francis Street, Plas Terrace and Bryn Gwyn Terrace. The description of the location of the development on the notices was misleading, the location never being known as Upper Trelyn. This may have resulted in many more objections if the correct location was known. The writer formally objected to the application and advised that a full statement of concerns would follow.

Cont.....

Application 12/0870/FULL Continued.

2. Object for the following reasons:-

- a) Add further danger to an already unsafe road and an already overcrowded residential area. This is a very heavy foot traffic location used by nearby school children and local residents. To build another housing estate so close to an already densely populated, low amenity area would only contribute to the overcrowding issue and could potentially disrupt the social stability and safety of the existing community.
- b) Upper Trelyn is a marshland with gradually depleting woodland. More houses and roads would only exacerbate the potential damage from flooding and contribute to the annual increase in surface water levels. To undertake further development work on this land could have serious ramifications should the levels of rainfall continue as predicted.
- c) The elevation of the ground in relation to existing properties. If the dwellings exceed a suitable height and number, they may encroach on those properties and obscure the views.
- d) Urge the Planning Committee to consult the Welsh Assembly's Planning Policy in order to ensure the above matters have been adequately addressed.

#### SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? The Police Architect has given advice on the design and layout of the development in order to plan out crime.

#### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. The Council's Ecologist has visited the site to assess for potential impacts on protected species and habitats of nature conservation value. The centre of the site contains a mosaic of semi-improved grassland, small patches of marshy grassland and bare ground with scattered gorse and willow scrub. The site is bounded by the Bryn road (B4254) and housing, and was previously used as a site compound during the road development. As the site is isolated and was previously cleared during the road construction the site provides low potential for reptiles. However, as reptiles are protected from killing under the Wildlife and Countryside Act 1981 a reptile advisory note should be attached to any decision.

There is an area of dense bramble and broom scrub located along the south western boundary ditch bank. As this provides suitable bird nesting habitat the standard bird clearance condition should be placed on any decision.

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Application 12/0870/FULL Continued.

## **ANALYSIS**

Policies: The assessment of the application has considered the adopted local plan policies and national planning guidance referred to above.

The principle of the development is consistent with the housing allocation (Policy HG1.31) in the local plan. Outline planning permission (Ref. P/99/0673) has been granted in the past for residential development of the land, that permission expiring in November 2009.

Policy CW2 (Amenity) of the local plan states "Development proposals must have regard for all relevant material planning considerations to satisfy the following requirements:-

- A There is no unacceptable impact on the amenity of adjacent properties or land;
- B The proposal would not result in over-development of the site and/or its surroundings;
- C The proposed use is compatible with surrounding land uses and would not constrain the development of neighbouring sites for their identified land-use;
- D Where applicable the viability of neighbouring land-uses would not be compromised by virtue of their potential impact upon the amenity of the proposed new residential development.

The immediately adjacent land uses are the houses in Oak Terrace, New Road and Red Cross Villas, with open land to the north and Ysgol Cwm Rhymni beyond to the east. The residential use of the site is compatible with those adjoining land uses and therefore complies with C and D above.

It is considered that the density and layout of the proposed development are acceptable and would not result in over development of the site or its surroundings and therefore meets the requirements of B above.

The main issue to consider is the physical relationship between the proposed houses and the existing houses, particularly given the difference in levels between them, the site being generally 3-4 metres above the level of the lane that divides the two. Supplementary Planning Guidance LDP7 'Householder Development' gives guidance on distances between windows to a lounge, dining room, bedroom or kitchen that will directly face a similar window of a neighbouring property and recommends that the distance between them should be at least 21 metres in a back to back situation, or a minimum of 18 metres if directly overlooking between the windows is avoided. If the angle between the windows reduces and the views become more oblique, a lesser distance may be acceptable. Where there is a change in level separation then the distance between them may need to be increased to maintain adequate privacy.

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Application 12/0870/FULL Continued.

The main relationship to consider is that between the houses in Oak Terrace, New Road and Red Cross Villas, and the houses and bungalow proposed on the extended and increased in level part of the site along its southern and western edge. The proposed houses are set at angles to the existing houses so windows should not be directly facing each other. The separation distances between the rear elevations of the houses when measured off the submitted plan, and depending on the angle line, ranges from a minimum of 21 metres upwards. Taking all these factors into account it is considered that the relationship between the windows of the houses is acceptable.

On some parts of the layout the garden curtilages abut the rear lane at the top of the retained land, giving a level some 3 - 3.5 metres above the lane. However, views from the those gardens into the rear gardens of the existing houses and the houses themselves will be screened by the proposed close boarded timber fencing. Although the combination of the retaining walls and the screen fences on top of the walls would result in a structure as high as 5 metres in certain circumstances, it is considered that the distance between them and the existing houses, together with the structures (sheds/garages) that exist in the rear gardens of the existing houses that would assist in obscuring the view of the structures, results in an acceptable relationship as well.

In conclusion, whilst it is recognised that the development on the elevated site will result in a significant change to the outlook from the rear of the existing houses, it is considered that the requirements of part A of Policy CW2 are met.

Comments from Consultees: The observations made by consultees have highlighted matters that require further consideration and these can be addressed by planning conditions.

Comments from public: The following comments are made in response to the public representations:-

1. The timing of the publicity for the application is generated by the timing of the submission and the extent of neighbour notification was in accord with standard practice. Notwithstanding these factors, the application has been with the Authority some three months thus allowing sufficient time for representations to be made. The individual who raised these points has submitted no further representations.

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Application 12/0870/FULL Continued.

2. With regards to matters of highway safety, the Transportation Engineering Manager has raised no objection to the proposed development subject to the conditions referred to in his observations above. The site is an allocated housing site in the local development plan with an indicative number of units of 21, the site being described as a brownfield site which will provide a natural rounding off of Fleur de Lys. The number of built units in the proposed development is 23, with two of the units accommodating flats. It is considered that this is a reasonable density for the development consistent with the objective of making the best use of land for housing. The provision of affordable housing would meet a need for this type of housing.
3. The Land Drainage Officer has raised no objection to the development subject to the details of a scheme for land drainage and surface water being submitted to ensure that the development is served by an appropriate means of drainage.
4. The physical relationship between the proposed and existing houses, taking account of the difference in ground levels between them, has been assessed and concluded to be acceptable. It is acknowledged that the development of this site will make a significant difference to the outlook from the rear of the properties in Oak Terrace, New Road and Red Cross Villas, but the loss of a view is not a material planning consideration.

Other material considerations: Planning Policy Wales (PPW) and TAN 11 identifies noise as a material planning consideration and requires local planning authorities to carefully assess the likely impact of an existing source of noise on proposed development. The Head of Public Protection has assessed the submitted noise reports in connection with the proximity of the proposed housing to the adjoining B4254 and concluded that, subject to specified glazing requirements in some of the houses and the provision of acoustic barriers at either end of the site, the impact of noise from the highway is acceptable. Similarly PPW requires planning decisions to take account of the potential hazard that contamination presents to a development and its occupants. The Head of Public Protection has considered the submitted reports and concluded that further investigation is required into this matter. His suggestions for planning conditions to address the noise and contamination issues are incorporated into the recommendation below.

Policy SP7 of the Local Development Plan states that the Council will seek to secure Planning Obligations (Section 106 Agreements) where they are necessary to meet local needs and make development more sustainable. Such obligations will include (amongst other things) schools and ancillary facilities and formal and informal open and leisure space. A planning obligation must meet all of the following tests:-

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Application 12/0870/FULL Continued.

- a) It is necessary to make the development acceptable in planning terms;
- b) It is directly related to the development;
- c) It is fairly and reasonably related in scale and kind to the development.

Contributions have been requested towards Education provision and off-site play and leisure to meet the demands that the housing development will place on local facilities. It is considered that these contributions (£15,312.50 for Education and £20,000 for leisure) meet all of the tests.

RECOMMENDATION: (A) That the determination of this application be DEFERRED to allow the applicant to enter into a Planning Obligation to secure the contributions towards Education and Leisure provision as set out above, and following completion of the Obligation (B) the Head of Regeneration and Planning be authorised to issue the grant of planning permission 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.
- 02) The development hereby permitted shall be carried out only in accordance with the layout shown on Drawing Number SW45(04)01 Revision B.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.  
REASON: In the interests of highway safety.
- 04) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.  
REASON: In the interests of highway safety.

Cont.....

Application 12/0870/FULL Continued.

- 05) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on site full engineering details and structural calculations for the proposed retaining walls, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining walls, additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.  
REASON: In the interests of highway safety.
- 06) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: In the interests of highway safety.
- 07) Any gates shall be located and fitted so as not to open out over the highway.  
REASON: In the interests of highway safety.
- 08) Prior to the commencement of work on site, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.  
REASON: To encourage the use of a variety of transport options.
- 09) 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.
- 10) 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.

Cont.....

Application 12/0870/FULL Continued.

- 11) 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.
- 12) Prior to their occupation the windows of the properties in Plots 7 - 18 inclusive shall have acoustic glazing capable of achieving internal noise levels of 30dB(A) measured over an 8 hour time period during the night time.  
REASON: In the interests of residential amenity.
- 13) Notwithstanding the submitted details and prior to the commencement of the development details of the design and construction of the means of enclosure of all of the plot curtilages and the site boundaries shall be submitted to and agreed in writing with the Local Planning Authority. The means of enclosures shall be constructed in accordance with the agreed details before the occupation of the development.  
REASON: In the interests of residential and visual amenity.
- 14) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.  
REASON: In the interests of the amenity of the area.
- 15) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.  
REASON: In the interests of the amenity of the area.
- 16) 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.

Cont.....

Application 12/0870/FULL Continued.

- 17) Notwithstanding the submitted drawings, 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 season following the completion of the development. Any trees or plants which within a period of five 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 a 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.
- 18) 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.
- 19) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work an 'Interim Certificate' carried out in relation to each dwelling by an accredited body, certifying that each dwelling shall achieve Code for Sustainable Homes (Version 3) Level 3 and one credit under 'Ene1 - Dwelling Emission Rate', shall be 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.
- 20) 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 - 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.

Cont.....

Application 12/0870/FULL Continued.

- 21) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwellings hereby approved shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.
- 22) 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 building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.
- 23) Unless otherwise agreed in writing with the Local Planning Authority, the development hereby approved shall be carried out in accordance with the Engineering recommendations contained in Section 7 of the report prepared by Terra Firma (Wales) Ltd. Job No. 11792 dated June 2012.  
REASON: To take account of ground conditions.

Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), Head of Public Services, Police Architectural Liaison Officer and Dwr Cymru/Welsh Water 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 and CW3.

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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0135/LA 22.02.2013	CCBC Mr A Dallimore Strategic Planning & Urban Renewal Pontllanfraith House Blackwood Road Pontllanfraith Blackwood NP12 2YW	Seek approval of the reserved matters of access, appearance, landscaping, layout and scale approved under planning consent 11/0259/OUT to construct a new five screen cinema and associated landscaping works Bargoed Retail Plateau Bargoed

**APPLICATION TYPE:** Local Authority Application

### SITE AND DEVELOPMENT

Location: The site is located at the southern end of the Bargoed Retail Development plateau which lies on the eastern edge of the town of Bargoed.

Site description: The site forms part of a purpose built plateau, created from spoil material from the former Bargoed Colliery, specifically to facilitate the regeneration of the town. To the west of the site, beyond Colliers Walk, are mixed commercial and residential properties on Cardiff Road; immediately to the north will be a new Morrison's store currently under construction; to the east is Bargoed Gateway, the access road to the plateau, beyond which is a steep embankment which drops down to the valley floor; and to the south is also Bargoed Gateway beyond which is a car park. Vehicular access to the main plateau is provided by the existing A469 retail plateau access road (Bargoed Gateway) signal junction immediately east of Gilfach Street.

Development: Construction of a two-storey, five screen cinema. The cinema is split into two levels. Level 0 houses the concessions and access to each auditorium, enabling level fire escape from each screen to the south side of the site. The main entrance is located at Level 1, mirroring the entrance to the Morrison's supermarket on the opposite side of the car park. The public facade to the new cinema comprises the main entrance and an entrance for the new Costa cafe that is incorporated into the building.

The auditoria comprise a series of interlocking boxes with varying heights dictated by the capacity and screen size of each auditorium. The changes in heights result in a series of sloping roof designs. On the north side, a contemporary two-storey box is slotted into the auditoria mass, housing the main cinema entrance, cafe and concessions. A pedestrianised entrance plaza occupies the threshold between the main entrance and the car park and is covered by a canopy that protects visitors from the weather.

Cont...



Application 13/0135/LA Continued.

The main entrance to the cinema is at first floor level, at the same level as the upper floor of the car park that forms part of the Morrison's development. Pedestrian access can be gained from that level of the car park onto the proposed pedestrian plaza adjacent to the cinema entrance. Access to the main entrance will also be available from the ground floor part of the Morrison's car park and Colliers Walk by means of a lift and staircase incorporated into a small tower at the north western corner of the building.

Lighting within the entrance canopy will illuminate the entrance plaza and entry route. The external lift is lit from within, with the hours of illumination reflecting the opening hours of the cinema. LED lights placed at the edge of the curved roof of each auditorium will be viewable from across the valley. The cinema will have bespoke illuminated Odeon signage on the main entrance and on the facade facing the valley. These will be the subject of a separate application for advertisement consent.

A perimeter path surrounds the cinema at ground level giving access for staff and an accessible route from the ground floor car park to the first floor cinema either by the lift or staircase. A new ramp connects this perimeter footpath to the main pedestrian footpath route (Colliers Walk) to the public square.

The application is supported by a Design and Access Statement which appraises the site, considers the policy context, describes how the design concept and character developed, and also considers matters of access, community safety, environmental sustainability and movement to, from and within the site.

The cinema building is being designed to BREEAM 2011 New Construction 'Other Buildings' to achieve a minimum BREEAM overall level of 'Very Good' and the mandatory Ene1 credits for 'Excellent' under issue 'Ene-1 Reduction of CO2', which is a requirement of a condition of the outline planning permission.

Dimensions: The gross internal floorspace of the building is approximately 2000 square metres and the two-storey building rises to a general height of 13 metres.

Materials: The main entrance will have a transparent glass frontage leading to a bright internal public space. The entrance box is clad in a finely detailed black rain screen cladding system incorporating the use of slate. Other material finishes comprise terracotta rain screen cladding on the walls, a brick plinth running along the base of the walls, curtain walling on the glazed sections of the entrance and the conference room, and a single-ply membrane roof. The canopy will be clad in aluminium with down lighting in the soffit.

Cont...

Application 13/0135/LA Continued.

Ancillary development, e.g. parking: No parking is provided directly on the site of the cinema. Patrons of the cinema will use the car park at the Morrison's Store and other town centre car parks in line with the parking strategy that has been developed for the retail plateau. The site is within reasonable walking distance of the new bus terminal and train station at Bargoed. The cinema would be serviced by means of a layby to be created as part of an improvement to Colliers Walk which is to be undertaken by the Council.

## PLANNING HISTORY

5/5/88/0568 - Reclaim land with mineral recovery to provide landform for highway, recreational, housing, employment, educational use - Granted 26.05.89.

5/5/94/0276 - Vary condition (G) of planning consent 5/5/88/0568 - Granted 10.08.94.

P/01/0631 - Redevelop to provide car parking and retail/leisure development A1 & A3 use, re-align proposed by pass and station road - Granted 29.08.01.

P/03/0437 - Construct approx. 3.6 km of new highway with assoc. junctions & structures, a new retail dev. plateau & bus station as part of Bargoed Town Centre Regeneration - Granted 12.06.03.

11/0259/OUT - Redevelop including engineering works (cut and fill) and sewer diversions to facilitate erection of retail units (Use Class A1), restaurants and cafes (Use Class A3), financial and professional services (Use Class A2), Cinema (Use Class D2), residential apartments (Use Class C3) with associated undercroft and surface car parking, new public square, new pedestrian links, new vehicular access and servicing (including highway improvements), landscaping and boundary treatments; and petrol filling station comprising forecourt shop (Use Class A1), canopy, car wash, jet wash and underground fuel tanks with realigned footpath/cycleway, new vehicular access, diversion of existing otter tunnel, landscaping and boundary treatments - Granted 28.07.11.

## **POLICY**

### LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is located on the Bargoed Retail Plateau within the Principal Town Centre boundary (CM1.1), one of the allocated uses (CM4.2) being a cinema.

Cont.....

Application 13/0135/LA Continued.

Policies:

Strategic policies - SP1 (Development Strategy - Development in the Heads of the Valleys Regeneration Area), SP4 (Settlement Strategy), SP6 (Place Making), SP17 (Promoting Commercial Development).

Countywide Policies - CW1 (Sustainable Transport, Accessibility and Social Inclusion), CW2 (Amenity), CW3 (Design Considerations - Highways),

NATIONAL POLICY

Wales Spatial Plan. Bargoed is located in the 'Heads of the Valleys Plus' Strategic Opportunity Area identified in the 2008 update to the Wales Spatial Plan.

Planning Policy Wales (PPW) Edition 5 November 2012 seeks to promote mixed-use development and locate development in locations accessible by sustainable forms of transport, by the re-use of previously developed sites in built up areas and also in town centres; promotes sustainability through good design which should include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings; and requires local planning authorities to develop through their community strategies and development plans a clear strategy and policies for retail, commercial and leisure development which seeks to achieve vital, attractive and viable centres . Relevant chapters in PPW are Chapter 4 (Planning for Sustainability), Chapter 7 (Economic Development), Chapter 8 (Transport), Chapter 10 (Planning for Retail and Town Centres) and Chapter 13 (Minimising and Managing Environmental Risks and Pollution).

Technical Advice Notes (TAN) 12 (Design) and TAN 22 (Sustainable Buildings).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

Cont.....

Application 13/0135/LA Continued.

## **CONSULTATION**

Wales & West Utilities - Provides information of apparatus in the vicinity of the site and guidance on conditions to be observed for the protection of the apparatus and the prevention of disruption to gas supplies.

Principal Valuer - Advises of land ownership matters.

Transportation Engineering Manager - No objection subject to a condition requiring the submission of details in respect of the retaining walls.

Head Of Public Protection - Recommend that the following matters be considered.

1. Plant - details of all external and roof mounted plant/machinery should be submitted for approval, such details to include predicted noise levels.
2. Opening times - notes that the outline planning permission limited the hours of opening between 0700 and midnight, but advises that there would be no objection to an extension of the opening hours to 1am providing that the proposed residential development is formally removed from the original outline permission.
3. Light - details of any external lighting should be submitted for approval.

Senior Engineer (Land Drainage) - Comprehensive proposals must be submitted for the approval of the authority showing how surface water and land drainage flows from the site will be dealt with.

Outdoor Leisure Development Officer (Mr R Lloyd) - Suggests that some landscaping be included if possible.

Police Architectural Liaison Officer - Has no objections to the application and provides guidance on the principles of 'Secured by Design' to be passed to the applicants.

## **ADVERTISEMENT**

Extent of advertisement: Neighbour notifications, site notice and press advert.

Response: None.

Summary of observations: Not applicable.

Cont.....

Application 13/0135/LA 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? The developer has received advice from the Gwent Police Architectural Liaison Officer on measures to incorporate into the design and layout of the development to meet the principles of 'Secured by Design'.

## EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No, the site is a brown field site which had little ecological value.

## **ANALYSIS**

### Policies:

A cinema was included in the land uses granted outline planning permission in July 2011 and is one of the uses contained in the allocation for the Bargoed Retail Plateau - Policy CM4.2. The principle of the development is therefore fully compliant with the policy objectives of the Local Plan which seek to elevate the status of the Principal Town of Bargoed within the Heads of the Valleys Region, and it would contribute to the delivery of the extensive regeneration programme for Bargoed that is contained in the 2009 Bargoed Town Centre Action Plan. It also meets the objectives of Planning Policy Wales which encourages a diversity of uses in town centres to promote lively centres as well as to reduce the need to travel to visit a range of facilities.

The large scale of the cinema building is dictated by its function and the size and number of the auditoria. The building will make a significant difference to the appearance of the retail plateau and the outlook from the mixed use commercial and residential properties in Cardiff Road and Hanbury Road which are set at a higher level than the ground level of the cinema. The economic and regeneration benefits of the proposal to the town of Bargoed have to be balanced against the environmental considerations. Bearing this in mind it is considered that the impact of the cinema on the nearby properties is acceptable and complies with the requirements of Policy CW2 (Amenity) of the local plan.

It is considered that the design and use of contemporary materials are acceptable.

Cont.....

Application 13/0135/LA Continued.

Comments from Consultees: Some of the points raised by the consultees can be dealt with by way of planning conditions. It is noted that the Head of Public Protection has no objection to an extension of the opening hours of the cinema, but it will be necessary for this to be dealt with by an application to vary the relevant planning condition in respect of opening hours attached to the outline planning permission. With regards to the points raised in respect of external and roof mounted plant and lighting there are conditions on the outline permission that require details of these to be submitted for approval.

Comments from public: None received.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) 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.
- 02) Details of surface water and land drainage 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: In the interests of highway safety.
- 03) The development hereby permitted shall be carried out only in accordance with the plans accompanying the application, or any plans or details subsequently submitted to and agreed in writing by the Local Planning Authority as an amendment to the approved plans.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 04) Unless otherwise agreed in writing with the Local Planning Authority, the cinema hereby approved shall not be open for public use until such time as the improvements to Colliers Walk, incorporating a layby to be used to service the cinema and a footpath to provide access to the cinema, have been completed.  
REASON: In the interests of highway safety.

Advisory Note(s)

Please find attached the comments of Police Architectural Liaison Officer, Senior Engineer (Land Drainage) and Wales & West Utilities that are brought to the applicant's attention.

Cont.....

Application 13/0135/LA Continued.

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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## **PREFACE ITEM**

APPLICATION NO. 12/0884/COU

APPLICANT(S) NAME: Mr M Davies

PROPOSAL: Change the use from domestic garage to accommodate a dog grooming facility

LOCATION: 19 Cae'r Fferm Caerphilly CF83 2QB

This application was reported to Planning Committee on 13th March 2012 at which it was resolved to defer the application for a further report with appropriate conditions to be attached in the event that planning permission is temporarily granted, at a future meeting.

The appropriate conditions would be as follows:-

1. The use hereby permitted shall not be open to customers outside the following times: 09:00-15:00 Monday to Friday.  
REASON: In the interests of residential amenity.
2. The use hereby permitted shall be discontinued on or before 10 April 2014.  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
3. 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.

With respect to the other conditions suggested in relation to materials to reduce noise emanation and the limiting of the number of dogs to be groomed it should be noted that Conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants. As a matter of policy, conditions should only be imposed where they satisfy all of the following six tests. Conditions should be:-

Cont...



Preface Item 12/0884/COU Continued.

- i necessary;
- ii relevant to planning;
- iii relevant to the development to be permitted;
- iv enforceable;
- v precise; and
- vi reasonable in all other respects.

In view of the above when considering the expense associated with noise insulation it is felt that the condition would be unreasonable on the grounds that this is a temporary consent that may not be renewed in 12 months time. Should noise issues become apparent over the course of the next 12 months noise attenuation measures could be considered alongside a more permanent consent. It would be impracticable to monitor a condition limiting dog numbers to 4, as mooted by the applicant previously. These conditions would therefore fail criteria iv and vi of the six tests and should not be imposed.

RECOMMENDATION: That planning permission is refused in accordance with the attached report, but if Members are minded to grant planning permission, the conditions set out in the report should be imposed.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0075/FULL 04.02.2013	Mr J Prosser 98 Pandy Road Bedwas Caerphilly CF83 8EL	Erect single storey extension comprising accessible bathroom and bedroom to facilitate disabled occupier and provide a carport to the rear of property 98 Pandy Road Bedwas Caerphilly CF83 8EL

**APPLICATION TYPE:** Full Application

SITE AND DEVELOPMENT

Location: On the north-eastern side of Pandy Road, Bedwas.

House type: The host dwelling is mid-terrace house.

Development: Erect single storey extension comprising accessible bathroom and bedroom to facilitate disabled occupier and provide a carport to the rear of property.

Dimensions: Extension and walkway - 5 metres wide, by 9.3 metres deep at its shallowest point and 10.4 metres deep at its deepest point, by 2.2 metres high to the eaves and 3.9 metres high to the ridge.

Carport - 4.5 metres wide, by 7.5 metres long and 3 metres high to the mono-pitch.

Materials: Extension and walkway - External finishes of the proposal would be pebbledash rendered walls and tiled roofing to match the existing, stained tongue and groove boarding to the rear elevation of the covered walkway, Ruberoid single ply membrane to new flat roof, white upvc windows, timber velux rooflights, clear polycarbonate pyramid roof lights and softwood doors.

Carport - External finishes of the proposal would be blue tinted corrugated roof sheeting and galvanised steel posts.

Ancillary development, e.g. parking: None.

Cont.....

Application 13/0075/FULL Continued.

### PLANNING HISTORY

No previous planning history.

### **POLICY**

#### LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is within the settlement boundary.

#### Policies:

CW2 (Amenity)

CW3 (Design Considerations - Highways)

Guidance Notes 2, 3 and 7 of Supplementary Planning Guidance LDP7.

#### NATIONAL POLICY:

Planning Policy Wales (2012)

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.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes, but as this is a householder development, the Coal Authority would not wish to comment on the matter.

### **CONSULTATION**

Transportation Engineering Manager - raises no objection subject to a condition regarding gates.

Bedwas, Trethomas & Machen Community Council - raises no objection.

Cont...

Application 13/0075/FULL Continued.

## **ADVERTISEMENT**

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

Response: None.

Summary of observations: Not applicable.

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

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? There are no specific crime and disorder 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 extension provides a ground floor bedroom and bathroom, with good accessibility from a new sheltered vehicular access at the rear of the property, down to and throughout the new and existing ground floor living accommodation. The improvement scheme is supported by the RFCA (Reserve Forces and Cadets in Wales) with respect to injuries sustained during the applicant's service and duties within the Armed Forces. The applicant suffers from a number of debilitating injuries and is subject to on-going clinical and therapy assessments and operations. His mobility is extremely limited at present, with the expectation of deterioration in the future, leading to more frequent use of a wheelchair. His day-to-day care demands lifting and support by his wife and these proposals provide facilities to lessen the strain on her own health and well-being. The current property is a fairly typical 3-bed terraced house with first floor bedrooms and a small ground floor bathroom off the kitchen. This accommodation is extremely difficult to move around in at present and offers no opportunity to achieve suitable and comfortable living standards for future needs. The proposed improved accommodation responds to the Accommodation Brief provided by RFCA's Statement of Requirement (SoR) - injured soldier - home modifications, which is informed by an Occupational Therapy Report.

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Application 13/0075/FULL Continued.

The size of the development is dictated by accessibility demands, although arranged to be as compact and efficient as possible. The layout requires allowance for a larger wheelchair with a 2.3 metre turning circle within both rooms and turning into doorways. The bathroom allows for a 2.3 metre turning circle clear of fixed fittings, with floor mounted hoist adjacent to the bath. The bedroom includes for the 2.3 metre turning circle clear of bed and furniture. The hall is of sufficient width to permit comfortable access into these rooms. The new back door provides direct and relatively level links to the patio and a reformed path up the garden to a new vehicle carport over the existing hard-standing to the rear of the property.

The proposed single-storey rear extension would project 9.3 metres from the existing single-storey projection with the covered walkway projecting 10.4 metres from the same point. Whilst the length of the proposed extension and walkway would exceed the maximum distance specified in the Council's design guidance for domestic extensions by 3.3 metres and 4.4 metres respectively it should be noted that the applicant's agent has made every attempt to reduce the scheme to the minimum specifications required for his client. Having visited both neighbouring properties and established that the rooms with windows serving them to the rear of the properties are a kitchen and a bathroom in both cases it is considered that the extension would not impact upon a 45 degree line drawn from the centre of the nearest ground floor window of a principal room in either property. Furthermore when considering that the agent has dropped the eaves level of the extension to approximately 2.2 metres, which would only be 200mm higher than a boundary treatment that could be erected under permitted development rights, and that the pitched roof would slope away from the neighbouring dwellings any overbearing impact on those properties would be reduced as far as is practicably possible. It should also be noted that the extension's design and materials are in keeping with its surroundings and that there would be no greater impact on the privacy of the adjacent properties or land than the existing situation through the absence of windows in the side elevations. The proposal would not result in the over-development of the site as ample amenity space would remain and it would have no detrimental impact on the safe, effective and efficient use of the transportation network.

Despite being contrary to the Council's Design Guidance relating to single-storey extensions, in view of the above information and when considering the context of the site and neighbouring properties, as well as the applicant's personal circumstances, it is felt that the application is acceptable in this instance.

Cont.....

Application 13/0075/FULL Continued.

The proposed carport is in proportion to the scale of the site and its design and materials are in keeping with its surroundings. The carport does not impact on the space about the host dwelling or the neighbouring property and it is smaller in scale and subservient to the main dwelling. The carport would not be over dominant in relation to the existing and surrounding properties therefore when considering the context of the existing and surrounding properties and the resulting development it is felt that the proposed carport 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 and the proposal would not result in the over-development of the site. The proposal 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 (2012) and TAN 12: Design.

Comments from consultees: No comments were received from Senior Engineer (Land Drainage).

Transportation Engineering Manager raises no objection subject to a condition regarding gates.

Bedwas, Trethomas and Machen Community Council raises no objection.

Comments from public: None.

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

**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) 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.

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Application 13/0075/FULL Continued.

- 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, no windows or 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.

- 04) The gates hereby approved shall not open outwards over the public highway.

REASON: In the interests of highway safety.

Advisory Note(s)

Please find attached the comments of 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 and CW3.

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**APPLICATIONS DETERMINED BY DELEGATED POWERS**

<b>APP NO. DATE REC'D</b>	<b>NAME AND ADDRESS OF APPLICANT(S)</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>DECISION</b>
13/0011/FULL 07.01.2013	Mr S Eastcott The Hollies Penrhiw Lane Machen Caerphilly CF83 8RQ	Erect additional storey to the existing single-storey, create walkway across current roof line to link the new extension and extend the existing balcony on the south west side of the dwelling to link up with the proposed walkway The Hollies Penrhiw Lane Machen Caerphilly	Granted 04.03.2013
12/0054/OUT 24.01.2012	Mrs S Kendrick Oakfield Lower Road Elliotstown New Tredegar NP24 6EB	Erect one, four bedroom residential dwelling Land Adjacent To Oakfield/The Willows Lower Road Elliotstown	Granted 05.03.2013
13/0013/FULL 08.01.2013	Mrs S Williams Meadowcroft Mountain Road Bedwas Caerphilly CF83 8ES	Demolish existing side workshop/store, erect side extension to existing house and construct a detached garage Meadowcroft Mountain Road Bedwas Caerphilly	Granted 05.03.2013
13/0020/FULL 10.01.2013	Mr N Churchill 1 Capel Street Bargoed CF81 8RY	Construct rear ground floor extension for shower and utility room at 1 Capel Street Bargoed CF81 8RY	Granted 05.03.2013
13/0021/LA 10.01.2013	Mr G Wells Headteacher Abertysswg Primary School Walter Street Rhymney Tredegar NP22 5AQ	Erect new ballstop fencing to rear playground neighbouring Alfred Street at Abertysswg Primary School Walter Street Abertysswg Tredegar	Granted 05.03.2013
13/0026/ADV 11.01.2013	Lloyds Banking Group Group Property/Operations PO Box 112 Canons House Canons Way Bristol BS99 7LB	Erect various signage Lloyds TSB Bank Plc 21 Cardiff Road Caerphilly CF83 1WD	Granted 05.03.2013
13/0046/FULL 21.01.2013	Mr L Bloor 27 Tydfil Road Bedwas Caerphilly CF83 8EF	Install front dormers 27 Tydfil Road Bedwas Caerphilly CF83 8EF	Granted 05.03.2013
13/0070/FULL	Mr D Hopkins	Erect single storey extension to	Granted



01.02.2013	7 Ty-Isaf Park Road Pontymister Risca Newport NP11 6NG	incorporate dining area and cloakroom 7 Ty-Isaf Park Road Pontymister Risca Newport	05.03.2013
13/0024/FULL 10.01.2013	Mrs E Jackson 19 Meadow Crescent Caerphilly CF83 1JX	Erect two-storey extension to side of existing dwelling 19 Meadow Crescent Caerphilly CF83 1JX	Granted 07.03.2013
12/0563/NCC 18.07.2012	Beech Properties Ltd Park House 3rd Floor Greyfriars Road Cardiff CF10 3AF	Vary Condition 1 of planning permission 07/0962/FULL (Construct 7 two-bedroom terraced and 5 five-bedroom detached dwellings) to extend the time period within which the development can begin for a further five years on Land At St Mary's Street Bedwas Caerphilly	Granted 08.03.2013
13/0009/ADV 07.01.2013	Greggs Plc C/o Mango Planning & Development Ltd Mr D Williams Number One Waterton Park Waterton Bridgend CF31 3PH	Erect three fascia signs and two window graphic displays Unit 5 Bedwas Business Centre Bedwas House Industrial Estate Bedwas	Granted 08.03.2013
13/0017/COU 07.01.2013	Greggs Plc C/o Mango Planning & Development Ltd Mr D Williams Number One Waterton Park Waterton Bridgend CF31 3PH	Sub-divide and change use of new unit to bakery and associated works Unit 5 Bedwas Business Centre Bedwas House Industrial Estate Bedwas	Granted 08.03.2013
12/0891/RET 17.12.2012	Mrs L Horton 17 Cwrt Neuadd Wen Aberbargoed Bargoed CF81 9DL	Retain the attached outbuilding to side of property 17 Cwrt Neuadd Wen Aberbargoed Bargoed	Granted 11.03.2013

12/0905/TPO 20.12.2012	Mr M Thomas 17 Crossfields Croespenmaen Newport NP11 3DD	Provide crown reduction to one beech tree (Tree Preservation Order 1/82/IBC) Land Adjacent To 17 Crossfields Croespenmaen Newport NP11 3DD	Refused 11.03.2013
13/0008/FULL 04.01.2013	Mr P Llewellyn Ty'n-y-Berllan Rudry Caerphilly CF83 3DF	Erect two-storey rear extension and detached garage Ty'n-y-Berllan Rudry Caerphilly CF83 3DF	Granted 11.03.2013
13/0018/FULL 09.01.2013	Mrs S Risby 22 Clos Waun Ceffyl Nelson Treharris CF46 6LB	Erect two-storey side extension 22 Clos Waun Ceffyl Nelson Treharris CF46 6LB	Granted 11.03.2013
13/0031/FULL 14.01.2013	Hartpark Ltd Highfields Nursing Home Highfields Lane Blackwood NP12 1SL	Erect single-storey extension to existing nursing home incorporating lounge, meeting room and ancillary accommodation Highfield Nursing Home Highfields Lane Blackwood	Granted 11.03.2013
13/0034/ADV 15.01.2013	Baptt Shopfitters Ltd Miss A Ashman 9 Kingsway Business Centre Swansea West Business Park Fforestfach Swansea SA5 4DL	Installation of one internally illuminated static fascia sign and one internally illuminated static projected cross sign 9 Under Cardiff Road Bargoed CF81 8NZ	Granted 11.03.2013
13/0062/FULL 28.01.2013	Mr G Thomas 7 Riverside Terrace Machen Caerphilly CF83 8NE	Erect single-storey rear extension for the use as a sun lounge 7 Riverside Terrace Machen Caerphilly CF83 8NE	Granted 11.03.2013
13/0063/FULL 28.01.2013	Mrs J Hutton 75 Waun Borfa Road Cefn Fforest Blackwood NP12 3LA	Erect ground floor conservatory and second-storey bedroom extension 75 Waun Borfa Road Cefn Fforest Blackwood NP12 3LA	Granted 11.03.2013
13/0077/NOTD 04.02.2013	Midas Construction Ltd Mr J Morgan Unit 6 Greenmeadow Springs Business Park Tongwynlais Cardiff CF15 7AB	Demolish former Manor Inn public house Manor Inn Thistle Way Ty Sign Risca	Prior Approval Required 11.03.2013

11/0845/COU 08.11.2011	Mr C Capel Fair View Garage Woodland Place Pengam Blackwood NP12 3QY	Change use of units 1 and 3 - 9 Units 1 And 3 - 9 Willow Court Pengam Road Pengam Blackwood	Granted 12.03.2013
12/0290/LBC 16.04.2012	Mr R Farmer 3 Pentref-y-groes Farm Oakdale To Pentwyn-Mawr Croespenmaen Newport NP11 3BT	Refurbish barn to include new roof and wall repairs and erect sun room extension to farm house 3 Pentref-y-groes Farm Oakdale To Pentwyn-Mawr Croespenmaen Newport	Granted 12.03.2013
13/0035/RET 15.01.2013	Glitz Your Bitz Mrs R Carter 2 Holly Road Ty Sign Risca Newport NP11 6HX	Retain change of use to beauty salon 72 Tredegar Street Risca Newport NP11 6BW	Granted 12.03.2013
13/0061/FULL 28.01.2013	Mr M Tucker 32 Pwll Yr Allt Tir-Y-Berth Hengoed CF82 8FR	Convert garage into a living room 32 Pwll Yr Allt Tir-Y-Berth Hengoed CF82 8FR	Granted 12.03.2013
13/0065/COU 29.01.2013	Windsor School Of Dance C/o CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Change the use to dance studio (D2) from B1, B2 and B8 Unit B 4 Swanbridge Court Bedwas House Industrial Estate Bedwas	Granted 12.03.2013
13/0066/FULL 30.01.2013	Mr C Webb 16 Darren Close Porset Caerphilly CF83 3BZ	Erect conservatory 16 Darren Close Porset Caerphilly CF83 3BZ	Granted 12.03.2013
13/0068/FULL 31.01.2013	Mr P Davies 6 Birchgrove New Tredegar NP24 6AH	Erect first floor rear extension for bedroom 6 Birchgrove New Tredegar NP24 6AH	Granted 12.03.2013
13/0071/FULL 01.02.2013	Mrs C Roden 43 St David's Drive Graig-Y-Rhacca Caerphilly CF83 8RH	Erect single storey extension at rear and porch at front 43 St David's Drive Graig-Y- Rhacca Caerphilly CF83 8RH	Granted 12.03.2013

12/0856/RET 29.11.2012	Grange Industries Ltd Mr R Thomas 7 Swanbridge Court Bedwas Industrial Estate Caerphilly CF83 8FW	Retain the change of use from B2 to electrical wholesalers (Unit A), workshops (Unit B), stores (Unit C) and offices (Unit D) 7 Swanbridge Court Bedwas House Industrial Estate Bedwas Caerphilly	Granted 18.03.2013
13/0041/FULL 18.01.2013	Mr A Warren 15 Heol-Yr-Ysbyty Caerphilly CF83 1TA	Erect roof extension above garage to provide extra bedroom 15 Heol-Yr-Ysbyty Caerphilly	Granted 18.03.2013
13/0064/COU 28.01.2013	Fusion Dance Mrs L Gray-Williams 1 Golwg-y-Bont Highfields Blackwood NP12 3FT	Change use from A1 shop to D2 to provide a dance studio with cafe/reception area on entrance Alexandra Buildings Tredegar Street Risca Newport	Granted 18.03.2013
13/0082/FULL 06.02.2013	Mr C Haines 10 Dan-Y-Deri Bedwas Caerphilly CF83 8HR	Erect extension above existing attached garage and convert garage into habitable room 10 Dan-Y-Deri Bedwas Caerphilly CF83 8HR	Granted 18.03.2013
12/0818/COU 22.11.2012	Tip Toes Childcare Ltd Mrs C Jenkins Unit 1 Resolven House 1 Fortran Road St Mellons Business Park St Mellons Cardiff CF3 0EY	Change the use of ground floor from offices to day nursery Units 3A & 3B Block B Newbridge Road Industrial Estate Pontllanfraith	Granted 19.03.2013
13/0100/NOTR 13.12.2012	Network Rail Western Town Planning 3rd Floor Temple Point Redcliffe Way Bristol BS1 6NL	Provide station improvements Ystrad Mynach Station Ystrad Mynach Station Access Ystrad Mynach Hengoed	Notification Railway Granted 19.03.2013
13/0010/FULL 07.01.2013	Mr I Lewis 1 Upper North Road Bargoed CF81 8TJ	Erect garage and gate in rear garden 1 Upper North Road Bargoed	Granted 19.03.2013

13/0033/FULL 15.01.2013	C/o Baptt Shopfitters Ltd Miss A Ashman Kingsway Business Centre Swansea West Business Park Fforestfach Swansea SA5 4DL	Install new shopfront 9 Under Cardiff Road Cardiff Road Bargoed CF81 8NZ	Granted 20.03.2013
13/0047/FULL 22.01.2013	Mr A Edwards Troed-Y-Rhiw Farm - The White House Troed-Y-Rhiw Road Wattsville Newport NP11 7QS	Convert part of the first floor of a detached dwelling to create a separate self contained flat Troed-Y-Rhiw Farm - The White House Troed-Y-Rhiw Road Wattsville Newport	Granted 20.03.2013
13/0048/FULL 22.01.2013	Cash Generator Blackwood 193 High Street Blackwood NP12 1AA	Install new/replacement shop front 193 High Street Blackwood NP12 1AA	Granted 20.03.2013
13/0049/CLEU 22.01.2013	Halo Developments Ltd Mr P Angell High St Blackwood NP12 1BA	Obtain a Certificate of Lawful Existing Operation for the setting out on site and the part construction of the access roadway, including the provision of underground drainage, undertaken as required to implement the scheme approved under planning consent Ref. P/06/0336 Woodview Isycoed Cottages Cwmgelli Blackwood	Refused 20.03.2013
13/0054/FULL 23.01.2013	Mr S Hayes 38 North Road Pontywaun Newport NP11 7GA	Erect single-storey extension to the rear 38 North Road Pontywaun Newport NP11 7GA	Refused 20.03.2013
13/0056/FULL 25.01.2013	Greggs Plc Mrs S Humphries 1-11 St Albans House St Albans Road Stafford ST16 3DP	Install two air conditioning condensers and one extraction grille on the rear elevation Unit 5 Bedwas Business Centre Bedwas House Industrial Estate Bedwas	Granted 20.03.2013

13/0037/FULL 17.01.2013	Mr P Young 2 Kincoed Road Oakdale Blackwood NP12 0LP	Provide alternative dwelling design to that approved by Planning Consent Ref 12/0694/NCC Ty'r Sais Bungalow Ty'r Sais Farm Lane Argoed Blackwood	Granted 21.03.2013
13/0038/FULL 17.01.2013	Mr & Mrs S Brierley Hen Ty Fferm Garth Lane Rudry Caerphilly CF83 3DR	Erect two-storey extension with single-storey orangery Hen Ty Fferm Garth Lane Rudry Caerphilly	Granted 21.03.2013
13/0044/ADV 21.01.2013	Wm Morrison Supermarkets Plc Mr P Taylor Hilmore House Gain Lane Bradford West Yorkshire BD3 7DL	Erect illuminated signage to canopy, kiosk & carwash and erect a new Morrisons totem pole Petrol Filling Station Angel Way Bargoed	Granted 21.03.2013
13/0023/FULL 10.01.2013	Mrs E Jackson 19 Meadow Crescent Caerphilly CF83 1JX	Erect three bedroom dormer bungalow Land Within Curtilage Of 19 Meadow Crescent Caerphilly	Refused 22.03.2013
13/0050/FULL 22.01.2013	Mr W Jennick 31 Llwyn-On Road Oakdale Blackwood NP12 0LX	Erect garage 31 Llwyn-On Road Oakdale Blackwood NP12 0LX	Granted 22.03.2013
12/0462/RM 15.06.2012	GB Engineering (Wales) Ltd C/o Asbri Planning Ltd Ms K Smith 1st Floor Westview House Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Approve the access, appearance, landscaping, layout and scale of the site reserved under 10/0457/OUT (Construct eight detached dwellings and associated works) The Old Factory Penallta Road Ystrad Mynach Hengoed	Granted 25.03.2013
12/0610/OUT 17.08.2012	Mr G Boughton-Smith Glen Burmie St Cenydd Road Trecenydd Caerphilly CF83 2RP	Erect development comprising (Plot 1) a bespoke split level detached house with undercroft car parking Glen Burmie St Cenydd Road Trecenydd Caerphilly	Refused 25.03.2013

12/0612/OUT 17.08.2012	Mr G Boughton-Smith Glen Burmie St Cenydd Road Trecenydd Caerphilly CF83 2RP	Erect development comprising (Plot 2) a bespoke two-storey dwelling with courtyard car parking Glen Burmie St Cenydd Road Trecenydd Caerphilly	Refused 25.03.2013
12/0899/FULL 20.12.2012	Mrs Walters 24 High Street Nelson Treharris CF46 6EU	Erect hipped roof conservatory to rear 24 High Street Nelson Treharris CF46 6EU	Granted 25.03.2013
13/0007/ADV 07.01.2013	Caerphilly County Borough Council Director Of The Environment Pontllanfraith House Blackwood Road Pontllanfraith Blackwood NP12 2YW	Erect two signs at the new entrance off the A472 Entrance To Penallta Community Park Caerphilly Road Nelson Treharris	Granted 25.03.2013
13/0029/OUT 14.01.2013	Mr W K Thomas Duffryn Farm High Street To Southend Terrace Pontlottyn Bargoed CF81 9RN	Erect agricultural dwelling Duffryn Farm High Street To Southend Terrace Pontlottyn Bargoed	Refused 25.03.2013
13/0084/FULL 06.02.2013	Mr N Abraham 5 Woodward Road Crosskeys Newport NP11 7BR	Demolish existing sub-standard rear extension and replace with new larger lean-to extension, with addition of dormer window to the rear of the main roof 5 Woodward Road Crosskeys Newport NP11 7BR	Granted 25.03.2013
12/0629/NCC 27.08.2012	Mrs M Williams Gwerthonor House Gwerthonor Place Gilfach Bargoed CF81 8LL	Vary Conditions 03 and 04 of outline planning permission 09/0541/OUT (Renew outline planning permission P/05/1330 dated 22nd June 2006 to erect residential development) to extend the period to submit reserved matters and commence development Gwerthonor House Gwerthonor Place Gilfach Bargoed	Granted 26.03.2013

12/0819/NCC 23.11.2012	Mr P Tarr 31 Ashfield Road Newbridge Newport NP11 4RB	Vary condition 01 of planning permission 07/1187/FULL (Erect new dwelling) to extend the period within which the development may commence for a further five years Land At 8 & 9 Golden Grove Newbridge Newport NP11 4FE	Granted 26.03.2013
13/0006/COU 02.01.2013	Miss M Lee 3 Commercial Buildings Oakdale Blackwood NP12 0LB	Change the use from school/office building to mixed use creche/day nursery with residential accommodation to first floor plus attic conversion Former School Premises Ashfield Road Newbridge	Granted 26.03.2013
13/0055/NCC 24.01.2013	Summerhill Veterinary Centre Mr J Allen 43 Summerhill Avenue Newport NP19 8FQ	Vary condition (c) of planning consent 5/5/86/0661 to include a veterinary surgery as a use for the premises 106 St Cenydd Road Trecenydd Caerphilly CF83 2TE	Granted 26.03.2013
13/0057/FULL 28.01.2013	Mr M Pitman 12 Heol Cwm lfor Penyrheol Caerphilly CF83 2EU	Erect two-storey extension with conservatory to rear 12 Heol Cwm lfor Penyrheol Caerphilly CF83 2EU	Granted 26.03.2013
13/0079/FULL 05.02.2013	Mr N Pearce 52 High Street Llanbradach Caerphilly CF83 3LQ	Erect single storey rear extension 52 High Street Llanbradach Caerphilly CF83 3LQ	Granted 26.03.2013
13/0085/COU 07.02.2013	Gwent Demolition & Construction Ltd The Gables The Twyn Fleur-De-Lis Blackwood NP12 3UL	Change use of ground floor and basement to A3 from A1/A2 20 Maindee Road Cwmfelinfach Newport NP11 7HQ	Refused 26.03.2013
13/0089/FULL 11.02.2013	Mr R Thornton 3 Lon-Y-Garwa Caerphilly CF83 1NL	Erect kitchen/diner extension at ground floor level 3 Lon-Y-Garwa Caerphilly CF83 1NL	Granted 26.03.2013
13/0090/FULL 11.02.2013	Mr & Mrs S James Two Trees Christchurch Bungalows Aberbeeg Abertillery NP13 2DB	Erect two-storey extension to rear and provide dormer windows to front elevation Two Trees Christchurch Bungalows Aberbeeg Abertillery	Granted 26.03.2013



13/0091/RET 11.02.2013	Mr T Tomlins Ffynnon Barrwg 3 Sunnyside Mountain Road Bedwas Caerphilly CF83 8ET	Retain single storey lean-to dining room as extension to previous approval 12/0071/FULL Ffynnon Barrwg 3 Sunnyside Mountain Road Bedwas	Granted 26.03.2013
13/0093/FULL 12.02.2013	Mrs I Easterbrook 118 Heol Y Ddol Caerphilly CF83 3JN	Erect rear and side extension forming additional living accommodation 118 Heol-Y-Ddol Caerphilly	Granted 26.03.2013
13/0095/FULL 13.02.2013	Mr K Stevens 28 Pembroke Court Hendredenny Caerphilly CF83 2TN	Erect two storey rear extension 28 Pembroke Court Hendredenny Caerphilly CF83 2TN	Granted 26.03.2013
13/0096/FULL 13.02.2013	Mr M Lyons 67 Half Acre Court Caerphilly CF83 3SU	Erect conservatory to rear 67 Half Acre Court Caerphilly CF83 3SU	Granted 26.03.2013
13/0102/FULL 15.02.2013	Mr R Salmon Risca Working Mans Top Club 60 St Mary Street Risca NP11 6GQ	Demolish existing raised decking area and construct raised patio to the front of property Risca Working Mans Top Club 60 St Mary Street Risca Newport	Granted 26.03.2013
13/0076/FULL 04.02.2013	Mr & Mrs Knibbs 7 Central Street Pwllypant Caerphilly CF83 2NJ	Install a bay window to front of property 7 Central Street Pwllypant Caerphilly CF83 2NJ	Granted 27.03.2013
13/0103/ADV 15.02.2013	The Grove Dental Practice Mr J O'Shea 3 Ashgrove Terrace Nelson Treharris CF46 6LR	Erect coloured aluminium external fascia The Grove Dental Practice 3 Ashgrove Terrace Nelson Treharris	Refused 27.03.2013
13/0106/FULL 18.02.2013	Mr G Lloyd 21 Penrhiw Terrace Abercarn Newport NP11 5JU	Erect two-storey rear extension 21 Penrhiw Terrace Abercarn Newport NP11 5JU	Granted 27.03.2013
13/0117/FULL 20.02.2013	Mr S Hutchings 32 Summerfield Lane Graig-Y-Rhacca Caerphilly CF83 8RE	Erect single-storey rear extension to provide study and shower room 32 Summerfield Lane Graig-Y- Rhacca Caerphilly CF83 8RE	Granted 27.03.2013

13/0118/FULL 20.02.2013	Ysgol Feithrin Abertridwr FAO Lillian Carlick King Street Abertridwr Caerphilly CF83 4BE	Erect single-storey front extension Ysgol Feithrin Abertridwr King Street Abertridwr Caerphilly	Granted 27.03.2013
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**LIST OF PLANNING APPLICATIONS WHICH ARE OUT OF TIME/NOT  
DEALT WITH WITHIN 8 WEEKS OF DATE OF REGISTRATION**

<b>APPLICATION NUMBER DATE RECEIVED</b>	<b>DESCRIPTION &amp; LOCATION OF DEVELOPMENT</b>	<b>COMMENTS</b>
P/97/0981 31.10.97	Undertake initial review of planning conditions under the Environment Act 1995 for resumption of quarrying at Blaengwynlais Quarry, Blaengwynlais, Nr Caerphilly.	Site partly in Cardiff. Hydrological study and Environmental Impact Assessment received and out of consultation.
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Additional information awaited about scheme of working.
10/0505/OUT 26.07.10	Erect light industrial/office park at Block C, Maerdy Industrial Estate, Rhymney.	Subject to further discussion and consideration.
10/0518/FULL 16.07.10	Erect single detached dwelling and garage at Old Mill House, Draethen, Newport.	Subject to further discussion and consideration.
10/0550/OUT 23.08.10	Re-develop the site for a mixed use development including housing, employment (B1 Use) and community use with associated open space and infrastructure at Former BSW Saw Mills, Senghenydd, Caerphilly.	Subject to further discussion and consideration.
11/0108/FULL 14.02.11	Renew Planning Permission P/05/1664 for non-compliance with condition to begin works within five years on Land Adjacent To Bronmynydd, Abertridwr, Caerphilly.	Subject to further discussion and consideration.
11/0594/OUT 27.10.11	Erect residential development on Land Adj To Groeswen Farm, Groeswen Road, Groeswen, Cardiff.	Awaiting comments of consultees.
11/0630/NCC 01.09.11	Vary conditions (3) and (4) of previous planning consent 06/0172/OUT (erect residential development) to extend permission beyond expiration dates on Land West Of Coronation Terrace, Senghenydd, Caerphilly.	Awaiting information on road layout.
11/0650/FULL 23.08.11	Erect new housing development comprising of 12 detached and 3 pairs of semi-detached dwellings on Land Adj To Former Waterloo Works, Machen, Caerphilly.	Subject to further discussion and consideration.

11/0772/LA 21.10.11	Change use of land and erect extension to existing Gelligaer Cemetery, including access road, car parking and footpaths on Land Adjoining Gelligaer Cemetery, Gelligaer, Hengoed.	Awaiting Archaeological Survey.
11/0779/FULL 20.10.11	Erect single dwelling house on Land Within The Curtilage Of 59 The Bryn Trethomas, Caerphilly.	Subject to further discussion and consideration.
11/0849/RET 10.11.11	Retain alterations to garage to form annexe building to main house, to include the addition of two dormer windows, roof mounted clock tower and weathervane unit, and to replace garage door with upvc glazed unit for the purpose of providing additional space (overspill space) associated to the use of the main dwelling at The Meadows, Gypsy Lane, Groeswen, Cardiff.	Awaiting Ecologist comments.
11/0885/RET 29.11.11	Retain steel flue at rear elevation Erhans Charcoal Grill, 2 Pengam Road, Ystrad Mynach, Hengoed.	Awaiting comments of consultees.
11/0896/NCC 05.12.11	Vary Condition on planning application 5/5/85/0427 to continue mining operations for a minimum of 15 years at Cae-Glas Colliery, Glen View Terrace To Bridgend Road, Fochriw, Bargoed.	Awaiting Ecological Surveys.
11/0897/NCC 12.12.11	Vary condition 2 of planning application 5/5/96/0057 to continue the use of the garage for the purpose of maintenance and storage of company vehicles and equipment until such time as mining is recommenced at Cae-Glas Colliery, Glen View Terrace To Bridgend Road, Fochriw, Bargoed.	Awaiting Ecological Surveys.
11/0900/FULL 16.12.11	Erect two four- bedroomed terraced houses on Land Adjacent To Trecenydd Snooker Club, North Court, First Avenue, Trecenydd, Caerphilly.	Subject to further discussion and consideration.
11/0940/S17 14.11.11	Erect residential development on Land Off Corbetts Lane, Pwllypant, Caerphilly.	Awaiting comments of consultees.
12/0030/NCC 24.01.12	Vary conditions (2) & (3) to renew outline consent 07/1564/NCC to erect residential development on Land At George Street, Cwmcarn.	Awaiting consultation responses.
12/0070/RET 02.04.12	Demolish existing garage and construct new garage with utility room at rear and replace existing roof with new apex roof with dormers and replace and move windows at Mountain House, 41 Mountain Road, Caerphilly.	Awaiting wildlife information.

12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Awaiting parking details.
12/0165/OUT 16.03.12	Demolish existing bungalow and erect four detached four-bed houses with semi-detached garages and off road parking for two cars at 12 Waterloo Place, Machen, Caerphilly.	Awaiting additional information concerning trees, wildlife, highway and flooding.
12/0185/OUT 09.03.12	Convert, part demolish and extend former public house forming 3 no. three bedroom units and erect 2 no. three bedroom semi-detached dwellings, provide private amenity space, car parking and associated works at Ty Yn Y Pwll Hotel, Newport Road, Trethomas, Caerphilly.	Subject to further discussion and consideration.
12/0371/FULL 29.05.12	Erect two detached three-bedroom houses on Land Adjacent To 88 Abernant Road, Markham, Blackwood.	Awaiting amended plans concerning design.
12/0376/FULL 31.05.12	Erect one four bedroom dwelling and one three bedroom dwelling including outbuildings on Land Adjacent To 128 - 134 Llancayo Street, Bargoed.	Awaiting amended details concerning reptile survey, DAS, highway matters.
12/0379/FULL 03.07.12	Erect two-storey side extension and front gable, rear balcony and revised car parking arrangement at Tab Life Centre, Tram Road, Pontllanfraith, Blackwood.	Awaiting wildlife survey.
12/0394/FULL 22.05.12	Erect extension to form a children's playroom and bedroom at Rhoswen, Sunnybank Road, Blackwood.	Considering scale and design of development.
12/0436/CON 06.06.12	Demolish detached garage and construct single dwelling and external works at Llwyncelyn, Draethen, Caerphilly.	Subject to further discussion and consideration.
12/0437/FULL 06.06.12	Demolish detached garage and construct single dwelling and external works at Llwyncelyn, Draethen, Caerphilly.	Subject to further discussion and consideration.
12/0448/FULL 11.06.12	Change dwelling design at plot 1, previously approved (06/0681/FULL) ON Land At Old Junction House, Commercial Street, Pontllanfraith, Blackwood.	Considering closure of existing access.
12/0486/FULL 28.06.12	Convert barn to four holiday let cottages with associated access works at Barn At Gelli-wen Farm, Bedwellty Road, Markham.	Awaiting traffic information and agricultural justification.
12/0509/RM 09.08.12	Erect three-storey detached dwelling at Plot 2, The Meadows, Machen, Caerphilly.	Subject to further discussion and consideration.
12/0511/OUT 03.07.12	Erect housing development at Willow Court & Surrounding Area, Pengam Road, Pengam.	Awaiting highway information.

12/0513/FULL 09.07.12	Take down store and garage and erect a three bedroom link house and a self contained flat over the remaining store at 73-75 Meadow Crescent, Pontymister, Risca, Newport.	Awaiting views of consultees about amended plans.
12/0518/FULL 23.07.12	Erect dormer bungalow based on previously lapsed outline permission (P/04/1637) at Barry Bungalow, Brynhyfryd, Energlyn, Caerphilly.	Subject to further discussion and consideration.
12/0531/OUT 13.08.12	Erect mixed residential development comprising of fifteen new build dwellings at Land At Station Approach, Risca.	Awaiting views of consultees.
12/0550/CON 23.07.12	Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) at The Rectory And School Site, High Street, Nelson, Treharris.	Subject to discussions concerning access and design.
12/0570/FULL 23.07.12	Erect extension to existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works at Bryn Quarry, Gelliargweltl Uchaf Farm, Gelligaer Road, Gelligaer.	Subject to further discussion and consideration.
12/0571/FULL 24.07.12	Demolish former rectory and erect residential development of 8 dwellings (including two affordable houses) at The Rectory And School Site, High Street, Nelson, Treharris.	Subject to discussion concerning access and design.
12/0575/FULL 04.10.12	Erect a mansard roof incorporating a 1 bed flat at Manchester House, 1 Clifton Street, Caerphilly.	Awaiting views of consultees.
12/0583/FULL 26.07.12	Erect dormer bungalow, associated development and amended parking arrangements at Hillcroft, Tonypistyll Road, Pentwyn-Mawr, Newport.	Awaiting Noise Survey.
12/0584/COU 07.08.12	Extend and define residential curtilage at West Lodge, Ruperra Castle Estate, Rudry, Caerphilly.	Discussion concerning land ownership.
12/0585/FULL 02.08.12	Erect single storey front and rear extensions at West Lodge, Ruperra Castle Estate, Rudry, Caerphilly.	Discussion concerning land ownership.
12/0588/NCC 27.07.12	Vary Condition 1 of planning permission 07/0814/FULL (Renew planning permission ref: P/02/0341 to erect a detached house with garage) to extend the period within which the development can commence by a further five years on Land Adjacent To Ty Mawr Bungalow, Gordon Road, Blackwood.	Awaiting Tree Survey.

12/0596/RET 15.08.12	Retain change of use from sale and repair of vehicles to a mixed-use for the sale and repair of vehicles and a car wash, and to retain and complete a steel sectional building for repairs and valeting at KJM Autos, Clearway Service Station, Church Road, Penpedairheol, Hengoed.	Subject to further discussion and consideration.
12/0609/FULL 07.09.12	Improve existing dwelling to provide a new kitchen and dining room with bedroom above, and the demolition of an existing garage and lean-to annexe at 34 Mountain Road, Caerphilly.	Subject to further discussion and consideration.
12/0637/OUT 20.09.12	Erect residential development for two detached houses with garages on Land Rear Of 46 Commercial Road, Machen, Caerphilly.	Subject to further discussion and consideration.
12/0642/RET 19.10.12	Retain the use of the premises for the storage/distribution of scrap metals at Unit 13, Greenway Workshops, Bedwas House Industrial Estate, Bedwas, Caerphilly.	Awaiting views of consultees.
12/0643/FULL 12.09.12	Erect new build business unit on Land Adjacent To Unit 1, Bedwas Business Centre, Bedwas House Industrial Estate, Bedwas, Caerphilly.	Subject to further discussion and consideration.
12/0672/FULL 13.09.12	Erect two-storey extension to side of dwelling and single-storey sun lounge extension to rear at Maes-Yr-Haf, Old Pant Road, Pantside, Newport.	Awaiting views of consultees.
12/0676/NCC 14.09.12	Vary conditions 2 and 3 of planning permission 08/0373/OUT (Improve existing site access/highway and erection of housing development) to extend period within which development can commence for further 3 and 5 years respectively at Old Station Yard, Bridge Street, Abercarn.	Subject to further discussion and consideration.
12/0705/FULL 01.10.12	Substitute three detached houses to replace five approved houses at Plots 44 – 48, Woodside Walk, Wattsville, Newport.	Awaiting amended plans.
12/0713/TCA 03.10.12	Fell and replace tree nos. 397 - 415 inclusive (T1-T5 of Provisional Tree Preservation Order 64/12/CCBC) at St Pauls Church, High Street, Newbridge.	Await information from applicant.
12/0715/COU 04.10.12	Change the use to dance studio (D2) from B1, B2 and B8 at Turner Precision Ltd, Unit 15, Block H - Withey Court, Western Industrial Estate, Caerphilly.	Awaiting further traffic information.

12/0720/RM 05.10.12	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in connection with the residential development and associated works approved under planning application 08/0373/OUT at Old Station Yard Bridge Street, Abercarn.	Awaiting amended plans.
12/0734/FULL 12.10.12	Demolish existing Ambulance Station building and erect 9 no. dwellings and associated access, parking and landscaping at Welsh Ambulance Services N H S Trust, Caerphilly Ambulance Station, Waunfach Street, Caerphilly.	Subject to further discussion and consideration.
12/0735/RM 12.10.12	Seek approval of the reserved matters regarding appearance, landscaping, layout and scale approved under planning application 08/1210/OUT (Erect eight dwellings) at Site Of Former All Saints Church, Pencerrig Street, Llanbradach, Caerphilly.	Subject to further discussion and consideration.
12/0753/FULL 12.11.12	Provide a single wind turbine (500kW, 50m hub height, 73.5m maximum tip of blade height) with associated electrical infrastructure and crane hardstanding at Pen Y Fan Ganol Farm, Manmoel, Blackwood.	Awaiting further information concerning landscape impact.
12/0760/NCC 22.10.12	Vary condition 07 of planning permission 12/0593/NCC to allow the access location to be as indicated on drawing number 231/2C (submitted on 24th August 2009 in relation to application 09/0672/OUT) to the south of the existing dwelling at Land At 3 Britannia Villas, Pengam, Blackwood.	Subject to further discussion and consideration.
12/0772/RET 02.11.12	Retain existing car sales use and provision of turning area at Arrow Motor Co, Autohouse, Commercial Street, Pontllanfraith.	Awaiting details of parking spaces.
12/0775/FULL 29.10.12	Demolish existing steel frame and sheeting garages and re-develop site with new masonry double garage at Land To The Rear Of 30 Garden Suburbs, Pontywaun, Newport.	Considering impact on Conservation Area and Listed Buildings.



12/0787/FULL 05.11.12	Convert former public house into 7 No. flat units (change of use) including demolition of southern single-storey annexe and construct 6 No. new terraced houses to include new site access road, car parking, external works and landscaping at Tredegar Junction Hotel Commercial Street, Pontllanfraith, Blackwood.	Considering need for affordable housing.
12/0825/LA 01.11.12	Improve access for all in the manor house, including the construction of a new rear stair tower at Llancaiach Fawr Manor, Gelligaer Road, Nelson, Treharris.	Subject to further discussion and consideration.
12/0830/FULL 06.11.12	Erect two storey extension to side of dwelling, plus internal alteration works, and alterations to roof including the provision of a bedroom and a store room within the roof at Willow Bank, Pennar Crossing, Pentwyn-Mawr, Newport.	Awaiting wildlife survey.
12/0831/CON 05.11.12	Demolish existing steel frame and sheeting garage and re-develop site with masonry double garage at Land To The Rear Of 30 Garden Suburbs, Pontywaun, Newport.	Considering impact on Conservation Area and Listed Buildings.
12/0839/FULL 12.11.12	Amend floor slab level for Plot 2 at Parc Y Lan, 7 Mountain Road, Caerphilly.	Awaiting amended plans.
12/0860/RM 21.12.12	Seek approval of the reserved matters of layout, scale, appearance and landscaping in connection with the residential development and associated works approved under planning permission P/04/1325 at Mackworth Grange, Pontypandy Lane, Caerphilly.	Awaiting amended layout
12/0867/NCC 03.12.12	Vary Condition 7 of planning permission 09/0949/NCC (Erect three two-storey dwellings) to include a parcel of land previously excluded by Condition 7 at Land Off Corbetts Lane, Pwllypant, Caerphilly.	Subject to further discussion and consideration.
12/0868/RET 12.12.12	Retain the extension to house a wood burning boiler and associated plant and wood storage at Greenacres Bungalow Gelligaer Road, Gelligaer, Hengoed.	Awaiting additional details regarding chimney.
12/0870/FULL 05.12.12	Erect 25 residential units at Land At Upper Trelyn, Fleur-de-lis, Blackwood.	Subject to further discussion and consideration.
12/0875/FULL 06.12.12	Install one WTN 500kw wind turbine with an overall tip height of 64m and associated temporary infrastructure on Land At Pen Yr Heol Las Farm Heol Las, Energlyn, Caerphilly.	Awaiting further information on highway matters.

12/0893/FULL 18.12.12	Construct rear first floor extension for bedroom and en-suite at 220 Pandy Road Bedwas, Caerphilly.	Awaiting views of neighbours.
12/0898/FULL 20.12.12	Erect residential development comprising 22 residential units (12 houses, 10 flats) on Land At Tyn Y Wern Terrace, Trethomas, Caerphilly.	Subject to further discussion regarding Section 106 and highways.
12/0909/NOTE 19.12.12	Construct a 33,000 volt overhead line at Gelligaer Common, Gelligaer, Hengoed.	Subject to further consideration of consultee replies.
13/0015/COU 09.01.13	Convert former chapel into four flats at Tabernacle Chapel, Chapel Street, Deri Bargoed.	Considering protected species.
13/0016/FULL 16.01.13	Erect a single wind turbine with a maximum blade tip height of up to 61 metres and associated infrastructure including creating new access track (approx. 750m in length), a crane pad (measuring approximately 20m by 22m) and an equipment housing cabinet on Land North East Of Pen-y-fan Farm Pen-Y-Fan Farm Lane, Manmoel, Blackwood	Awaiting Ecological study.
13.0027/FULL 22.01.13	Erect stables on Land Adjacent To Ty'n-y-berllan, Rhydri Primary School To Maenllwyd, Rudry, Caerphilly.	Negotiation regarding conservation matters.
13/0028/COU 14.01.13	Change the use from offices to day nursery at Avenue House, 1 - 2 King Edward Avenue, Caerphilly.	Awaiting information about land ownership.
13/0030/FULL 14.01.13	Provide a lift to plots 65 – 70 at The Beeches Village, Lon-Y-Llyn, Caerphilly.	Amended layout plans awaited.
13/0036/COU 25.01.13	Convert existing public house and flat into four two-bedroom flats at Old Farm Inn Angel Lane, Aberbargoed.	Awaiting bat survey.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106  
AGREEMENT

<b>APPLICATION NUMBER &amp; DATE RECEIVED</b>	<b>DESCRIPTION &amp; LOCATION OF DEVELOPMENT</b>	<b>COMMENTS</b>
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.
P/05/1683 23.11.05	Erect residential development at Austin Grange, Bartlett Street, Caerphilly.	Draft sent to applicant for consideration. Application under consideration.
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Planning in discussions with developers over new terms.
08/0752/OUT 24.06.08	Erect residential and commercial development on Land At Hawtin Park, Gelli-Haf, Pontllanfraith, Blackwood.	Sending figures to the DV for viability test. Planning compiling figures.
08/1355/FULL 23.12.08	Construct residential development on Land To Rear Of 40 Victoria Road, Fleur-de-Lis, Blackwood.	Requested advice from Planning.
09/0243/OUT 31.03.09	Erect residential development and associated recreation space on Land At Former Windsor Colliery, Ty'n Y Parc, Abertridwr, Caerphilly.	On hold pending outcome of meeting with Housing Association.
09/0614/OUT 03.07.09	Erect residential development on Land To Rear Of Ty Fry Road, Aberbargoed, Bargoed.	Clarifying instructions regarding the terms of Agreement. Additional title information received and under consideration. Seeking instructions on the terms of Agreement and considering the additional title information.
09/0817/FULL 19.10.09	Provision of 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.
10/0016/FULL 15.01.10	Erect seven two-storey dwellings at The Former Coal Yard, Pandy Road, Bedwas, Caerphilly.	Sent Agent letter asking for Solicitors details. Chased.
11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Sent initial letter considering title information and terms of Agreement and title information. Under consideration.

11/0191/OUT 11.03.11	Demolish existing farmhouse and farm buildings and construct new two-storey residential units at Gelli Pystyll Farm, Elm Drive, Ty Sign Risca, Newport.	New Instructions – initial letter requesting Solicitors details.
11/0370/OUT 10.05.11	Erect residential development at P C Diagnostics Ltd, Technical Centre, William Street, Gilfach.	Sent engrossments. Solicitors are liaising with mortgage company.
11/0728/FULL 22.09.11	Erect detached dwelling and associated access and groundworks at Plot 1, Land At St Lukes Church, Twyn Road, Abercarn.	Draft being finalised.
11/0904/FULL 05.12.11	Convert All Saints Hall into six one bedroom apartments, six bedsits and external works and demolish existing gable to Church Street to create new entrance and demolish two outbuildings to form car park at All Saints Rooms, Church Hall Church Street, Llanbradach.	Sent engrossments for signature.
12/0005/NCC 06.02.12	Vary Condition (01) of Planning Permission P/05/0391 to extend the period within which development may commence at 8 Woodview, Machen.	Draft Agreement sent to Solicitors for approval.
12/0269/NCC 03.04.12	Vary Condition 2 of Planning Permission 08/0539/OUT (erect residential development and associated access) to provide a further three years for the submission of Reserved Matters on Land At Gellideg Industrial Estate Gellideg Lane, Maesycwmmmer, Hengoed.	Correspondence from Developers Solicitors under consideration.
12/0296/FULL 17.04.12	Erect a pair of semi-detached houses at Land Adjacent To Old Station House, Old Station Yard, Bedwas, Caerphilly.	Sent Solicitors letter.
12/0325/FULL 27.04.12	Convert redundant agricultural building into residential use with utility, hall and garage extension at Cwm Farm, Rudry, Caerphilly.	Sent drafts for approval.
12/0375/OUT 21.05.12	Demolish existing garage building with proposed new building containing four residential units with associated car parking and amenity area and change use from B1(c) to residential at John Paul Motors Ltd, 31 Newport Road, Bedwas, Caerphilly.	Sent Agent letter.
12/0397/FULL 23.05.12	Substitute 9 x 2 bed affordable apartments with 9 x 1 bed affordable apartments with associated works on Land Off Virginia Close, Caerphilly.	Agreement in process of being signed in readiness for completion.

12/0398/FULL 24.05.12	Erect three bungalows on land adjacent to The Grove, Tynywern Terrace, Trethomas, Caerphilly.	Waiting completion.
12/0441/FULL 26.06.12	Demolish existing chapel and erect four 1-bed apartments in a single block at Chapel, De Winton Terrace, Llanbradach, Caerphilly.	New instructions initial letter sent.
12/0549/OUT 12.07.12	Erect detached three bed dwelling with attached garage at Land to the rear of 20 Church Street, Bedwas, Caerphilly.	New instructions.
12/0578/OUT 25.07.12	Erect residential development of 57 dwellings on Land West Of Old Pant Road, Panside, Newbridge.	Sent Drafts. Waiting for comments from other side. Planning in discussions with other side.
12/0581/RET 26.07.12	Restore and refurbish existing buildings, including the demolition of the existing canopy, the retention of works undertaken to date and the continuation of established uses, including a retail shop unit, vehicle repairs and maintenance, storage and new toilet facilities at Park Service Station, Bedwellty Road, Cefn Fforest, Blackwood.	Seeking Solicitors details from Applicant.
12/0594/FULL 06.08.12	Construct 17 No. 2 storey houses and 6 No. flats including access road, parking and amenity areas at Land At Former Aberbargoed And District Hospital, Commercial Street, Aberbargoed, Bargoed.	Sent drafts for comments internally. UWHA seeking instructions on variation rather than new Agreement.
12/0673/FULL 13.09.12	Demolish existing building and construct ten residential dwellings with on-site parking, refuse and amenity facilities at Manor Inn, Thistle Way, Ty Sign, Risca.	Draft under consideration.
12/0716/FULL	Demolish existing building and re-develop site to provide four two-storey four-bedroom detached houses at Former Royal British Legion Club Site, Navigation Street, Trethomas, Caerphilly.	Engrossment sent for signing
12/0742/NCC 16.10.12	Vary condition 6 of outline planning permission reference P/00/1022 (as amended by condition 3 of planning permission reference P/05/1697 and condition 2 of permission reference 11/0861/FULL) to allow open A1 food and non-food retail and bulky goods retail/leisure use at Blackwood Gate Retail Park, Blackwood.	Draft Agreement under consideration.

13/0058/NCC 24.01.13	Vary conditions 3 and 4 of planning application 07/1393/NCC to allow a further period of 3 years for the submission of reserved matters and a period of 5 years for the commencement of development at Land Off Pencoed Avenue, Cefn Fforest, Blackwood.	New instruction.
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### OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
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 on Land adjoining Wyth-Erw Farm, Mountain Road, Bedwas.	01.05.12
12/0020/REF 11/0224/FULL	Bryn Compost Ltd Gelliargwellt Farm Hengoed CF82 8FY	Erect building and tanks to incorporate anaerobic digestion facility with associated plant, engineering and landscaping works at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.	04.07.12
12/0021/REF 11/0226/FULL	Bryn Quarry Ltd Gelliargwellt Farm Gelligaer, Hengoed CF82 8FY	Provide permanent operation of materials recycling facility and erection of new building at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer.	04.07.12
12/0028/REF 12/0163/CLEU	Ms J S Nobes Hawthorn Cottage Garth Place to Rhydri Primary School Rudry Caerphilly CF83 3DF	Obtain Certificate of Lawful Existing Use for garden on Land at Hawthorn Cottage, Garth Place to Rhydri Primary School, Rudry, Caerphilly.	14.11.12
13/0003/REF 12/0477/COU	Cross Fit Caerphilly Mr S Church Unit 3 Varlin Court Western Industrial Estate Caerphilly CF83 1BQ	Retain the use to upgrade the property to gain leisure use D2 at Unit 3, Block D – Varlin Court, Western Industrial Estate, Caerphilly.	09.01.13
13/0004/COND 12/0209/COU	Arrow Group Retirement Benefit Scheme The Auto House (Blackwood) Ltd Commercial Road Pontllanfraith Blackwood NP12 2YE	Change the use of land to permit provision of turning head for car transporter, additional parking for staff and bunding/landscaping of same at Land adjoining Arrow Ford, Commercial Street, Pontllanfraith, Blackwood.	10.01.13
13/0005/REF 12/0808/TPO	Mrs C Davies Berllanllwydd Farm The Fairways Blackwood NP12 1HX	Fell Beech Tree (T8) of TPO 2/82/IBC at Berllanllwydd Farm, The Fairways, Blackwood, NP12 1HX	29.01.13

13/0006/REF 12/0520/COU	Mr A Muhim 5 Eveswell Street Newport NP19 8E	Change the use from A1 cold food retail unit to A3 hot food takeaway at 6 Gladstone Street, Crosskeys, Newport, NP11 6DD	06.02.13
13/0007/REF 12/0449/COU	Miss C Campbell 18 Station Terrace Caerphilly CF83 1HD	Change the use of front of property to a small café at 18 Station, Caerphilly, CF83 1HD	11.02.13
13/0008/REF 12/0544/FULL	Mr G John 22 Llanddwyn Island Close Caerphilly CF83 2AS	Erect two storey side extension at 22 Llanddwyn Island Close, Caerphilly, CF83 2AS	15.02.13
13/0009/REF 12/0490/FULL	Howses Limited Glanhowy House The Glade Wyllie Blackwood NP12 2HB	Erect two coach house style flats with garages at Plot 29 The Glade, Wyllie, Blackwood.	20.02.13
13/0010/REF 12/0566/OUT	Mr R Smith Homeleigh House Park Place Newbridge NP11 4RL	Erect four bedroom dwellinghouse and integral garage at Homeleigh House, Park Place, Newbridge, NP11 4RL	19.03.13



### APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
12/0030/REF 12/0475/FULL	Erect two, three-bedroomed detached dwellings and associated works and car parking on Land Adjacent To 13A Rhyswg Road, Abercarn, Newport, NP11 5HA	Dismissed 11/03/2013	DEL