

AGENDA ITEM NO. 4(C)

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SUPPLEMENTARY REPORT

APPLICATION NO. 13/0005/RM

APPLICANT(S) NAME: Green Hill Construction Limited

PROPOSAL: 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

LOCATION: Land At Thorncombe Road Blackwood

This application was reported to the Planning Committee at its meeting on 10 April 2013 with a recommendation that permission be granted. Consideration was deferred for a Members' site visit which took place on 22 April. The minute of that meeting was reported to the Planning Committee at its meeting on 15 May when consideration was deferred pending further consultations on an amended scheme. Previous reports are attached as an Appendix to this report.

Following the Members' site visit the applicant had submitted a revised site layout to take account of the public combined sewer crossing the site west to east. In some respects the revised scheme represented an improvement (e.g. the houses on the frontage reduced to two-storey, and greater separation from the hedge and banking on the lane frontage); however, there were significant issues of concern. Those related in the main to massing, the southern end of the site not being reduced in height in order to avoid the construction of retaining walls over the public sewer, and to the turning facility and parking layout. The applicant was advised that officers were unable to support this amended scheme for those reasons, and the applicant then requested that the application be considered on the basis of the original report to Planning Committee. A number of matters of concern to Local Members' and residents are clarified below:

Protection of public sewer

A standard condition was attached to the outline permission requiring a comprehensive drainage scheme (foul, surface water and land drainage) to be submitted and agreed prior to the commencement of works.

Cont....

Application No. 13/0005/RM Continued

This would encompass both the drainage layout within the site and the connection to the existing public system, and Dwr Cymru/Welsh Water and the Council's Senior Engineer (Land Drainage) would be consulted on the submitted details.

Insofar as an existing sewer is concerned, it is common for developments to take place on sites crossed by an existing sewer. Dwr Cymru/Welsh Water has a right of access to its apparatus under the Water Industry Act 1991 and has jurisdiction over developments close to a public sewer. It is for an applicant/developer to negotiate with Dwr Cymru/Welsh Water to solve any problem associated with the line of a public sewer; this can be resolved in a number of ways including amending a site layout, a diversion of the sewer, or a building-over-sewer agreement. In this case the layout now under consideration involves building over the line of the public sewer, and the applicant has indicated that a sewer diversion would be sought in consultation with Dwr Cymru/Welsh Water and the Council (the diverted sewer would involve Council-owned land).

Concern has been expressed that the sewer has been damaged. That is a matter between Dwr Cymru/Welsh Water and the landowner.

Site levels

The submitted drawings indicate existing and proposed site levels on section lines across the development, and the eaves/ridge heights of the blocks closest to the eastern (lane) boundary of the site relative to dwellings on the opposite side of the lane were detailed in the original Officer's report. Further details with regard to the stepped site levels from east to west are now provided as follows.

The supported unit would be set back 4m from the lane edge with a floor level 1.5m higher than the lane. This represents an increase over existing ground levels of 1m at the eastern side of the block (the side closest to the lane) and a reduction of 3m at the western side. The floor level of the adjoining flats would be 2.5m higher than the supported unit, with a retaining wall between the supported unit and the flats. The floor level of the flats would be 1m lower than existing ground levels at the eastern end and 2.5m lower at the western end. A 3.5m high retaining wall would retain the vegetated banking between the site and the public car park above.

Cont....

Application No. 13/0005/RM Continued

The block of two dwellings on the eastern side of the site frontage would be set back 3m from the lane edge with a floor level 0.5m higher than the lane. The eastern side of the block (the side closest to the lane) would be at existing ground level and the western side 2.5m lower than existing ground level. The site access road would adjoin the western side of this block at a level 1m higher, supported by a retaining wall. The first two of the block of three dwellings on the western (upper) side of the site access road would have a floor level 1m higher than the road and be supported by a retaining wall, with the third dwelling stepped up by some 700mm. The block would be some 1.5-2m lower than existing ground levels. A 2m high retaining wall would retain the vegetated banking between the site and the public car park above.

Width of Thorncombe Road

Concerns have been expressed concerning the position of the proposed footway fronting the development relative to the existing carriageway edge. It is confirmed that a 5.5m carriageway width will be provided across the length of the site frontage, i.e. wider for most of its length than the existing carriageway, and that the footway will not protrude into the existing carriageway width.

The Coal Authority

The site is not within an area where The Coal Authority would require a coal mining risk assessment to be carried out.

Removal of Material

The developer has agreed to remove material from the site as part of this development. The cross-sections indicate that some 3m in depth of material will be removed through the centre of the site and into the south-west corner, tapering down to existing levels at the lane boundary, with some 1.5m in depth being removed from the north-west corner.

That material was spread on site during the construction of Blackwood Gate and is immune from enforcement action because it has been there for over four years.

Material recently brought onto the site to allow ground investigations to take place could be subject of enforcement action if the Council considers it expedient, but it would be prudent to await the outcome of this application before considering that matter.

Cont....

Application No. 13/0005/RM Continued

Drainage

Members and the public raised concerns about the capacity of local drains but both Dwr Cymru/Welsh Water and the Council's Senior Engineer (Land Drainage) have not raised any objections to the proposal.

Recommendation: Grant permission in accordance with the officer recommendation on the attached reports and subject to the following three additional conditions:-

The occupation of the Supported Accommodation unit shall be in accordance with the details contained in the E-mail received from Shelly Jones (Commissioning and Development Officer for Supporting People) on 29 January 2013, and shall be used for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification without the prior approval of the Local Planning Authority.

Reason

In the interests of residential amenity and highway safety.

The finished floor levels of the buildings shall be no higher than the levels detailed on the approved drawings.

Reason

In the interests of visual and residential amenity.

Prior to the commencement of works on site a construction traffic and parking management plan for the construction phase of the development 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 management plan.

Reason

In the interests of residential amenity.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0211/FULL 25.03.2013	Mr & Mrs G Jones 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP	Erect two-storey extension to rear of dwelling, breakfast room at ground floor and bedroom at first floor 23 Chepstow Close Cefn Fforest Blackwood NP12 1GP

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Chepstow Close, Grove Park, Cefn Fforest.

House type: Two-storey end of terrace property.

Development: Two-storey rear extension and single-storey rear extension. This application is reported to Planning Committee because one of the applicants is an officer of the Council.

Dimensions: The proposed two-storey element measures 3.7 metres in depth, 4.7 metres in width, with a height of 6.8 metres to ridge level. The proposed two-storey element is set 2.4 metres off the boundary with the adjoining property. The single-storey element measures 3.7 metres in depth, 1.9 metres in width, with a height of 3.9 metres to ridge level.

Materials: Facing brick and concrete roof tiles.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY

08/0478/FULL - Erect two-storey extension to side and single-storey kitchen extension to rear - Granted 22.05.08.

12/0579/FULL - Erect first floor bedroom extension over existing kitchen plus a single-storey kitchen/breakfast extension, both to rear of dwelling - Refused 06.12.12.

Cont....

Application No. 13/0211/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN:

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

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways) and guidance contained within Supplementary Planning Guidance LDP7: Householder Developments.

NATIONAL POLICY: Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: Four neighbouring properties were consulted and a site notice was displayed near the application site.

Response: One letter of objection was received.

Summary of observations:

- Massing of extension will dominate neighbouring property;
- Out of character with properties in the area;
- Overbearing impact on neighbouring properties;
- Set precedent for similar development.

Cont....

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

ANALYSIS

Policies: A previous application for a single/two-storey extension at the property (Planning Ref: 12/0579/FULL), was refused on the grounds that it would have had an unacceptable impact on the outlook of the rear windows and rear garden of the adjoining property, No. 24 Chepstow Close. This decision was supported by an Inspector at appeal.

The re-submitted scheme has been re-designed to overcome these previous reasons for refusal. Whereas previously the proposed two-storey element of the development was located along the boundary with No. 24, the extension has now been flipped so the single-storey element is located along the boundary with the neighbour, and the two-storey element set 2.4 metres off the boundary with No. 24 Chepstow Close. This amendment overcomes the previous reasons for refusal, and it is no longer considered that the development would have an unacceptable impact on the amenity of the neighbouring property, in accordance with the guidance contained in Supplementary Planning Guidance LDP7: Householder Developments (November 2010).

Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the development, as well as a condition restricting new window in the side elevation of the extension, to protect the privacy of the adjoining property.

Comments from consultees: None.

Cont....

Application No. 13/0211/FULL Continued

Comments from public:

- Massing of extension will dominate neighbouring property - This issue has been addressed above.
- Out of character with properties in the area - Similar scale and design extensions already exist in the surrounding area.
- Overbearing impact on neighbouring properties - This issue has been addressed above.
- Set precedent for similar development - Similar scale extensions with a similar impact on neighbouring properties already exist in the surrounding area. However, any future proposals will be considered in relation to current guidance and all other material planning considerations.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 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.

Cont....

Advisory Note(s)

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

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0909/NOTEL 19.12.2012	Western Power Distribution Dyffryn Bach Terrace Church Village Pontypridd CF38 1BN	Construct a 33,000 volt overhead line Gelligaer Common Gelligaer Hengoed

APPLICATION TYPE: Electricity Line Notification

SITE AND DEVELOPMENT

Location: The application site is located to the west of Rhymney, north of Fochriw, south of the A465 Heads of the Valleys Road and to the east of Cwmbargoed and the county borough boundary with Merthyr County Borough Council.

Site description: The site comprises part of Gelligaer Common, an exposed area of upland grassland and heathland. Part of the site is designated as a Site of Importance for Nature Conservation (SINC) and the features include lapwing and dragonfly populations as well as the acid grassland. There are records of Great Crested Newts, which are a European protected species, in the general area. The common is also rich in archaeological sites.

Development: The application which will be determined by Secretary of State for Trade and Industry relates to the construction of a 33,000 volt overhead electricity line at Gelligaer Common. The existing 33,000 volt lines, which cross the site of a proposed surface mine, would be removed. The new route is shown as running around the edge of the site, for the most part following roads in the area.

The new line would divert westwards towards the Fochriw Road some 500 metres to the south of Blaen Carno Farm. It would then follow the road as far as the junction with Bridgend Road where it would turn eastwards towards Fochriw. It would rejoin the existing line some 200m to the north of Heol y Bryn.

Dimensions: 3,650 metres of 33kV overhead line, supported by wooden poles of approximately 10 metres in height.

Materials: Not applicable.

Ancillary development, e.g. parking: None.

Cont....

Application No. 12/0909/NOTEL Continued

PLANNING HISTORY

12/0122/NCC - Vary Condition (1) of planning permission P/05/1706 to extend timescale by six months for pre-commencement conditions to be discharged in order to provide a clean source of electricity, erect two wind turbine generators, an anemometer AST, sub-station and ancillary works - Withdrawn.

P/05/1706 - Provide a clean source of electricity, erect two wind turbine generators, an anemometer mast, sub-station and ancillary works - Granted 19.02.07.

P/00/0686 - Extend current operations southwards along the disused railway line into phases 2 & 3 of the operations - Granted 26.10.00.

P/97/0273 - Retain the change of use of part of landfill site for skip hire, skip storage, retention of office building and screen fencing - Refused 12.06.97.

P/97/0270 - Continue existing operations with stock piles elevated above the natural ground level at the sides of the former railway cutting and with an incinerator - Refused 12.06.97.

5/5/90/0186 - Erect/extend overhead lines - Granted 08.08.90.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site covers a number of allocations in the plan in view of its length including a coal safeguarding area, a SINC, and a cycleway.

Policies: The following policies are relevant to the proposed development: MN2.1 coal safeguarding, NH3.17 SINC, S11.2 green wedge, TR1.6 cycleways, MN1 mineral site buffer zone, NH2 VILL, CW22 development in mineral safeguarding areas, CW15 general locational constraints, CW4 natural heritage protection.

NATIONAL POLICY Planning Policy Wales (2012) and Mineral Planning Policy Wales (2001).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No. The proposed development does not fall within either schedule 1 or schedule 2 of the Regulations.

Cont....

Application No. 12/0909/NOTEL Continued

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Glam/Gwent Archaeological Trust - The proposal will have an archaeological impact. The Trust has no objection but recommends a condition requiring a programme of archaeological investigation to take the form of a watching brief with contingency arrangements to ensure that any archaeological features discovered are properly excavated and analysed.

Gwent Wildlife Trust - The Trust has no objection to the proposed development subject to the Cefn Gelligaer SINC being protected and to mitigation being provided for Great Crested Newts.

Countryside Council For Wales - No objection but strongly recommends that the views of CCBC's Ecologist be sought with regards to the works methodology and the potential impacts on the habitats within the SINC.

Countryside And Landscape Services - No landscape comment. There is no ideal route as the area is so open.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Gelligaer Community Council - No objection.

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Extent of advertisement: The application was advertised by means of site notices at Fochriw and Cwmbargoed.

Response: None.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

Application No. 12/0909/NOTEL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species?

Gwent Wildlife Trust advises that Great Crested Newts are found in the general area of the application site. Lapwing may also be present in the vicinity.

ANALYSIS

Policies:

The site is within a coal safeguarding area. However, the re-aligned route of the overhead lines would present less of a constraint to working of the coal resource than the existing route. In addition, the development can be carried out before the mineral is likely to be needed.

The site is within the buffer zone for the Ffos Y Fran opencast coal site in Merthyr County Borough. New permanent sensitive development will not normally be permitted within mineral buffer zones. However, the proposed development is not considered to be sensitive development, which is defined in Mineral Planning Policy Wales as including houses, hospitals, and schools.

The site is adjacent to a Visually Important Landscape but the Council's Landscape Architect has no objection on landscape grounds.

The development would not prevent the development of a cyclepath link to the Heads of the Valleys National Cycle Network route 46 and specific route alignments have yet to be considered in any case.

The site is outside settlement boundaries identified in the LDP but policy CW15 allows the provision of public utilities, infrastructure and waste management facilities where they cannot reasonably be located elsewhere.

Comments from Consultees:

Impact on Cefn Gelligaer SINC.

Countryside Council for Wales (now part of Natural Resources Wales) did not object to the application but recommended that consideration be given to the proposed works methodology and the impact on the habitats within the SINC. Comment: Any permission granted should secure appropriate mitigation measures.

Cont....

Application No. 12/0909/NOTEL Continued

Impact on great crested newts.

Gwent Wildlife Trust comments that there are records of great crested newts in the general area. Great crested newts are protected through the Habitats Regulations 2010 and, although the footprint of the development is small, there is a risk of killing or injuring individual animals.

Comment: Any permission granted should secure appropriate mitigation measures

Archaeological investigation

Glamorgan Gwent Archaeological Trust confirmed that the proposed development would have an archaeological impact but did not object to the application subject to a programme of archaeological investigation being carried out to take the form of an intensive watching brief during the groundworks for the development.

Comment: A programme of archaeological work to identify any features of archaeological interest discovered during the works should be required by condition attached to any consent granted.

Comments from public: None

Other material considerations:

Western Power Distribution intends to make an application to the Secretary of State for Energy under Section 37 of the Electricity Act to divert an existing 33,000 volt overhead line at Gelligaer Common. In granting any consent for the overhead lines, the Secretary of State may also direct that planning permission for the overhead lines is deemed to be granted. This Council has been consulted on the application because the Secretary of State has a duty to allow the Local Planning Authority the opportunity to register an objection and is required to hold a public inquiry if it does so. However Caerphilly County Borough Council is not the determining authority for the proposed development.

The existing poles cross the application area for the proposed Nant Llesg surface mine and diversion of the electricity line would be necessary if the mine went ahead. No application has been received for the proposed mine at the time of writing this report, but any decision on the overhead lines does not prejudice the Council's ability to determine any application that may be submitted for mineral working as it sees fit.

Cont....

Application No. 12/0909/NOTEL Continued

An Environmental Statement has not been supplied with the notification and one is not required at this stage. However, the Secretary of State may decide that Environmental Impact Assessment (EIA) is required when the application for deemed planning permission is presented to him. The applicant must have regard to nature conservation interests and to mitigating the impacts of the development and the Secretary of State must also have regard to those interests when determining an application. In addition, any application for the mine will need to be accompanied by an Environmental Impact Assessment. This Council will send details of the bodies consulted on the notification and their responses to the Secretary of State to inform his decision.

The policy framework is considered above and the application is considered to be consistent with the policies in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Recommendation

(1) That no objection be proffered to the proposed development, subject to the Secretary of State being satisfied that appropriate mitigation is proposed for any impact on the nature conservation interests set out in (2) and subject to a condition being imposed to require a programme of archaeological work in accordance with a written scheme of investigation.

(2) That any application for deemed planning permission should be accompanied by environmental information, particularly addressing the potential impact on European protected species, lapwing and on the acid grassland habitat of the SINC.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0245/RM 08.04.2013	United Welsh Housing Association Mr P Seaborne Y Borth 13 Beddau Way Caerphilly CF83 2AX	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale in connection with the construction of 35 dwellings and associated works approved under planning application 09/0469/OUT Former Coal Yard Llancaiach View Nelson Treharris

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: Land at former Coal Yard, Llancaiach View, at the north-western end of Nelson. The site covers an area to the east of Llancaiach View, Nelson sandwiched between residential development and a railway line.

Site description: The north-eastern edge of the site shares a common boundary with the freight railway line that runs between Ystrad Mynach and Cwmbargoed. The line is currently used to transport coal from the Ffos-Y-Fran mineral extraction site located at Cwmbargoed. Beyond the railway line is open countryside. The south-western side of the site is bordered mainly by housing in Llancaiach Court, (which is another of United Welsh Housing schemes, together with The Star Club and BT Motors Commercial Vehicle Recovery business fronting Shingrig Road. The southern boundary is formed by a 2 metre high palisade fence and the site is currently accessed from Llancaiach View.

The topography of the site is predominantly level and comprises an area of waste ground, covered in hardstanding, grass and scrub. It is enclosed by tall weld-mesh fencing to the boundary with the railway line and close board fencing with the boundary to the rear gardens in Llancaiach Court. There is an area of standing water on the western boundary fenced off with temporary Heras fencing. Although there are very few trees on the site, there is a belt of young beech trees located adjacent to the railway line, which offer partial screening to the railway corridor.

Cont....

Application No. 13/0245/RM Continued

There are also a number of infrequent young alder and goat willow self-seeded along the fence-line together with three larger early-mature goat willows.

Development: Application for approval of reserved matters in respect of 35 dwellings, which will be a combination of 2-and 3-bedroom houses and 1-and 2-bedroom flats. There are five different house types proposed. In respect of access, appearance, landscaping, layout and scale following grant of outline planning approval 09/0469/OUT. The information submitted also proposes to discharge conditions 1, 3, 6, 7, 11, 14 and 15 attached to the outline permission.

The site will be accessed via one point of access off Llancaiach View. It is likely that the approach towards the site off Llancaiach View will become a T- junction with the priority for traffic coming out of the site or for traffic travelling along Tawelfan wanting to turn south down Llancaiach View.

The internal access road has been designed with a dog leg to avoid a straight road through the development site. The road is at least 5.5m wide with a 1.8m pavement on either side.

The majority of the 2-bedroom dwellings have two car parking spaces, 1-bedroom have 1 car parking space. A reduction in car parking based on the sustainability credentials of the site has been used to reduce the number of car parking spaces of the 3 bedroom units to 2 spaces. Dedicated car parking for visitors has not been provided as it can be adequately accommodated on-street.

The majority of the dwellings are orientated so that they front onto the main access road to create an active streetscene with natural surveillance. Car parking has wherever possible been located to the side of the properties to reduce the dominance of the car on the streetscene. There are 3 private drives within the development which serve up to 3 dwellings.

The layout has been designed so that dwellings face key vistas, such as the entrance point into the site and in the centre of the site.

The layout has been designed to respect the privacy of adjacent properties, particularly within Llancaiach Court, with 21m back to back distances being adhered to.

The site is well located in terms of access to public transport.

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Application No. 13/0245/RM Continued

The application is supported by a Tree Report and Tree Constraints Plan prepared by Jerry Ross Arboricultural Consultancy, a Planning Design and Access statement and a Geotechnical and Geo-Environmental Report prepared by Terra Firma.

Dimensions:

Type A - 3 bedroom, semi-detached house comprising a living room, kitchen, dining room and shower room on the ground floor, and 3 bedrooms and a bathroom on the first floor.

Type B - 2 bedroom, mid terrace house, comprising a living room, kitchen/dining room and shower room on the ground floor and 2 bedrooms and a bathroom on the first floor.

Type C - 2 bedroom mid terrace and semi-detached unit, comprising a living room, kitchen/dining room and shower room on the ground floor, and 2 bedrooms and a bathroom on the first floor.

Type D - 1 bedroom, (either ground or first floor) with a lounge and dining room, kitchen, bathroom and bedroom.

Type E - 2 bedroom (either ground floor or first floor) with a lounge and dining room, kitchen and bathroom and 2 bedrooms.

Materials: The proposed external materials are to be a combination of render in a pale colour and clay brick in yellow. The difference in materials will be used to break up terraces. Imitation slate (blue/grey colour) will be used for the roof material, window cills will be imitation stone, window heads will have a brick soldier course, gutters and down pipes will be black upvc, fascias will be white upvc, and porches will match the style of the house.

A variety of boundary treatments are proposed. Boundary treatments to the fronts will comprise 900mm high galvanised railings with matching gates; boundary treatments to the side of boundaries in prominent locations such as the approach to the site will be a 1 metre high facing brick wall with brick piers and stone copings. The southern boundary between the site and the adjacent neighbours will be a 2.1m high close board fence, as will the eastern boundary adjacent to Network Rail's land. A 1.22m high close board fence will be used between private gardens of dwellings and a 1.8 metre high close board fence between the blocks of dwellings.

Cont....

Application No. 13/0245/RM Continued

PLANNING HISTORY

5/5/89/0704 - Change the use for road haulage business - Refused 09.11.89.

5/5/95/0398 - Change the use of land for coal storage and distribution - Refused 09.08.95.

P/98/0298 - Change the use to parking of vehicles and incorporate into existing premises, erect fencing and gates - Refused 19.06.98.

09/0469/OUT - Erect residential development with associated vehicle access, car parking and services, other ancillary uses and activities - Granted 16.11.10.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary, SP7 - Planning Obligations, SP17

Policies:

Strategic Policies

SP2 - Development Strategy - Development in the Northern Connections Corridor, SP6 - Place Making, SP7 - Planning Obligations, SP15 - Affordable Housing Target, SP21 - Parking Standards.

Countywide Policies

CW2 - Amenity, CW3 - Design considerations - Highways, CW5 - Protection of Water Environment, CW6 - Trees, Woodland and Hedgerow Protection, CW10 - Leisure and Open Space provision, CW11 - Affordable Housing Obligation, CW15 - General Locational Constraints, supplementary planning guidance contained in LDP1 - Affordable Housing, LDP5 - Parking Standards, LDP6 - Building Better Places to Live.

Cont....

Application No. 13/0245/RM Continued

NATIONAL POLICY

Planning Policy Wales, 5th Edition, November 2012, Chapter 4 - Planning for sustainability, paragraph 4.9 states that there is a preference for the re-use of brownfield land as opposed to greenfield sites and at paragraph 4.10.4 "Good design is also inclusive design. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings." Chapter 9 outlines the Welsh Governments objectives for housing, para 9.2.15 encourages the development of affordable housing as it makes an essential contribution to community regeneration and social inclusion.

TAN 12 - Design provides advice on design considerations, TAN 18 - Transport.

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

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

CONSULTATION

Principal Valuer - Confirms the amended site plan does not include any Council owned land.

CCBC - Education - No objection.

Head Of Public Protection - No objection.

Cont....

Application No. 13/0245/RM Continued

CCBC Housing Enabling Officer - This scheme is linked to a successful Social Housing Revenue Grant funding bid. The scheme will be delivered as a 100% affordable housing scheme and is fully endorsed by Housing Strategy.

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

Outdoor Leisure Development Officer - Expects the proposed residential development to meet the requirements set out in Policy CW10 of the Authority's LDP. In this respect, the development is expected to incorporate a piece of well designed public open space that is safe and useable all year round. This means it is well drained and has a good aspect and is accessible to all. It is noted that the previous agreement has allowed for £800 per property for the provision of off site sport and leisure facilities. This financial support could allow for the enhancement of the neighbouring playground at Tawelfan and will allow the Council to meet to the Welsh Government play sufficiency requirement.

Head Of Public Services - The Authority does provide kerbside collections for refuse, recycling and green/food waste, with the onus on the developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property. A suitable collection point will need to be provided near the adopted highway for the flats, as Council vehicles will not run over unadopted highways/ private driveways.

Transportation Engineering Manager - No objection subject to conditions.

Wales & West Utilities - Confirms the existence of its apparatus within the vicinity of the site and provides advice to be conveyed to the developer.

Police Architectural Liaison Officer - Has met with the applicant and made several recommendations in order for the site to achieve Secured By Design and reduce opportunities for crime and anti-social behaviour at this site.

Dwr Cymru - Confirms that both foul water and surface water discharges from the site shall not be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved by the Local Planning Authority. Also, land drainage run-off shall not be permitted to discharge either directly or indirectly, into the public sewerage system. It request a condition is attached to any consent requiring comprehensive proposals showing how foul water, surface water and land drainage flows from the site will be dealt with. Advice is also provided to be conveyed to the developer.

Cont....

Application No. 13/0245/RM Continued

Nelson Community Council - Strongly objects to the scheme because of the potential number of additional vehicles that would access and egress the area either via the junction of Llancaiach View with Shingrig Road or through Tawelfan and along Station Road, both of which could increase risk to pedestrians and vehicles to an unacceptable level. Also, there would potentially be an excessive loading from the additional properties on the existing sewerage system in the local residential area which has previously suffered issues in respect of its capacity.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 23 neighbouring properties have been consulted.

Response: Two letters of objection were received.

Summary of observations:

1. Ensure the site is protected from commercial development in order to provide a suitable park and ride facility for the potential railway station refurbishment.
2. The development will cause traffic problems in the area.
3. The sewer system in the area is incapable of dealing with flows from the site.

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? Apart from normal Secure by Design considerations there would be no adverse impact on crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

ANALYSIS

Policies: The most relevant planning history to the determination of this application is the outline permission for 'residential development with the associated vehicle access, car parking and services, other ancillary uses and activities' which was granted on 11th November 2010 subject to 16 conditions.

This establishes the principle of residential development on the site and this application seeks approval of the reserved matters relating to access, siting and appearance. The layout of the scheme is considered to be acceptable and takes account of the comments received from statutory consultees. The proposal would not have a detrimental impact on the amenity of neighbouring dwellings and the dwellings are sited and designed such that noise from the adjacent railway line can be dealt with adequately.

The appearance of the dwellings is also considered to be acceptable and as the scheme will provide 100% affordable housing the proposal complies with Policy CW11 of the Local Development Plan.

A number of objections have been received from local residents and the Community Council which are considered below:-

1. The issue of re-introducing a passenger service onto the adjacent railway line and the provision of a park and ride facility at this location is one that was considered at the outline stage where it was determined that it would not be possible to defer the approval of that application on the basis of a desire that may not be brought forward. In any event as this is a reserved matters application the use of the land for residential purposes is now established and therefore this application cannot be refused on that basis.
2. The issue of increased traffic as a result of this development was also considered at the outline stage and no objection was raised by the Transportation Engineering Manager. He has also raised no objection to the reserved matters submitted under this application and as such the proposal is considered to be acceptable from a highway safety perspective.

Cont....

Application No. 13/0245/RM Continued

3. Again this matter was addressed at the outline stage. Dwr Cymru/Welsh Water has specifically commented that the drainage of the site can be adequately controlled by the provision of a drainage scheme that can be controlled by planning conditions. Conditions have been attached to the outline planning consent on that basis.

In conclusion it is considered that the details submitted pursuant to the reserved matters are acceptable and therefore the proposal is supported in planning terms subject to the imposition of conditions.

Comments from Consultees: Addressed above.

Comments from public: Addressed above.

Other material considerations: It should be noted that an Agreement under Section 106 of the Town and Country Planning act 1990 has been entered into in relation to off site play provision.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby approved relates to the details received on 8th May 2013 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 02) Planning permission shall not extend to the proposed vehicular driveway serving plot 7 for which revised details shall be submitted and agreed with the Local Planning Authority. The revised details shall indicate the proposed driveway at 90 degrees to the highway.
REASON: In the interests of highway safety.
- 03) 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.

Cont....

Application No. 13/0245/RM Continued

- 04) The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the junction of the driveways and the adjacent footway. The dimensions shall be measured along the edge of the drive and the back of the footway from their point of intersection. The visibility splays shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres measured from the surface of the carriageway.
REASON: In the interests of highway safety.
- 05) 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.
- 06) The gates hereby approved shall not open outwards over the public highway.
REASON: In the interests of highway safety.
- 07) Before any of the development hereby approved is occupied, 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.

Advisory Note(s)

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

Please find attached comments received from statutory consultees.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0310/NCC 25.04.2013	Mr S Shaik 40 Apollo Way Blackwood NP12 1WB	Vary Condition (1) of planning permission 11/0111/NCC to alter the opening times to 0900 hours - 2300 hours Monday to Sunday 44 Commercial Street Aberbargoed Bargoed CF81 9BW

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: 44 Commercial Street, Aberbargoed is on the west side of the A4049, close to the junction with Heol Ysgol Newydd.

House type: The site is located within the settlement limits of Aberbargoed. The property is a mid-terraced, two-storey, mixed-use property, with a single-storey rear extension. A detached garage is located in the rear garden of the property. It is situated within the small commercial area of Aberbargoed, comprising in the main, a small number of mixed-use premises. A mixed-use shop and residential unit is located one side of the property and a residential dwelling to the other.

Development: Full planning permission is sought to vary Condition 2 attached to planning approval 09/0826/FULL, to extend the hours of opening to 0900 hours to 2300 hours Monday to Sunday.

PLANNING HISTORY

5/5/94/0386 - Change the use of ground floor to pizza and hot food takeaway - Refused 10.08.94.

09/0826/FULL - Change the use of dwellinghouse to a mixed-use as a cafe with living accommodation - Granted 23.12.09 - Allowed on Appeal 08.06.10.

11/0111/NCC - Vary Condition 02 of Planning Consent 09/0826/FULL to amend the opening hours to Monday to Sunday 11.00 a.m. - 11.00 p.m. - Granted 12.05.11.

Cont....

Application No. 13/0310/NCC Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within settlement limits.

Policies:

Strategic Policies, SP1 - Development Strategy - Development in the Heads of the Valleys Regeneration Area, SP6 - Place Making, SP21 - Parking Standards, Countywide Policies, CW2 - amenity, CW3 - Design considerations - Highways, CW15 - General locational constraints.

NATIONAL POLICY

Planning Policy Wales, 5th Edition, November 2012, Chapter 7, para. 7.6.
Development control and the economy.

7.6.3 Employment and residential uses can be compatible and local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised.

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? Not applicable.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - Recommends refusal of the application to protect the residential amenity of neighbouring dwellings.

Police Architectural Liaison Officer - Requests that the hours of opening be restricted to 2200 hours on a Sunday.

Cont....

Application No. 13/0310/NCC Continued

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 7 neighbouring properties have been consulted.

Response: None.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? The Police Architectural Liaison Officer is concerned about disturbance late at night particularly on a Sunday. There is limited space within the building and customers may spill out onto the street.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

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

The application is to extend the hours of opening of these A3 (food and drink) premises, to include Sunday opening up to 11.00 p.m. The original planning approval for the change of use of the premises to a mixed-use as a cafe with ancillary living accommodation was granted on the 23rd December, 2009 subject to conditions which restricted the hours of opening to 9.00 a.m. to 6.00 p.m. Monday to Saturday. A further planning application to amend the hours of opening, reference (11/0111/NCC) was granted in May 2011, but restricted the hours of opening to 9.00 a.m. to 11.00 p.m. Monday to Saturday and no opening on Sundays.

It is noted that the premises are within close proximity to residential properties and in this respect regard has to be given to the amenity of the occupants of neighbouring residential properties and what can be considered as reasonable opening hours in this respect. The Local Planning Authority has consistently regarded 'reasonable hours' as meaning midnight in retail areas, where there are few residential properties, reducing to 2300 hours where there are residential properties in close proximity.

Cont....

Application No. 13/0310/NCC Continued

The issue to be examined here is whether the addition of another A3 Use being allowed to open on Sundays would result in a significant impact over and above that experienced by the nearby residential properties, resulting in significant detriment to the residential amenity. The area contains a mix of commercial and residential uses, and there are already a number of A3 Uses (including hot food takeaways) at this location. The use is therefore compatible with the surrounding land uses.

Heddlu Gwent Police has raised no objection to the development subject to the hours of opening being restricted to 11.00 p.m. Monday to Saturday and until 10.00 p.m. on Sunday due to the close proximity of residential properties to the premises. That would reflect the Council's practice where Sunday opening is acceptable. Head of Public Protection has raised an objection to the premises being open until 11.00 p.m. on Sundays. Planning Policy Wales, 5th Edition, November 2012 states at paragraph 7.6.3, "Employment and residential uses can be compatible and local planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised."

Since the receipt of the Head of Public Protection's comments, a decision from The Planning Inspectorate has been received for premises at Gladstone Street, Crosskeys, where a change of use from a shop to a hot food takeaway was allowed, opening from 1700 hours to 2300 hours on a daily basis. The circumstances in that case are very similar to the current proposal, and should be carefully compared.

At Crosskeys the premises are opposite a junction that has a church on one side, and a block of flats on the other. That road opposite the site is a residential street, but also includes a public car park. Next door to the premises is a restaurant on one side, with on the other side a newsagent followed by a residential property. The main junction at the centre of Crosskeys which is overlooked by the railway station is some 40 metres to the east of the site.

The inspector concluded, "... [the premises] are sited alongside a relatively busy road, near a railway station and are within an area that has some existing level of commercial activity. Whilst the granting of permission for another hot food takeaway at this location might be construed as over concentration of such uses in one place. Given the relatively busy nature of the location, the existing permitted use, and the distribution of other hot food takeaways in the wider area I do not consider this to be excessive."

Cont....

Application No. 13/0310/NCC Continued

He also commented, "Overall the area exhibits a relatively high level of activity and because of the mix of uses the level of activity is likely to persist for a large part of the day and into the late evening. It is unlikely that the comings and goings of customers visiting the appeal premises, whether by car or on foot, would be a significant source of additional noise and disturbance for nearby residents. The location of the car park opposite and parking restrictions outside the premises will effectively prevent additional noise and disturbance for cars stopping outside the appeal premises."

Turning to the premises at Commercial Street, there are residential properties on the opposite side of the road, but there is also a post office, a credit union and a bridal garment shop. Heading south on the same side of the street as the application site, there is a shop, followed by a takeaway, a chemist, and another shop. To the north is a residential property followed by a shop, and a café. There is a pedestrian crossing close to the site, and the associated zigzag lines run in front of the site. Commercial Street is a busy road, being one of the main routes along the Rhymney Valley which links into Angel Way.

In view of the mixture of uses in this locality, and taking account of the case in Crosskeys, the recommendation is to grant planning permission. Existing uses will already generate a certain amount of disturbance, as will the busy road. The zigzag lines, where no parking is allowed, will prevent parking outside the premises and neighbouring residential properties. Parking is available to the north of the zigzag lines, but that starts outside the café, which has opening hours of 0700 hours to 2300 hours Monday to Saturday, and 0700 hours to 2200 hours on Sunday. In those circumstances it would be difficult to argue that the increase in disturbance would be so significant as to justify a refusal of planning permission.

Comments from Consultees: Addressed above.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The use hereby permitted shall not be open to customers outside the following times 0900 hours to 2300 hours Monday to Saturday, and 0900 hours to 2200 hours on Sunday.

REASON: In the interests of residential amenity.

Cont

Application No. 13/0310/NCC Continued

- 02) Within one month of the commencement of the hours of operation set out in Condition 01 above, a grease trap shall be installed in the foul drainage system in accordance with details to be agreed with the Local Planning Authority.
REASON: To prevent pollution.
- 03) Within one month of the commencement of the hours of operation set out in Condition 01 above, a scheme of odour/effluvia/fume control, including the erection of any associated stacks or vents, shall be submitted to and approved in writing by the Local Planning Authority and thereafter the scheme shall be carried out in full within three months of it being approved.
REASON: In the interests of the amenity of the area.
- 04) Within one month of the commencement of the hours of operation set out in Condition 01 above, details shall be submitted to and approved in writing by the Local Planning Authority which provide two off-street parking spaces within the curtilage of the site: one for the residential use and one for the commercial use. Such provision shall be completed in accordance with the agreed details within three months of their being approved and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.

Advisory Note(s)

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0316/FULL 25.04.2013	Mr & Mrs Iles 9 Ogilvie Terrace Deri Bargoed CF81 9JB	Erect single-storey rear extension 9 Ogilvie Terrace Deri Bargoed CF81 9JB

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the western side of Ogilvie Terrace with the rear of the dwelling backing onto the front of Hillside Terrace.

House type: The application property is a semi-detached dwelling with front and rear gardens. The property is finished in pebble dash with a hipped slate roof and it has a terraced rear garden with the highway to the rear being at a higher level. There is an existing porch to the rear of the dwelling with a conservatory to the front.

Development: The application seeks full planning consent for the removal of the porch and the erection of a single-storey extension to the rear of the dwelling. The extension would also have a hipped roof and would accommodate an extension to the existing kitchen.

This application is reported to Planning Committee because the applicants are related to an officer of the Council.

Dimensions: The extension measures 3.1m long by 4.9m wide by 3.2m high.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

5/5/94/0794 - Erect domestic garage - Granted 27.01.95.

P/03/0768 - Erect pvc conservatory - Granted 16.07.03.

Cont....

Application no. 13/0316/FULL Continued

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

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

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2012) states: - "The visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations. Local planning authorities should reject poor building and contextual designs. However, they should not attempt to impose a particular architectural taste or style arbitrarily and should avoid inhibiting opportunities for innovative design solutions."

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

CONSULTATION

Dwr Cymru - The site is crossed by a public sewer. There should be no development within a protection zone measured either side of the sewer.

ADVERTISEMENT

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

Cont....

Application No. 13/0316/FULL Continued

Response: One letter was received from the owner of the adjacent dwelling.

Summary of observations: No objections to the proposal.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed extension is considered to be in keeping with the host dwelling and it complies with adopted design guidance in that it does not project more than 4m from the rear of the main dwelling. Therefore it is not felt that the proposal would have any detrimental impact on the amenity of the neighbouring dwellings and as such the proposal is acceptable in planning terms.

Comments from consultees: The comments of Dwr Cymru/Welsh Water will be passed to the applicants, and as a technical matter to be resolved between those parties.

Comments from public: No objections are raised by the neighbours who occupy the attached dwelling one of whom is the local ward member. Whilst the comments of neighbours for or against a scheme are material when they address planning considerations, care must be taken to weigh those views against all other relevant issues. As discussed above, this proposal is acceptable on the basis of the Council's Adopted Supplementary Planning Guidance.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 13/0316/FULL Continued

This permission is subject to the following condition(s)

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

Advisory Note(s)

Please find attached comments from Dwr Cymru/Welsh Water.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0317/LA 26.04.2013	CCBC Urban Renewal Tredomen Business & Technology Centre Tredomen Park Ystrad Mynach Hengoed CF82 7FN	Vary condition 60 of Planning Permission 11/0259/OUT so that the use of the cinema shall not be open to customers between the hours of 0100 hours and 0700 hours Bargoed Retail Plateau Bargoed Gateway 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: A cinema was included in the land uses granted outline planning permission in July 2011 (planning application reference 11/0259/OUT) for the re-development of the Bargoed Retail Plateau. The detailed design of the cinema was granted permission in April 2013 (planning application reference 13/0135/LA). Condition 60 of the outline planning permission limited the opening hours of the cinema to the public to between 0700 hours and midnight. This current application seeks permission to vary that condition to allow the cinema to be open to the public to between 0700 and 0100 hours. The application explains that the reason for the requirement to close the cinema to the public at midnight was because of concerns of the possible impact on the amenity of the residential development that was proposed on adjoining land within Phase 2 of the re-development scheme.

Cont....

Application No. 13/0317/LA Continued

The Council is the owner of the adjoining land and has taken a decision, approved at a Council Cabinet meeting, not to develop the land for residential use, but to pursue an A3 Use. Planning permission (planning application reference 13/0142/LA) has been granted to develop an access road into that land for development by a private developer. With the removal of the possible amenity impact, and at the request of Odeon the operator of the cinema, this current application seeks permission to extend the opening hours of the cinema until 0100 hours.

PLANNING HISTORY

5/5/89/0332 - Use for market purposes on Saturday of each week - Granted 25.05.89.

5/5/90/0152 - Use for market purposes on Saturdays of each week - Granted 11.04.90.

5/5/90/0709 - Change use for market purposes on Saturdays of each week - Granted 07.12.90.

5/5/93/0438 - Renew temporary consent to use car park for market purposes on Thursdays only - Granted 11.08.93.

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

5/5/94/0329 - Change the use from car park area to open air market on Thursdays - Refused 07.09.94.

P/96/0698 - Extend existing car park, provide new footpaths and formalisation of access road - Granted 19.12.96.

P/97/0284 - Construct Bargoed By-Pass - Granted 03.07.97.

P/98/0988 - Demolish 2 shops to create grand step link from car park to Hanbury Road - Granted 11.12.98.

P/98/1037 - Alter and extend existing car parking facility - Granted 15.01.99.

P/99/0034 - Renew planning consent 5/5/93/0438 for use of car park for retail market on one week day - Withdrawn 29.04.99.

Cont....

Application No. 13/0317/LA Continued

P/99/0351 - Change use of land one day per week to retail market - Granted 10.06.99.

P/01/0631 - Re-develop 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.

07/0345/LA - Construct maintenance access track and a public viewing platform as part of the Greater Bargoed Community Regeneration Scheme - Granted 17.05.07.

09/0061/LA - Change the use of land for temporary car parking - Granted 25.03.09

11/0259/OUT - Re-develop 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.

13/0135/LA- Approval of reserved matters of access, appearance, landscaping and layout for a new five screen cinema - Granted 11.04.2013.

13/0142/LA - Develop access road into site for future development by a private developer (future proposals for a restaurant and parking area) - Granted 24.04.2013.

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 No. 13/0317/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.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Cont....

Application No. 13/0317/LA Continued

ADVERTISEMENT

Extent of advertisement: Site notice and neighbour notification.

Response: None received.

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? During the processing of the reserved matters application for the cinema, the developer 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 .

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.

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:

Cont....

Application No. 13/0317/LA Continued

- 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 principle and location of the proposed cinema in relation to adjacent land uses has already been considered and deemed to be acceptable by virtue of the outline and reserved matters planning permissions. As explained above the closing time for the cinema as set out in Condition 60 of the outline planning permission was based on possible impact on housing that was proposed in the original scheme. Since the housing will not now be pursued (this can be controlled by the Council as landowner) it is considered that the extension of the cinema opening hours until 0100 hours is acceptable. It is noted that the Head of Public Protection has raised no objection.

Comments from Consultees: Referred to above.

Comments from public: None received.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The use of the cinema hereby permitted shall not be open to customers between the hours of 0100 hours and 0700 hours.
REASON: In the interest of residential amenity.
- 02) The development and use of the cinema shall comply with the requirements of all of the relevant conditions attached to the Outline Planning Permission Reference Number 11/0259/OUT and the conditions attached to the Reserved Matters Planning Permission Reference Number 13/0135/LA, apart from condition 60 of the former permission which is amended by this consent.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 13/0317/LA Continued

Advisory Note(s)

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0222/FULL 28.03.2013	Mr M Nelson Llaregyb 1 Pentwyn Isaf Caerphilly CF83 2NR	Erect ground floor extension and new roof Llaregyb 1 Pentwyn Isaf Caerphilly CF83 2NR

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: On the north-western side of Pentwyn Isaf, Caerphilly, at the junction with Heol Las.

House type: The host dwelling is a detached bungalow.

Development: Erection of a ground floor extension and new roof.

Dimensions: Single-storey extension - The proposed ground floor extension is effectively 'squaring off' the existing staggered design and would measure 4.45 metres wide at its widest point and 11.39 metres deep at its deepest point and 6.1 metres high to the ridge of the hipped roof extension.

Roof extension - 8.2 metres wide, by 10.5 metres deep and 6.7 metres high to the ridge at its highest point above ground level.

Materials: Single-storey extension - Rendered walls, roof tiles and white upvc windows and doors, all to match the existing.

Roof extension - Rendered walls, roof tiles and white upvc windows, all to match the existing.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

07/0490/FULL Erect ground floor extension - Granted 29.01.08.

12/0879/FULL - Erect ground floor extension and new roof - Refused 05.02.13.

Cont....

Application No. 13/0222/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is within the settlement boundary.

Policies:

CW2 (Amenity) and CW3 (Design Considerations - Highways).

Guidance Note 2 of Supplementary Planning Guidance LDP7 Householder Development.

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? As this is a householder development this matter will be considered through the Building Regulations if necessary.

CONSULTATION

None.

ADVERTISEMENT

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

Response: Three.

Cont....

Application No. 13/0222/FULL Continued

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

1. The first floor bedroom window to the front elevation would have a detrimental impact on the privacy of the bedroom, kitchen and dining room windows of the neighbouring properties.
2. The extended roof height would have a detrimental impact on the light received by the neighbouring property.
3. When considering the existing difference in levels the increased ridge height would have an overbearing effect on the neighbouring property to the detriment of residential amenity.
4. Contrary to the submitted block plan the neighbouring bungalow has a window in the side elevation serving a bedroom that would lose natural light should the proposal go ahead.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? There are no specific crime and disorder issues in this instance.

EU HABITATS DIRECTIVE

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

ANALYSIS

Policies: Policy CW2 of the Adopted Local Development Plan states that development proposals should ensure that there is no unacceptable impact on the amenity of the adjacent properties or land. By virtue of the proposed extension's scale, massing, and position close to the boundary with the neighbouring property, when considered alongside the existing difference in levels, the proposed roof extension would have an overbearing and overshadowing effect on the neighbouring property, dominating the outlook from the existing ground floor windows. This would have a detrimental impact on the residential and visual amenity of the neighbouring properties and is contrary to the aforementioned policy.

Cont....

Application No. 13/0222/FULL Continued

Furthermore it is evident when viewing the properties in the street that the bungalow design of the application site and neighbouring properties was borne out of the significant variation in levels along Pentwyn Isaf. Their low profile design ensures that the roof lines of the properties on the north-western side of Pentwyn Isaf remain relatively constant. In view of this the proposed roof extension would raise the ridge line of the host dwelling to a level that would be out of character with the surrounding properties and introduce an incongruous element in to the street scene.

Guidance Note 2 of Supplementary Planning Guidance LDP7 states that extensions and conservatories should not cast large shadows onto neighbour's houses or gardens. As a general rule single-storey extensions near to a ground floor window of any principal room in an adjoining property, should be no longer than 4 metres, whilst two-storey extensions in the same circumstances should be longer than 2 metres. By virtue of the projection of the proposed roof extension past the rear of the adjacent property by approximately 2.2 metres, when considered alongside the existing difference in levels and its position close to the boundary with the neighbouring property, it is felt that the proposal would have a detrimental impact on the light received by the neighbouring property to the north-east and in particular the windows located in the rear and side elevations, to the detriment of residential amenity. This is contrary to the guidance.

Guidance Note 2 of Supplementary Planning Guidance LDP7 also states that extensions and conservatories should not be overbearing to your neighbours. As a general rule, two-storey extensions should not be positioned very close to the boundary adjacent to the garden of a neighbour's property. By virtue of the proposed extension's scale, massing, and position adjacent to the boundary with the neighbouring property, and close to the boundary with the neighbour to the opposite side, when considered alongside the existing difference in levels, the proposed extension would be out of character with the host dwelling and surrounding properties and would have an overbearing effect on the neighbouring properties dominating the outlook from the existing ground floor window to the rear. This is contrary to the guidance.

Paragraph 6.7 of Technical Advice Note 12: Design states that the appearance and function of a proposed development, its scale and its relationship to its surroundings are material considerations in determining planning applications and appeals. Developments that do not address the objectives of good design should not be accepted.

Cont....

Application No. 13/0222/FULL Continued

By virtue of the proposed extension's scale, massing, and position close to the boundary with the neighbouring property, when considered alongside the existing difference in levels, the proposed roof extension would have an overbearing and overshadowing effect on the neighbouring property, dominating the outlook from the existing ground floor windows. This would have a detrimental impact on the residential and visual amenity of the neighbouring properties and is contrary to TAN 12: Design (2009) and Paragraph 4.10.9 of Planning Policy Wales (2012).

It should be noted that the application was accompanied by a supporting statement from the applicant's agent. The points raised relating to character, scale and massing have already been addressed above; however, the Council's response to the remainder of the agent's statement is as follows:-

Dormer Windows - As dormer windows no longer form part of the proposal the Council has no comment to make with regard to this issue as they are not a material planning consideration of this application.

Impact on adjoining properties - As was highlighted in the officer's report relating to the previously refused application and reiterated below it is not considered that the proposal would have a detrimental impact on the privacy received by the properties to the south-east. Moreover, when taking into account the distance from the host dwelling to the aforementioned properties, it is not considered that the proposal would have an overbearing or overshadowing impact on 7 and 8 Pentwyn Isaf. However, the agent's comments relating to the impact on 2 Pentwyn Isaf are disputed. Whilst the neighbouring property has erected a carport and extension to the side nearest the application site that may have reduced some of the light received it is evident when standing within the carport itself that the materials used in its construction are translucent in nature. As such a significant amount of daylight continues to be enjoyed by the window serving the bedroom in the side elevation of 2 Pentwyn Isaf. As has been highlighted above the proposed roof extension would have an overshadowing impact on the carport and the aforementioned window, reducing the light received, to the detriment of residential amenity.

Secondly, when considering the close proximity of the proposal to the side boundary shared with 2 Pentwyn Isaf, the significant difference in levels and the projection of the proposed roof extension past the rear of the adjacent property by approximately 2.2 metres, it is felt that the proposal would have a detrimental impact on the light received by the neighbouring property to the north-east and in particular the windows located in the rear and side elevations, dominating their outlook, to the detriment of residential amenity.

Cont....

Application No. 13/0222/FULL Continued

Finally, with regard to the agent's statements relating to the developments carried out at the neighbouring property it should be noted that these are not a material planning consideration of this planning application.

Comments from consultees: None.

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

1. Whilst the first floor window to the front elevation would offer the host property views of the properties to the south-east that could not have been seen previously it should be noted that, despite the difference in levels, the privacy distance from the proposed window to the neighbouring properties is far in excess of the minimum requirement detailed in the Council's design guidance.
2. This is supported by the Local Planning Authority's comments detailed above.
3. This is supported by the Local Planning Authority's comments detailed above.
4. This is supported by the Local Planning Authority's comments detailed above.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

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

- 01) By virtue of the proposed extension's scale, massing, and position close to the boundary with the neighbouring property, when considered alongside the existing difference in levels, the proposed roof extension would have an overbearing and overshadowing effect on the neighbouring property, dominating the outlook from the existing ground floor windows, having a detrimental impact on the residential amenity of the neighbouring property. This is contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010, Guidance Note 2 of the Local Planning Authority's Adopted Supplementary Planning Guidance LDP7, Technical Advice Note 12: Design (2009) and Planning Policy Wales (2012).
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APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
13/0186/RET 12.03.2013	Mr R Evans 57 Risca Road Crosskeys Newport NP11 7BT	Retain external wall insulation to rear and side of property 57 Risca Road Crosskeys Newport NP11 7BT	Granted 07.05.2013
13/0187/FULL 12.03.2013	Miss J Challenger 48 Arthur Street Abertysswg Tredgar NP22 5AN	Erect detached domestic garage 48 Arthur Street Abertysswg Tredgar NP22 5AN	Granted 07.05.2013
13/0189/RET 13.03.2013	Ms S Williams 54 Llwyn-Yr-Eos Nelson, Treharris CF46 6LH	Retain and complete shed/outbuilding 54 Llwyn-Yr-Eos Nelson Treharris CF46 6LH	Granted 07.05.2013
13/0198/FULL 15.03.2013	Mr I Cross 32 Heol Ynys Ddu Caerphilly CF83 1SD	Erect ground floor side extension and garage conversion 32 Heol Ynys Ddu Caerphilly	Granted 07.05.2013
13/0074/COU 04.02.2013	CCBC Ty Penallta Parc Tredomen Ystrad Mynach Caerphilly CF82 7PG	Convert the lower three floors of the existing building to house the Community Safety Control Room and the CCBC Call Centre, provide four car parking spaces for the sole use by CCBC staff in the adjacent car park and provide a new bridge link onto the highway from the rear access of the building The Original Factory Shop 5-6 High Street, Bargoed	Granted 09.05.2013
13/0182/FULL 12.03.2013	Mr W Lloyd 10 Heol Mabon Nelson, Treharris	Erect double garage/extension 10 Heol Mabon Nelson Treharris CF46 6JG	Granted 09.05.2013
13/0208/FULL 20.03.2013	Mr T Warwick The Castle Inn Twyncarn Road Pontywaun Newport NP11 7DU	Erect bunkhouse accommodation The Castle Inn Twyncarn Road Pontywaun Newport	Granted 09.05.2013
13/0213/RET 26.03.2013	Bank Machine 1 The Beacons Beaconsfield Road Hatfield, Hertfordshire AL10 8RS	Retain automated teller machine 57 Thomas Street Abertridwr Caerphilly CF83 4AX	Granted 09.05.2013

13/0214/ADV 26.03.2013	Bank Machine 1 The Beacons Beaconsfield Road Hatfield Hertfordshire AL10 8RS	Erect illuminated sign 57 Thomas Street Abertridwr Caerphilly CF83 4AX	Granted 09.05.2013
13/0216/FULL 26.03.2013	Mr Lerry 10 Bryn-Rhedyn Caerphilly CF83 3BT	Erect conservatory to rear elevation and convert garage to living accommodation 10 Bryn-Rhedyn Caerphilly	Granted 09.05.2013
13/0217/FULL 26.03.2013	Mr MacManus 60 Drum Tower View Caerphilly CF83 2XW	Erect storm porch to front elevation 60 Drum Tower View Caerphilly CF83 2XW	Refused 09.05.2013
13/0220/FULL 27.03.2013	Mr C Parker 38 Waungoch Road Oakdale Blackwood NP12 0LL	Erect single-storey rear extension 38 Waungoch Road Oakdale Blackwood NP12 0LL	Granted 09.05.2013
13/0224/FULL 28.03.2013	Mr & Mrs George Uplands Park Place Newbridge Newport NP11 4RN	Erect single-storey extension to side of property Uplands Park Place Newbridge Newport	Granted 09.05.2013
13/0195/FULL 14.03.2013	Mr R John 26 Severn Road Pontllanfraith Blackwood NP12 2GA	Erect second-storey extension to side and front of property and convert garage 26 Severn Road Pontllanfraith Blackwood NP12 2GA	Granted 10.05.2013
13/0199/FULL 15.03.2013	Mrs B Yarworth 14 Crescent Road Risca, Newport NP11 6GJ	Erect two-storey and single- storey extension to rear 14 Crescent Road Risca Newport NP11 6GJ	Refused 10.05.2013
13/0238/FULL 03.04.2013	Mr A Fitt 1 Clos Gwaun Gledyr Caerphilly CF83 2BD	Erect single-storey rear extension 1 Clos Gwaun Gledyr Caerphilly CF83 2BD	Granted 10.05.2013
13/0202/FULL 18.03.2013	Miss S Goldsworthy 39 Twynyffald Road Cefn Fforest Blackwood NP12 1HQ	Erect single storey extension to rear elevation for kitchen and dining room 39 Twynyffald Road Cefn Fforest Blackwood NP12 1HQ	Refused 13.05.2013
13/0205/RET 19.03.2013	Mr J Williams 40 Pritchard Terrace Phillipstown New Tredegar NP24 6BS	Retain pigeon cote and erection of timber boundary fence 40 Pritchard Terrace Phillipstown New Tredegar	Granted 14.05.2013

13/0161/ADV 06.03.2013	Whitbread Plc Mr S Lancaster Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable Bedfordshire LU5 5XE	Erect primary wall mounted and freestanding ID signs Crossways Unit A Crossways Park Caerphilly CF83 3NL	Refused 15.05.2013
13/0206/FULL 20.03.2013	New City Chop Suey House Mr Y Hi 1 High Street Fleur-de-lis Blackwood NP12 3UD	Erect building to enclose the area of land between the rear of the building and existing outbuilding New City Chop Suey House 1 High Street Fleur-de-lis Blackwood	Granted 15.05.2013
13/0209/FULL 21.03.2013	Mr D Flay 9 The Elms Oakdale Blackwood NP12 0EP	Construct dormer to front elevation 2 Aberconway Place Oakdale Blackwood NP12 0JX	Granted 16.05.2013
13/0232/FULL 02.04.2013	Mr & Mrs Powell 5 Glenview Rise Pentwyn-Mawr Newport NP11 4HZ	Provide garage conversion and associated works 5 Glenview Rise Pentwyn-Mawr Newport NP11 4HZ	Granted 16.05.2013
13/0234/FULL 03.04.2013	Ms R Booton 14 Newlyn Road Pantside Newport NP11 5DA	Erect rear ground floor extension for disabled bedroom and shower room 14 Newlyn Road Pantside Newport NP11 5DA	Granted 16.05.2013
13/0158/FULL 05.03.2013	Mr L Harris 13 Carlton Terrace Crosskeys Newport NP11 7BU	Convert bungalow to two-storey dwelling with extension and loft rooms Martindale Pennar Lane Pentwyn-Mawr Newport	Refused 20.05.2013

13/0172/COU 07.03.2013	Ms R Jones Garth Farm Garth Lane Rudry Caerphilly CF83 3DR	Change the use of the existing agricultural building to a barn/stable including the installation of 8 stables and 2 store rooms internally, the construction of a blockwork wall with timber cladding above - all to match existing, the installation of a new timber post and rail fence to form a new paddock and the construction of a steel framed structure with profiled metal roof covering to the new horse walker Garth Farm Garth Lane Rudry Caerphilly	Granted 21.05.2013
13/0215/FULL 26.03.2013	Mr A Hoskins 40 High Street Nelson Treharris CF46 6EU	Erect single-storey conservatory between rear single-storey existing extensions 40 High Street Nelson Treharris	Granted 21.05.2013
13/0080/LBC 05.02.2013	Trustees Of Bethany Baptist Church Rev I Waugh C/o Stone Ecclesiastical Mr T Blatchford The Cart Shed Manor Farm Aust Bristol BS35 4AT	Provide internal alterations and re-roofing Bethany Baptist Church Tredegar Street Risca	Granted 22.05.2013
13/0201/FULL 18.03.2013	Mrs Evans 44 Lan-Y-Parc Nelson Treharris CF46 6LP	Erect PVCu conservatory 44 Lan-Y-Parc Nelson Treharris CF46 6LP	Granted 22.05.2013
12/0772/COU 26.10.2012	Arrow Automotive Ltd Mr N Wenger Commercial Street Pontllanfraith Blackwood NP12 2JG	Retain existing car sales use and provision of turning area, together with change of use of former Dan's Bangers car sales building to Class B2 vehicle repairs Arrow Motor Co Autohouse Commercial Street Pontllanfraith	Granted 23.05.2013

12/0868/RET 04.12.2012	Alun & Paul Price FAO Mr P Price Gelliargwellt Farm Gelligaer Hengoed CF82 8FY	Retain the extension to house, a wood burning boiler and associated plant and wood storage Greenacres Bungalow Gelligaer Road Gelligaer Hengoed	Granted 23.05.2013
13/0027/FULL 11.01.2013	Mr P Llewelyn Ty'n-y-Berllan Rhydri Primary School To Maenllwyd Rudry Caerphilly CF83 3DF	Erect stables Land Adjacent To Ty'n-y-Berllan Rhydri Primary School To Maenllwyd Rudry Caerphilly	Granted 23.05.2013
13/0030/FULL 14.01.2013	Lovell & United Welsh Housing Association C/o River House Ynys Bridge Court Gwaelod-Y-Garth Cardiff CF15 9YY	Provide a lift to plots 65 - 70 The Beeches Village Lon-Y-Llyn Caerphilly	Granted 23.05.2013
13/0225/FULL 28.03.2013	Mr & Mrs Morgan 30 Heol Rhos Caerphilly CF83 2BE	Erect single-storey extension to rear of property (existing conservatory to be replaced) 30 Heol Rhos Caerphilly	Granted 23.05.2013
13/0160/FULL 06.03.2013	Mr S Jones 37 St Andrews Drive Blackwood NP12 2ET	Convert existing integral garage into a reception room 37 St Andrews Drive Blackwood NP12 2ET	Granted 28.05.2013
13/0168/LBC 07.03.2013	Spirit Pub Co Ms G Breakwell Sunrise House Ninth Avenue Centrum 100 Burton Upon Trent Staffordshire DE14 3JZ	Erect various signage The Courthouse Cardiff Road Caerphilly CF83 1FN	Granted 28.05.2013
13/0226/RET 02.04.2013	Mrs C Orchard 5 Brynteg Avenue Pontllanfraith Blackwood NP12 2BY	Retain front boundary wall 5 Brynteg Avenue Pontllanfraith Blackwood NP12 2BY	Granted 28.05.2013
13/0230/FULL 02.04.2013	Mr G Long 85 High Street Crosskeys Newport NP11 7FN	Erect second-storey bathroom extension 85 High Street Crosskeys Newport NP11 7FN	Granted 28.05.2013

13/0242/CLEU 04.04.2013	Pontllanfraith Car Company Ltd Mr R Wilson Brooklands 13 Summerfield Hall Lane Maesycwmmmer Hengoed CF82 7RG	Obtain a Lawful Development Certificate for the existing use of the site for the preparation, cleaning and valeting of motor vehicles 243 Bedwas Road Caerphilly CF83 3AR	Refused 28.05.2013
13/0243/FULL 04.04.2013	Mr R Gay 5 St Mary's Street Bedwas Caerphilly CF83 8EE	Erect single storey garage to rear 5 St Mary's Street Bedwas Caerphilly CF83 8EE	Granted 28.05.2013
13/0266/FULL 12.04.2013	Mr M Zaple C/o M J Plow Ltd Mr M Plow 30 Clos Llysfaen Lisvane Cardiff CF14 OUP	Erect single-storey rear extension for utility and summer rooms Foresters House Graig Llan Rudry Caerphilly	Granted 28.05.2013
13/0237/FULL 03.04.2013	Mr L Addicott 12 Raglan Road Hengoed CF82 7LX	Erect detached garage 12 Raglan Road Hengoed CF82 7LX	Granted 29.05.2013
13/0240/FULL 03.04.2013	Mr S Ransome 1 Snowdon Close Risca Newport NP11 6JF	Convert garage to bedroom and erect shower room extension and conservatory 1 Snowdon Close Risca Newport NP11 6JF	Granted 29.05.2013
13/0236/FULL 03.04.2013	Mr B Hutchins 26 The Glade Wyllie Blackwood NP12 2HB	Erect dwelling 30 The Glade Wyllie Blackwood	Granted 30.05.2013
13/0239/FULL 03.04.2013	Mr N Bram 25 Syr Dafydd Avenue Oakdale Blackwood NP12 0LA	Erect detached garage 25 Syr Dafydd Avenue Oakdale Blackwood NP12 0LA	Refused 30.05.2013
13/0241/LA 04.04.2013	CCBC Mr B Hopkins Ty Penallta Parc Tredomen Tredomen Ystrad Mynach Hengoed Caerffili CF82 7PG	Retain car park to provide 22 additional spaces Risca Comprehensive School Pontymason Lane Risca Newport	Granted 30.05.2013

13/0246/FULL 05.04.2013	Mr I Jeremiah Duffryn Isaf Duffryn Terrace Wattsville Newport NP11 7QN	Erect office/study extension over existing garage Duffryn Isaf Duffryn Terrace Wattsville Newport	Granted 30.05.2013
13/0247/FULL 08.04.2013	Mr S Hayes 38 North Road Pontywaun Newport NP11 7GA	Erect single-storey extension to rear of property 38 North Road Pontywaun Newport NP11 7GA	Granted 31.05.2013
13/0249/FULL 08.04.2013	Mr W Roberts 36 St Mary Street Risca Newport NP11 6GS	Erect two-storey extension to side of dwelling, garage at ground floor and bedroom at first 36 St Mary Street Risca Newport NP11 6GS	Refused 31.05.2013
13/0257/FULL 10.04.2013	Mr Lavender 30 High Street Abercarn Newport NP11 5GQ	Erect lean-to porch at rear sited below existing balcony 30 High Street Abercarn Newport NP11 5GQ	Granted 31.05.2013
13/0264/FULL 11.04.2013	Mrs R Powell 51 Cefn Road Blackwood NP12 1JB	Demolish existing utility room and bay to the rear of property, erect a single storey extension to create a sun room 51 Cefn Road Blackwood	Granted 31.05.2013
13/0015/COU 09.01.2013	Mr D Nolan 7 Cwm Darren Place Deri Bargoed CF81 9GA	Convert former chapel into four flats Tabernacle Chapel, Chapel Street, Deri, Bargoed	Granted 03.06.2013
13/0114/FULL 19.02.2013	Persimmon Homes (East) Wales C/o Asbri Planning Ltd Miss K Smith 1st Floor Westview House Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Change level of public open space area previously agreed under application 11/0787/RM Public Open Space Mill View Caerphilly	Granted 03.06.2013
13/0210/FULL 22.03.2013	Mr & Mrs G Jones 11 Plasgwyn Terrace Fleur-de-lis Blackwood NP12 3SD	Erect two-storey extension incorporating a disabled lift and stairs, single-storey lean to extension plus an additional car space 11 Plasgwyn Terrace Fleur-de- lis Blackwood NP12 3SD	Granted 03.06.2013

**LIST OF PLANNING APPLICATIONS WHICH ARE OUT OF TIME/NOT DEALT WITH
WITHIN 8 WEEKS OF DATE OF REGISTRATION**

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
11/0594/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.

11/0849/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 re-commenced at Cae-Glas Colliery, Glen View Terrace To Bridgend Road, Fochriw, Bargoed.	Awaiting Ecological Surveys.
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.
12/0185/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.
12/0486/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.
12/0511/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, Gelliargwellt 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.

12/0596/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.
12/0637/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.
12/0643/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, Panside, 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.
12/0720/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.
12/0735/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.
12/0775/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

12/0875/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.
12/0898/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.
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.
13/0028/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.
13/0036/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.
13/0039/FULL 17.01.13	Carry out internal alterations and two-storey rear/side extension including new living room, bedroom and bathroom at 1 Llwyncelyn Cottages, Cefn-Porth Road, Lisvane, Cardiff.	Awaiting bat survey.
13/0042/NCC 19.01.13	Vary Condition 01 of planning permission 07/1568/FULL (Construct a pair of semi-detached 3-bedroom houses and two detached 3-bedroom houses) to extend time limit within which development can commence for a further five years at Gould & Sons, Argoed Garage, High Street, Argoed, Blackwood, NP12 0HQ.	Awaiting information about affordable housing.
13/0051/COU 23.01.13	Convert 2 & 3 Beehive Buildings into a photography studio, convert 1 Beehive Buildings into a performance cafe and convert upstairs flat, Beehive House, into a recording studio at Beehive Buildings Crumlin Road, Crumlin, Newport, NP11 3QH.	Considering noise impact.
13/0053/FULL 24.01.13	Erect two wind turbines at Cwmcaesingrug Farm, Mynyddislwyn Mountain Road, Mynyddislwyn, Blackwood	Subject to further consideration of visual impact.
13/0115/COU 19.02.13	Change the use of chapel to a four-bedroom home at Gospel Mission Chapel, Commercial Road, Abercarn, Newport, NP11 5AH.	Awaiting bat survey.
13/0126/FULL 28.02.13	Erect stable block at Gelli Farm, Tredegar Road, Blackwood	Awaiting amended plans.

13/0133/COU 22.02.13	Convert former tabernacle chapel hall into two dormer bungalows at Tabernacle Chapel, Chapel Street, Deri.	Awaiting affordable housing information.
13/0144/FULL 28.02.13	Erect detached double garage at Cartref, Twyn Shon Ifan, Maesycwmmmer, Hengoed.	Considering impact on trees.
13/0148/FULL 01.03.13	Construct new XC trail, Cwmcarn Downhill 2 and a downhill return track on Land To The North Of Cwmcarn Forest Drive, Cwmcarn, Newport	Subject to further discussion concerning wildlife, highways and residential impact.
13/0159/FULL 05.03.13	Erect a five bedroom dwelling to replace existing dilapidated detached bungalow at 2 Glyn Glas, Thornhill, Caerphilly, CF83 1LZ.	Awaiting amended design.
13/0162/COU 06.03.13	Convert stone barn to a three-bedroom dwelling at Gwaun Gledyr Isaf Farm, Old Nantgarw Road, Groeswen, Cardiff.	Awaiting amended design.
13/0196/OUT 15.03.13	Erect up to four three-bedroom houses in two semi-detached blocks on land being used for occasional vehicle storage on Land Adjacent To Riverside House, Penmaen Road, Pontllanfraith, Blackwood.	Awaiting noise survey.
13/0203/FULL 15.03.13	Convert garage, add first floor extension above and erect a new detached double garage at 9 Llys Cyncoed, Oakdale, Blackwood.	Awaiting tree survey.
13/0204/NCC 18.03.13	Vary condition 05 of planning permission 09/0090/COU to allow access for vehicles onto Rudry Road and remove condition 07 of planning permission 09/0090/COU which requires the provision of a bridal way bridleway/horse track adjacent to Rudry Road Lisvane Riding School Ltd, Forest View, Cefn-Porth Road, Lisvane, Cardiff.	Awaiting view of consultees.
13/0227/FULL 02.04.13	Construct dwelling at Plot Adjacent To Twyn House, Draethen, Newport.	Awaiting bat survey.
13/0228/CON 02.04.13	Demolish stone store at Plot Adjacent To Twyn House, Draethen, Newport.	Awaiting bat survey.
13/0231/FULL 02.04.13	Erect two-storey extension to side of existing residential care facility to provide two additional bedrooms and lounge at Riverwood Housing, Ty Afon House, 10 Ford Road, Fleur-de-lis, Blackwood.	Considering amended plans.
13/0235/FULL 03.04.13	Erect single storey rear extension at 7 Park Place, Newbridge, Newport.	Awaiting wildlife survey.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/05/1091 25.07.05	Erect fifteen new dwellings on Land adjacent to Marne Street, Cwmcarn.	Draft agreement sent to Solicitors for consideration. Reminder sent. On hold pending resolution of issues at Cwmcarn school.
P/05/1683 23.11.05	Erect residential development at Austin Grange, Bartlett Street, Caerphilly.	Draft sent to applicant for consideration. Application under consideration by Agents.
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. Asked Planning for an update.
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. Asked for an update.
08/1355/FULL 23.12.08	Construct residential development on Land To Rear Of 40 Victoria Road, Fleur-de-Lis, Blackwood.	Finalising draft with Solicitors. Sent amended draft.
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. On hold pending resolution of issues at Cwmcarn school.
10/0016/FULL 15.01.10	Erect seven two-storey dwellings at The Former Coal Yard, Pandy Road, Bedwas, Caerphilly.	Requested title evidence.

11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Waiting for advice on conservation points. Expected through shortly.
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.	Sent drafts.
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 agreed. Shortly due to be completed.
11/0779/FULL 12.10.11	Erect single dwelling house at Land Within The Curtilage Of 59 The Bryn, Trethomas, Caerphilly, CF83 8GP.	Requested title.
11/0900/FULL 05.12.11	Erect two four- bedroomed terraced houses at Land Adjacent To Trecenydd Snooker Club, North Court, First Avenue, Trecenydd, Caerphilly, CF83 2SD.	Requested title.
12/0030/NCC 24.01.12	Vary conditions (2) & (3) to renew outline consent 07/1564/NCC to erect residential development on land a George Street, Cwmcarn.	New instructions. File being opened and requesting details of Developer's title to the land.
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.
12/0104/NCC 08.02.12	Vary Condition 03 of planning permission P/06/0671 to extend the period for the submission of reserved matters by a further three years at Land East Of Bedwellty Road And Cwrt Neuadd Wen, Aberbargoed, Bargoed.	Draft document circulated internally for comments.
12/0448/FULL 11.06.12	Change dwelling design at plot 1, previously approved (06/0681/FULL) at Land At Old Junction House Commercial Street, Pontllanfraith, Blackwood.	Send Agent letter.
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. Martin Lennon seeking to renegotiate terms.

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, CF83 8QZ.	Queried title. Chased.
12/0325/FULL 27.04.12	Convert redundant agricultural building into residential use with utility, hall and garage extension at Cwm Farm, Rudry, Caerphilly.	Requested fees.
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 drafts.
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.	Draft sent for approval. Chased Solicitors details.
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.	Requested title.
12/0578/OUT 25.07.12	Erect residential development of 57 dwellings on Land West Of Old Pant Road, Pantside, 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.	Sent engrossments for signature.
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 engrossments for signature.
12/0870/FULL 05.12.12	Erect 25 residential units on land at Upper Trelyn, Fleur-de-Lis, Blackwood.	Ready for completion on 31st May.

13/0014/FULL 08.01.13	Erect detached dwelling and garage at Land Adjoining 62 Pandy Road, Bedwas, Caerphilly.	Land may be being sold so he is checking options with Planning. Not proceeding. File closed.
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.	Documents being sealed.

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
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
13/0007/REF 12/0449/COU	Miss C Campbell 18 Station Terrace Caerphilly CF83 1HD	Change the use of front room of property to a small café at 18 Station Terrace, Caerphilly.	08.02.13
13/0009/REF 12/0490/FULL	Howses Limited Glanhowy House The Glade Wyllie, Blackwood	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	19.03.13
13/0011/REF 11/0632/FULL	Mrs J Evans 29 Bryngoleu Street Cefn Fforest Blackwood NP12 3ND	Remove existing garage and construct swimming pool and pool building for commercial use (small business) at 29 Bryngoleu Street, Cefn Fforest, Blackwood.	22.04.13

APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
13/0005/REF 12/0808/TPO	Fell beech tree (T8) of Tree Preservation Order 2/82/IBC (Confirmed 23.12.82) at Berllanllwydd Farm, The Fairways, Blackwood, NP12 1HX.	Allowed 20/05/2013	DEL
13/0006/REF 12/0520/COU	Change the use from A1 cold food retail unit to A3 hot food takeaway at 6 Gladstone Street, Crosskeys, NP11 6DD.	Allowed 24/05/2013	COMM