

AGENDA ITEM NO. 5(e)

PLANNING COMMITTEE

4TH SEPTEMBER 2013

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

**APPLICATION
NUMBER
EAST AREA**

LOCATION

13/0387/FULL	36/37/38 Blaen-Blodau Street, Newbridge
13/0474/COU	Pennar Barn, Cefn Pennar Lane, Pant-yr-resk, Mynyddislwyn
13/0517/NCC	One Stop Food Store, High Street, Newbridge, Newport
13/0556/FULL	Land at Plynlimon Avenue, Croespenmaen, Newport

NORTH AREA

11/0896/NCC	Cae-Glas Colliery, Glen View Terrace to Bidgend Road, Fochriw, Bargoed
11/0897/NCC	Cae-Glas Colliery, Glen View Terrace to Bidgend Road, Fochriw, Bargoed

SOUTH AREA

13/0335/LA	Ysgol Gynradd Gymraeg Caerffili, Former St Ilan School, Pontywindy Road, Caerphilly
13/0375/FULL	Chequered Flag Petrol Station, Newport Road, Trethomas, Caerphilly
13/0519/FULL	75 Pontywindy Road, Caerphilly

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0387/FULL 28.05.2013	Mr T Holliday & Mrs L Ackerman 37/38 Blaen-Blodau Street Newbridge Newport NP11 4GG	Erect two-storey extension to the rear of properties and construct storage shed 36/37/38 Blaen-Blodau Street Newbridge Newport NP11 4GG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application properties are located on Blaen-Blodau Street, Newbridge.

House type: Three adjoining terraced properties.

Development: It is proposed to erect part single-storey and part two-storey extensions to the rear of Nos. 37 and 38 Blaen-Blodau Street, and a storage shed to the rear of No. 36 Blaen-Blodau Street.

Dimensions: The proposed extensions are identical and measure 6.0 metres in depth at ground floor level and 4.0 metres in depth at first floor level. The extensions each measure 3.2 metres in width, and have a maximum height of 7.3 metres to ridge level.

The proposed storage shed measures 1.5 metres in width, 1.0 metres in depth, with a maximum height of 2.4 metres.

Materials: No details provided.

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

PLANNING HISTORY

No previous planning history.

Cont....

Application No. 13/0387/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and advice contained in Supplementary Planning Guidance LDP7: Householder Development (November 2010).

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

CONSULTATION

None.

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

Response: None.

Summary of observations: Not Applicable.

SECTION 17 CRIME AND DISORDER ACT

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

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EU HABITATS DIRECTIVE

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

ANALYSIS

Policies: The proposed developments should be considered in terms of their design and impact on the visual amenity of the area, as well as their potential impact on the amenity of neighbouring properties. Turning first to the proposed storage shed at No. 36 Blaen-Blodau Street, it is considered to be acceptable in terms of its setting, scale and design, and will not detract from the amenity of the neighbouring property due its limited scale and position. A condition will be attached to the planning permission to ensure the proposed structure is finished in appropriate materials to ensure it does not detract from the visual amenity of the surrounding area. The proposed shed requires planning permission as the property has exhausted its permitted development rights for extensions with previous developments.

In terms of the proposed extensions to the rear of Nos. 37 and 38 Blaen-Blodau Street, it is considered that they have been well designed in terms of their setting, scale, and roof design, and will integrate with the host dwellings as well as the rear streetscene. In terms of the potential impact of the proposed development on the amenity of neighbouring properties, advice contained in Supplementary Planning Guidance LDP7: Householder Developments states:-

"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 no longer than 2 metres.

A 'principal room' can be defined as one of the main rooms of a house, such as a living room, main bedroom and dining room.

Unless the context allows otherwise, those dimensions could be increased to a maximum of 6 metres and 4 metres respectively, where the extension does not breach a line taken at 45 degrees from the centre of the nearest ground floor window of any principal room in an adjoining property, and it would not have an overbearing effect or an adverse impact on outlook."

In terms of the proposed extension at No. 37 Blaen-Blodau Street, the development does not interfere with a 45 degree line when drawn from the nearest principal room window on No. 36, providing the proposed storage shed at No. 36 is constructed prior to the construction of the proposed extension at No. 37. The phasing of the developments can be controlled by condition to ensure the storage shed at No. 36 is in place prior to the construction of the extension at No. 37. Therefore, it is considered that the proposed extension at No. 37 would not have an unacceptable impact on the amenity of No. 36 subject to the aforementioned condition.

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Application No. 13/0387/FULL Continued

The proposed extension at No. 38 has also been designed to ensure it does not have an unacceptable impact on the amenity of the adjoining property at No. 39 Blaen-Blodau Street. Although the ground floor element measures 6.0 metres in depth, given the position of an existing porch/utility room along the boundary, the development will not interfere with a 45 degree line drawn from the nearest ground floor principle room window, and therefore it is not considered that the development will result in an overbearing or overshadowing impact on No. 39. Furthermore, the proposed first floor element of the proposal will not have an unacceptable overbearing or overshadowing impact on the nearest first floor window of No. 39.

Conditions will be attached to the permission requiring obscure glazing to be used in the first floor side windows of the proposed extensions, requiring details of proposed external finishes, as well as requiring the phasing of the development to ensure the proposed storage shed is constructed prior to the extensions for the reasons outlined above.

Comments from consultees: The Council's Ecologist provides advice to the developer.

Comments from public: None.

Other material considerations: This application has been reported to Planning Committee as one of the applicants is a County Councillor.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The development hereby approved relates to the details received on 08.08.2013 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the first floor window facing west in No. 37 Blaen-Blodau Street shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

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Application No. 13/0387/FULL Continued

- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the first floor window facing east in No. 38 Blaen-Blodau Street shall be glazed with obscure glass and any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.
- 06) Prior to the construction of the extension hereby approved at No. 37 Blaen-Blodau Street, the proposed storage shed at No. 36 Blaen-Blodau Street shall be completed in its approved position.
REASON: In the interests of residential amenity.

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
13/0474/COU 26.06.2013	Llanover Estate C/o RE Phillips & Partners 23A Gold Tops Newport NP20 4UL	Change use of barn from agricultural use to a holiday let Pennar Barn Cefn Pennar Lane Pant-yr-Resk Mynyddislwyn

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application building is located on Cefn Pennar Lane, Pant-yr-resk, Mynyddislwyn.

Site description: Agricultural stone barn.

Development: Change of use of barn from agricultural use to a two-bedroomed holiday let.

Dimensions: The barn has a footprint measuring 5.9 metres in depth and 12.9 metres in width.

Materials: The existing building is stonework with a corrugated steel roof. The applicant proposes to replace the existing corrugated roofing sheets with a slate roof, install timber windows and doors, and conservation type velux roof lights.

Ancillary development, e.g. parking: Parking provision for two cars. Paved area and vehicular access to the front of the barn.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is located outside the Settlement Boundary, within the Special Landscape Area.

Cont....

Application No. 13/0474/COU Continued

Policies: Policy CW2 (Amenity), CW3 (Design Considerations - Highways), CW19 (Locational Constraints - Rural Development and Diversification), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside. Advice contained in Supplementary Planning Guidance LDP10: Buildings in the Countryside (January 2012).

NATIONAL POLICY Planning Policy Wales, TAN6 (Planning for Sustainable Rural Communities - July 2010) and TAN13 (Tourism).

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? This is a change of use and so The Coal Authority does not require a coal mining risk assessment in such cases.

CONSULTATION

Transportation Engineering Manager - Raises objection based on the narrow access lanes leading to the site are unsuitable to serve the proposed development by virtue of their narrow width, steep gradient and restricted forward visibility, and any increase in traffic along this route would create additional hazards to the detriment of highway safety.

Head Of Public Protection - No objection.

Dwr Cymru/Welsh Water - Provides advice to the developer regarding the drainage of the site.

Countryside And Landscape Services - No objection subject to conditions concerning protected species.

Glam/Gwent Archaeological Trust - No objection.

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

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Application No. 13/0474/COU Continued

Response: One objection was received.

Summary of observations:

- Application is a ploy for further development;
- Inadequacy of highway network leading to the site to cope with further traffic.

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? A survey was carried out and no evidence was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure along with the conditions suggested by the Council's Ecologist.

ANALYSIS

Policies: The principle of the conversion of the agricultural barn to a holiday let is supported by the following National and Local Planning Policies.

Planning Policy Wales (5th Edition, November 2012) Paragraph 11.1.4 states:-

"Tourism involves a wide range of activities, facilities and types of development throughout Wales. The planning system should encourage sustainable tourism in ways which enable it to contribute to economic development, conservation, rural diversification, urban regeneration and social inclusion, recognising the needs of visitors and those of local communities. In addition to supporting the continued success of existing tourist areas, appropriate tourist-related commercial development in new destinations, including existing urban and industrial heritage areas, should be encouraged."

Cont....

Application No. 13/0474/COU Continued

TAN6 (Planning for Sustainable Rural Communities - July 2010) provides guidance on the conversion of existing agricultural buildings in the countryside. Paragraph 3.1.2 states that:-

"Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment."

Paragraph 3.2.1 of TAN6 states that:-

"When assessing planning applications for the re-use or adaptation of a rural building, the primary consideration should be whether the nature and extent of the new use proposed for the building is acceptable in planning terms."

Paragraph 2.40 of the LDP which supports Policy CW19 (Locational Constraints - Rural Development and Diversification) states:-

"Rural diversification and development can contribute to the rural economy, can sustain rural communities, can provide tourism opportunities for the Borough and continue to protect the rural landscape and character. Many activities, industries and services can be located within the rural environment without any detrimental impact upon the character and value of the countryside."

The above policy guidance underlines the positive guidance attitude towards rural diversification for tourism purposes, and therefore it is considered that the proposal accords with these principles.

In terms of the specific details of the proposed development, Policy CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside) of the LDP Plan states that the conversion of a building outside settlement boundaries will be permitted where:-

- A The proposed use, scale, form, siting, design and materials are suitable within its context;
- B A conversion is justified by demonstrating that, the building is not makeshift in nature and is of permanent, substantial construction; the building is structurally sound and capable of conversion or rehabilitation without major alteration or reconstruction; the building is capable of accommodating the proposed use without materially changing its existing character; and the development does not result in the domestication or urbanisation of an otherwise rural setting or the unacceptable loss of undeveloped countryside."

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Application No. 13/0474/COU Continued

It is considered that the proposed development accords with the above guidance as appropriate roof, window and door materials have been proposed, i.e. slate and timber, to ensure the building integrates with its rural setting. Indeed, the proposed development will enhance the appearance of the existing structure. Furthermore, the existing building is structurally sound and capable of conversion without major reconstruction.

It is not considered that the proposed use will materially change the existing character of the barn, and will not lead to an unacceptable loss of undeveloped countryside. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes.

Paragraph 2.42 of the Local Development Plan states:-

"All proposals for rural development or diversification scheme will need to demonstrate that they are compatible with their rural location. The scale and nature of the development should not have an unacceptable impact upon the rural character or the area by way of design, noise, smell, visual or traffic impact."

It is not considered that the scale and nature of the proposed use would have an unacceptable impact on the rural character of the nature. Whilst the Transportation Engineering Manager raises objection based on the highway network leading to the site, it is considered that the relevant national and local planning policy that supports rural diversification by way of tourism, in this case outweighs these concerns.

Paragraph 3.2.3 (TAN6) states,

"Conversion proposals should respect the landscape and local building styles and materials."

It is considered that the proposed development has been well designed in terms of the proposed materials to be used, i.e. slate roof and timber windows and doors.

Comments from consultees: The Transportation Engineering Manager raises objection to the proposed development on the basis that the narrow access lanes leading to the site are unsuitable to serve the proposed development by virtue of their narrow width, steep gradient and restricted forward visibility, and that any increase in traffic along this route would create additional hazards to the detriment of highway safety. However, it is considered that as the existing agricultural use would generate a degree of traffic generation, i.e. people travelling to and from the site to see to animals, the proposed holiday let use would not cause a significant increase of traffic on an existing highway network that can currently be considered to be lightly trafficked.

The comments of the consultees can be accommodated by conditions.

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Application No. 13/0474/COU Continued

Comments from public: Application is a ploy for further development - Conditions will be attached to the permission to ensure the development remains as holiday accommodation as opposed to a permanent dwelling.

Inadequacy of highway network leading to the site to cope with further traffic - The Transportation Engineering Manager raises objection to the proposed development based on the highway network leading to the site. However, notwithstanding these concerns it is considered that planning policy supporting rural diversification and tourism in the countryside outweighs these concerns.

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) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The development hereby approved shall be used for holiday accommodation only, let on a short term basis of no more than one month at a time, and for no other purpose including any other purpose in Class C3 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.
REASON: The site is located in an area where it is the policy of the Local Planning Authority to restrict the erection of new dwellings.
- 04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no 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

Application No. 13/0474/COU Continued

- 06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement to the building consisting of an addition to or alteration to its roof shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of visual amenity.
- 07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 08) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure whatsoever shall be erected or planted without the approval of the Local Planning Authority other than those indicated on the approved plans.
REASON: To retain the open character of the development in the interests of visual amenity.
- 09) Notwithstanding the submitted plans, no works shall commence on-site until amended details have been submitted to and agreed in writing by the Local Planning Authority showing parking provision for two cars within the curtilage of the site. The development shall be completed in accordance with these agreed details prior to the first use of the holiday let hereby approved.
REASON: In the interests of highway safety.
- 10) The access, parking and turning areas shall be completed in the materials shown on the approved plans prior to the first use of the holiday let hereby approved.
REASON: In the interests of highway safety.
- 11) Prior to the commencement of the use hereby approved the existing field gate shall be set back a minimum of 5m from the lane edge to allow visiting vehicles to stand clear of the highway.
REASON: In the interests of highway safety.
- 12) The development hereby approved shall be carried out in accordance with the recommendations made in Section 9.5, 9.6 and 9.7 of the 'Ecological Survey for Bats and Birds' report dated September 2012; prepared by Just Mammals; unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure adequate protection and mitigation for protected species.

Cont....

Application No. 13/0474/COU Continued

- 13) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the northern and southern gable ends; and details of nesting provision for swallows and wrens, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To provide additional roosting for bats as a biodiversity enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) and TAN 5 Nature Conservation and Planning (2009), and mitigation for nesting birds.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water.

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to the following consent: CW2, CW3, CW19 and CW20.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0517/NCC 10.07.2013	TJJ Properties Limited C/o Mango Planning & Developments Limited Number One Waterton Park Bridgend CF31 3PH	Vary Conditions 08) and 15) of planning permission 13/0262/NCC to allow for the earlier delivery of newspapers and to amend the type and size of vehicle that may deliver to the premises One Stop Food Store High Street Newbridge Newport NP11 4GU

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: The application premises are located on High Street, Newbridge.

Site description: Detached commercial building with associated curtilage.

Development: Vary conditions 08) and 15) of Planning Permission 13/0262/NCC (Change use to Class A1 (Retail)) to amend the limitation on newspaper and Sunday deliveries and to amend the type and size of vehicle that may deliver to the premises to include vehicles up to 12.6 metres in length.

PLANNING HISTORY

2/09038 - Removal of petrol forecourt and refurbishment of car showroom - Granted 27.10.89.

2/12128 - Extension to building, extension of existing forecourt/parking area and additional use for hire of light commercial vehicles - Granted 25.01.95.

11/0941/ADV - Erect new One Stop corporate signage scheme to new development - Granted 13.04.12.

12/0018/FULL - Install new ATM machine, 12 bollards, new double automatic sliding doors and install new condenser and air condensers to the rear of the store - Granted 14.03.13.

Cont....

Application No. 13/0517/NCC Continued

12/0782/COU - Change use to Class A1 (Retail) - Granted 14.03.13.

13/0262/NCC - Vary conditions 08) and 15) of Planning Permission 12/0782/COU (Change use to Class A1 (Retail)) to amend the limitation on Sunday deliveries and to amend the type and size of vehicle that may deliver to the premises - Granted 16.05.13.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy CW2 (Amenity) and CW3 (Design Considerations - Highways).

NATIONAL POLICY Planning Policy Wales.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection subject to condition.

ADVERTISEMENT

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

Response: One letter of objection has been received from the property adjoining the site.

Summary of observations:

- Early morning, i.e. 0500 hours, deliveries of newspapers will cause disruption to the amenity of neighbouring properties to the detriment of residential amenity.
- Use of articulated lorries will lead to disruption and congestion on High Street if the vehicle is unable to enter the site as shown on the proposed plans.

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Application No. 13/0517/NCC Continued

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies:

Condition 08) of Planning Permission 13/0262/NCC states:-

"No deliveries shall be undertaken outside the hours of 0700 hours to 2200 hours Monday to Sunday, and on Sunday deliveries shall be limited to newspapers, bread and milk only.

REASON: In the interests of residential amenity."

The current application seeks permission to vary this condition to read:- "All deliveries must be undertaken between 0700 hours and 2200 hours Monday to Sunday, and on Sunday deliveries shall be limited to bread and milk only with the exception of newspapers which can be delivered any day of the week from 5.00 a.m."

The applicant has submitted details showing a proposed newspaper storage bin sited adjacent to the north west corner of the application building, i.e. at the furthest point away from the nearest residential dwelling. Based on this submitted information, as well as the anticipated low level of disruption, the Head of Public Protection raises no objection to this proposed amendment.

Condition 15) of Planning Permission 13/0262/NCC states:-

"Delivery vehicles shall be restricted to no greater size than 10.6 metres in length.

REASON: In the interests of highway safety and visual amenity."

The current application seeks permission to vary this condition to read:- "Delivery vehicles shall be restricted to no greater size than 12.6 metres in length."

The applicant has submitted evidence to demonstrate that a 12.6 metres articulated vehicle can adequately manoeuvre within the confines of the site. Based on this swept path analysis the Transportation Engineering Manager has raised no objection subject to conditions.

It is recommended that several conditions are amended from the previous permission as a result of the proposed changes.

Cont....

Application No. 13/0517/NCC Continued

Condition 05) has been amended to take account of the delivery vehicle access arrangements, and now includes the removal of the existing dwarf wall to the front of the premises.

Condition 06) has been altered from the previous permission to take account of the date details were submitted showing the swept path analysis for the proposed delivery vehicle.

Condition 08) has been amended to take account of newspaper deliveries from 5.00 a.m. onwards.

Condition 15) has been altered to account for the increased size of the delivery vehicle.

Condition 16) has been added to require the provision of a newspaper delivery unit in an agreed position.

Comments from consultees: The comments of the consultees are discussed above.

Comments from public: None.

Other material considerations: Although the application only seeks permission to vary two conditions, it is good practice to reproduce all the previous conditions because in effect a permission is being granted for the proposed change of use.

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 building shall not be occupied until the area indicated for the parking of vehicles and cycles has been laid out in accordance with the submitted plans and those areas shall not thereafter be used for any other purpose other than the parking of motor vehicles and cycles.
REASON: In the interests of highway safety.
- 03) Notwithstanding the submitted plans, commercial trading shall not commence until after a delivery strategy plan has been submitted to and approved in writing by the Local Planning Authority. Deliveries to the premises thereafter shall be undertaken in accordance with the approved plan.
REASON: In the interests of highway safety.
- 04) Any boundary treatment fronting onto High Street shall be limited in height to a maximum of 900 mm to ensure adequate visibility is maintained.
REASON: In the interests of highway safety.

Cont....

Application No. 13/0517/NCC Continued

- 05) Notwithstanding the submitted plans the building shall not be beneficially occupied until after revised details of the access arrangement have been submitted to and agreed in writing with the Local Planning Authority. The revised details shall include the removal of the vehicular footway crossover egress and the construction of a properly formed junction onto High Street together with the removal of the existing front boundary wall. The works shall be completed in accordance with the approved details prior to the commencement of the retail use at the premises.
REASON: In the interests of highway safety.
- 06) The development hereby approved relates to the details received on 21st August 2013 (Plan No. GA04_2_SPA Rev. D) by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 07) The use hereby permitted shall not be open to customers outside the following times 0700 hours to 2300 hours, Monday to Sunday inclusive.
REASON: In the interests of residential amenity.
- 08) No deliveries shall be undertaken outside the hours of 0700 hours to 2200 hours Monday to Sunday, and on Sunday deliveries shall be limited to newspapers, bread and milk only with the exception of newspapers which can be delivered any day of the week from 0500 hours.
REASON: In the interests of residential amenity.
- 09) Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its erection or installation, and such lighting shall be extinguished outside the hours of operation specified in Condition 07) above.
REASON: In the interests of residential amenity.
- 10) The compaction of refuse or other materials shall not take place within the service delivery yard.
REASON: In the interests of residential amenity.
- 11) Details of storage, collection and disposal of commercial waste shall be submitted to and agreed in writing by the Local Planning Authority prior to the development commencing. The agreed details shall then be implemented on the commencement of the development.
REASON: In the interests of residential amenity.
- 12) Details of a lockable barrier to the car park shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the approved use commencing and thereafter the barrier shall be shut and locked and access to the car park prohibited during those hours specified in Condition 07) above when the premises are not open to the public.
REASON: In the interests of residential amenity.

Cont....

Application No. 13/0517/NCC Continued

- 13) Details of any external and roof mounted plant/machinery shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. These details shall include the location of the plant/machinery and predicted noise levels (measured as a LAeq 1 hour) on the boundary of the application site. Therefore the plant and machinery shall be installed in accordance with the agreed details.
REASON: In the interest of residential amenity.
- 14) All deliveries to the premises shall be to the rear (north side) of the building, and shall not be taken through the front (south side) of the building. Alterations to the rear of the building associated with the provision of delivery access shall be carried out prior to the commencement of the use hereby approved and in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interests of residential amenity and highway safety.
- 15) Delivery vehicles shall be restricted to no greater size than 12.6 metres in length and shall deliver in accordance with the delivery strategy plan required by Condition 03) above.
REASON: In the interests of highway safety and visual amenity.
- 16) Prior to the first use of the premises as an A1 retail store, the newspaper delivery unit shall be placed in the location as shown in the details submitted on 26th July 2013, and shall remain in that location thereafter.
REASON: In the interests of residential amenity.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions of this permission: policies CW2 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0556/FULL 26.07.2013	Mr M Derrick 13 St Davids Avenue Blackwood NP12 0PD	Erect residential development Land At Plynlimon Avenue Croespenmaen Newport

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located at the northern extent of Plynlimon Avenue, Croespenmaen.

Site description: Vacant land within the Settlement Boundary.

Development: Four part two-storey and part three-storey detached dwellings with bedroom in this attic.

Dimensions: Each property is identical and measures 11.5 metres in width, 7.8 metres in depth, with a height of 8.8 metres to ridge level at road level and 11.5 metres to ridge level from rear garden level, given the sloping topography of the site.

Materials: Face brickwork and clay roof tiles, with uPVC windows.

Ancillary development, e.g. parking: Parking provision for three cars per dwelling.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: CW2 (Amenity), CW3 (Design Considerations - Highways), SP3 (Settlement Boundaries), CW11 (Affordable Housing), and Supplementary Planning Guidance LDP6 (Building Better Places to live).

Cont....

Application No. 13/0556/FULL Continued

NATIONAL POLICY: Planning Policy Wales, TAN 12 (Design) and TAN 22 (Planning and 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? The site is within an area where The Coal Authority does not require a coal mining risk assessment.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection – No objection subject to a condition in respect of imported soil.

Senior Engineer (Land Drainage) - No objection subject to conditions.

Dwr Cymru - No comments received.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: This is a full application for the erection of four detached houses within the Settlement Boundary of Croespenmaen. The application has been considered in accordance with local plan policies and national planning guidance as referred to above. The main issues considered to be relevant to the determination of this planning application are in terms of the compatibility of the residential use with surrounding land uses, highway safety, loss of open space within the settlement boundary and impact on the amenity of surrounding properties.

In terms of the compatibility of the use with surrounding land uses, it is noted that the site is located within the Settlement Boundary and bounded to the west, south and east by existing residential developments, and to the north by the main road connecting Croespenmaen to Crumlin. Therefore it is considered that in policy terms, the residential development of the site is consistent with Policy SP5 of the LDP.

Policy CW2 sets out criteria relating to amenity. In this respect it is considered that the proposed development is compatible with the surrounding residential land uses and does not result in the over-development of the site. The scheme has been designed with the plots equally spaced across the site, and set slightly below existing road level to lessen the impact on the three-storey town houses opposite. Given the sloping topography of the site, i.e. the site falls away to the north towards the road, the applicant proposes to create a terrace off the ground floor area to increase the usable amenity space for future occupiers. Below this terrace will be a basement area that steps down to a tiered garden. It is considered that the dwellings have been best designed to take advantage of the topography of the site, whilst not having an unacceptable impact on neighbouring properties. The proposed materials are also considered acceptable and in keeping with the surrounding area.

In terms of highway safety, Policy CW3 of the LDP is relevant. The Transportation Engineering Manager has raised no objection to the development subject to the imposition of conditions.

Policy CW11 of the LDP Plan relates to affordable housing planning obligations, and states that an element of affordable housing provision will be required where sites can accommodate five or more dwellings, or exceed 0.15 ha in gross site area. Whilst the application site is slightly less than 0.15 ha, the adjacent land is within the applicants control and therefore technically the proposal triggers this policy. However, the land immediately adjoining the application site is along the eastern and northern boundary of the site which is steeply sloping, heavily vegetated and adjacent to the main highway. Therefore this land is not considered capable of accommodating development and has therefore been discounted from the application site as it would not be capable of being developed in the future. Consequently in this instance the applicant would not be required to provide an element of affordable housing as fewer than five houses are being proposed, and the site area is less than 0.15 ha.

Cont....

Application No. 13/0556/FULL Continued

As the application site is located within the Settlement Boundary, is surrounded by existing residential development, has been appropriately designed so as not to overdevelop the site and respect the amenity of neighbouring properties, and no objection has been raised by statutory consultees, it is considered that the proposed development is acceptable subject to conditions.

Comments from consultees: The Transportation Engineering Manager raises no objection subject to conditions.

Head of Public Protection raises no objection.

Comments from public: None at the time of report. Site notice expires 30th August 2013, Neighbour consultation period expires 26th August 2013.

Other material considerations: This application is being reported to Planning Committee as one of the applicant's works for the Authority.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to their first use the proposed parking areas shall be completed in materials as agreed in writing with the Local Planning Authority, to ensure loose stones or mud etc. are not carried onto the public highway.
REASON: In the interests of highway safety.
- 03) The buildings shall not be occupied until the areas for the parking of vehicles have been laid out in accordance with the submitted plans to the written satisfaction of the Local Planning Authority and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 04) The vehicular driveways shall have a maximum gradient of 1 in 8.
REASON: In the interests of highway safety.
- 05) No obstruction or planting when mature, exceeding 0.6 metres in height shall be placed or allowed to grow within the required pedestrian vision splay areas of 2.4 metres x 3.3 metres when measured at the centreline of any parking bay or driveway where it emerges onto the footway.
REASON: In the interests of highway safety.

Cont....

Application No. 13/0556/FULL Continued

- 06) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the buildings hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 08) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 09) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house as such shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure shall be erected or planted within the curtilage of the dwelling forward of the front wall of the dwelling hereby permitted or between the dwelling and any adjacent highway, driveway, footpath or car parking space other than those indicated in the approved plans without the approval of the Local Planning Authority.
REASON: To retain the open character of the development in the interests of visual amenity.
- 11) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work an 'Interim Certificate' carried out in relation to each dwelling by an accredited body, certifying that each dwelling shall achieve Code for Sustainable Homes (Version 3) Level 3 and one credit under 'Ene1 - Dwelling Emission Rate', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Cont....

Application No. 13/0556/FULL Continued

- 12) Unless otherwise agreed in writing with the Local Planning Authority, no dwelling hereby permitted shall be occupied until a Code for Sustainable Homes (Version 3) 'Final Certificate' issued by an accredited body, certifying that the dwelling has achieved Code Level 3 and one credit under 'Ene1 - Dwelling Emission Rate' has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.
- 13) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the occupation of any of the dwellings.
REASON: In the interests of the visual amenities of the area.
- 14) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: CW2 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
11/0896/NCC 05.12.2011	Mr T Rowe 5 Rowan Close Nelson Treharris CF46 6EN	Vary Condition on planning application 5/5/85/0427 to continue mining operations for a minimum of 15 years Cae-Glas Colliery Glen View Terrace To Bridgend Road Fochriw Bargoed CF81 9NB

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: Cae-Glas Colliery is a small drift mine located to the north west of Fochriw and to the south east of Cwmbargoed Disposal Point.

Site description: Development at the surface includes buildings, some of which are in poor condition, and open storage areas. Access is from the Pentwyn to Cwmbargoed Road. There is a reservoir and an old spoil tip immediately adjoining the site to the north but otherwise the site is surrounded by open grassland.

Development: The proposed development is the continuation of mining operations at Cae Glas Colliery without complying with a condition requiring that the development should cease by 31 December 2011. The mine was last operational circa 1995. The applicant proposes to extract 200,000 tonnes of coal at a rate of between 10,000 and 12,000 tonnes per annum. The reserve is estimated by the applicant to be in excess of 250,000 tonnes and the coal is suitable for power generation. No processing would take place on site and all coal would be exported from the site by road using the company's own vehicles via the A465 Heads of the Valleys road. No coal would be imported from other sites.

Between 1,500 and 2,000 tonnes of waste would be generated and this would be brought to the surface and disposed of at Trecatti landfill site, which is located 2 km to the north of the site. The site would employ 6 to 9 people and the intended hours of operation would be 07.00 to 16.00 hours on weekdays with occasional weekend working.

Upon the cessation of mining operations the applicant intends to restore the site in accordance with the requirements of the previous consent by removing all buildings, plant and structures from the surface, backfilling the adits and regrading, seeding and fertilising the surface area to maintain a grass sward. These measures would be undertaken in accordance with a scheme to be agreed with the Local Planning Authority.

Cont....

Application No. 11/0896/NCC Continued

Dimensions: The surface area covers approximately 0.87 ha.

Materials: No new built development is proposed.

Ancillary development, e.g. parking: An application has also been made (reference 11/0897/NCC) for the retention of a garage for maintenance of colliery vehicles.

PLANNING HISTORY

P/02/0265 - First periodic review of planning conditions (Environment Act 1995) - Not yet determined.

5/5/96/0057 - Erect garaging facilities and extend colliery surface - Granted 25.03.96.

5/5/85/0427 - Continue mining - Granted on appeal 17 March 87.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The access to the site crosses a Site of Importance for Nature Conservation (SINC) and a Visually Important Local Landscape (VILL), but only the latter designation covers the mine area and associated buildings. The whole site is within a coal mining safeguarding area.

Policies: Policies MN2.1 Coal Safeguarding, NH2.1 (VILL), NH3.17 (SINC), CW15 (General Locational Criteria) and CW22 (Locational Constraints Minerals).

NATIONAL POLICY Mineral Planning Policy Wales (MPPW) (2000), Mineral Technical Advice Note 2: Coal (2009).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes but no new built development is proposed.

CONSULTATION

Transportation Engineering Manager - Improvements to the access will be required, including the surfacing of the first 10m in permanent materials.

Cont...

Application No. 11/0896/NCC Continued

Head Of Public Protection - Further information on noise and dust impacts is required, together with mitigation proposals.

Senior Engineer (Land Drainage) - Prior to the commencement of development, the applicant should submit and receive approval for comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with as required by the Flood and Water Management Act 2010.

Rights Of Way Officer - Bridleway 146 Gelligaer passes through the site and must not be obstructed.

Police Architectural Liaison Officer - No objection.

The Coal Authority - Supports the application, which is seeking to work coal in environmentally and socially acceptable ways to meet market requirements. The proposal would contribute to the government's aim for a diverse, sustainable and secure energy supply.

Countryside And Landscape Services – No objections in view of the comments of Natural Resources Wales.

Natural Resources Wales - No objection provided that appropriate mitigation measures for bats, great crested newts and otters are implemented during the development. The scheme should be carried out in accordance with Section 8 of the report "Cae-Glas Drift Mine, Fochriw. Bat Activity Survey Report" produced by Celtic Ecology and dated October 2012. A method statement detailing measures to ensure that Great Crested Newts and Otters are protected during any site clearance works should also be submitted and approved by the Local Planning Authority before the start of the works. The method statement should include timing of works, working methods and action to be taken if protected species are found on site.

Natural Resources Wales - No objection in principle to permission being granted for a further 15 years on the basis of environmental criteria.

ADVERTISEMENT

Extent of advertisement: The application was advertised by means of a site notice, a press notice and 29 letters to nearby properties.

Response: One response was received raising concern that mining operations may cause blocking of a culvert near Station Terrace, Fochriw, causing flooding to the properties there. It is claimed that this happened when the mine was last operational due to coal slurry being discharged.

Summary of observations: See above.

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? The proposed development would not have a significant adverse effect on crime and disorder in the area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? Yes.

European protected species have been identified by a survey.

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

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- (ii) There is no satisfactory alternative.
- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

The three tests were applied and answered as follows:-

- (i) The use of the existing mine openings would make the extraction of coal more viable because it would avoid new start up costs. It would also avoid the environmental effects of a proliferation of mine openings.
- (ii) Minerals must be worked where they occur and, although the primary and secondary coal resource extends beyond the immediate site, there are economic and environmental benefits to using the existing adit openings.
- (iii) Natural Resources Wales advised on 6 December 2012 that it did not consider that the proposed development would result in a detriment to the favourable conservation status of European Protected Species.

ANALYSIS

Policies: The site is outside the settlements boundaries identified in the LDP. However, policy CW15 allows for mineral working to take place in the countryside since minerals must be worked where they are found.

The site is within a coal safeguarding area which seeks to protect economically important mineral resources from sterilisation by permanent built development, although the policy does not imply any acceptance of mineral working. In this case the proposed development is the winning and working of minerals.

Cont....

Application No. 11/0896/NCC Continued

The site is within a Visually Important Local Landscape (VILL) where development will only be permitted where it conserves and, where appropriate, enhances the distinctive visual and sensory landscape features or characteristics of the VILL. The proposed development is for a temporary use of land but the extension of time would delay the restoration of the site. However, the continuation of mining operations at the site would maximise the beneficial use of the reserve and prevent its sterilisation.

A small part of the site is within a Site of Importance for Nature Conservation (SINC) which is an important local biodiversity resource covering significant areas of priority habitats and species. Development will normally be permitted within SINC's where it would not cause unacceptable harm to the particular features of the SINC. Where harm is unavoidable it should be minimised by effective mitigation measures to ensure that there is no overall reduction in the nature conservation value of the site. Where this is not possible compensation measures designed to enhance and manage locally distinctive natural habitats and species should be provided, including for example details of restoration schemes. The Cefn Gelligaer SINC is an area of open countryside where semi-natural upland features predominate and is designated for its acid grassland, heath and semi-improved acid upland with at least 7 indicator species, together with breeding lapwing and dragonflies in an area to the north of the site. No additional development or development of the existing site is proposed so the extended duration of the development would not cause additional harm to the characteristic features of the SINC.

Comments from Consultees: The comments from National Resources Wales have been taken into account and any permission granted should be subject to conditions to prevent harm to protected species, including great crested newts and otters.

Comments from public: If permission was granted, conditions could be applied to prevent the pollution of watercourses. The Environmental Permitting Regulations 2010 also regulate discharge to watercourses and groundwater.

Other material considerations: The application seeks to extend the duration of permission for winning and working of minerals at Cae-Glas Drift Mine near Fochriw. The mine has been operating since 1955 under a series of temporary permissions but it has not been in operation since circa 1995.

The likelihood of coal extraction resuming, given the 18 year interval is uncertain, although the applicant has supplied a letter from a new company, Primary Resources Limited based in Fife, proposing a joint venture to re-open the mine and exploit the remaining coal reserve subject to the renewal of planning permission and subject to viability studies proving favourable. The Coal Authority also supports the application which, it says, would contribute to meeting the government's aim of achieving a secure, diverse and sustainable energy supply.

Cont....

Application No. 11/0896/NCC Continued

The Ffos Y Fran opencast coal site and the Cwmbargoed coal processing and distribution depot lie within 1km of Cae-Glas mine and have permissions expiring in 2024. There has also been an expression of interest in opencast coal extraction to the north of Fochriw, although no application has been received to date and the outcome of any application will not be known for some time. Based solely on the current situation, there is likely to be coal extraction at Ffos Y Fran and processing of coal at Cwmbargoed DP for a further 11 years. The applicant has requested that permission be renewed for a minimum period of 15 years. However, while there may be operational benefits in the small mine working alongside the larger opencast site, it is considered that provision should be made for restoration of the site after 2024 in line with the existing permissions for coal related development in the area. This would allow for the full exploitation of the reserve at the site while there was a buoyant local coal related economy but would also provide for final restoration of the site within a reasonable timescale.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The winning and working of minerals at the site shall cease, all buildings and structures shall be removed and the site restored by 31 December 2024 or within 12 months of the earlier permanent cessation of mining activities at Cae-Glas mine, whichever is the earlier, in accordance with the relevant conditions below.
REASON: In order to minimise the duration of any environmental and amenity impacts caused by the development and in order to ensure timely restoration of the site.
- 02) The site shall be reclaimed in accordance with a scheme to be submitted for approval by the Local Planning Authority by 31 December 2020 or within three months of the earlier permanent cessation of mining activities at Cae-Glas Colliery. The scheme shall include details of:-
 - i) the nature and extent of the intended afteruse;
 - ii) the respreading of soil or soil forming material including the depth and method of placement and machinery to be used;
 - iii) method of drainage of the restored site;
 - iv) grass seeding of restored areas with a suitable herbage mixture.

The scheme shall be fully implemented within 18 months of the cessation of mining operations at Cae-Glas mine.

REASON: To ensure that the site is restored satisfactorily to a condition capable of beneficial afteruse and in the interests of the amenity of the local area.

- 03) The development shall be carried out in strict accordance with the recommendations in Section 8 of the report "Cae Glas Drift Mine, Fochriw - Bat Activity Survey Report by Celtic Ecology dated October 2012.
REASON: To minimise the impact on European protected species, including bats and on breeding birds.

Cont....

Application No. 11/0896/NCC Continued

- 04) Prior to the recommencement of mining operations, a method statement shall be submitted for the written approval of the Local Planning Authority setting out measures to ensure that great crested newts and otters are conserved during any site clearance works. The statement shall include details of the timing of works, working methods, action to be taken if otters or great crested newts are found and shall be implemented in full, once approved.
REASON: To protect European protected species.
- 05) Aftercare of the restored area of land shall take place for a period of five years from the completion of restoration in accordance with a scheme which shall be submitted for the written approval of the Local Planning Authority at least three months before the spreading of topsoil commences.
REASON: To ensure that the restored land is correctly husbanded.
- 06) Prior to the commencement of mining operations a scheme shall be submitted to and agreed in writing with the Local Planning Authority indicating what steps shall be taken to ensure that all vehicles leaving the site are in such a condition as not to emit dust or deposit mud, slurry or other debris onto the highway. In particular, efficient means shall be installed, maintained and employed for cleaning the wheels of all lorries leaving the site. The site shall thereafter be operated in accordance with the agreed scheme.
REASON: In the interests of highway safety and to prevent mud, dust and debris being deposited on the highway.
- 07) Between the hours of 07.00 and 19.00 hours the noise levels arising from the development shall not exceed 55dB LAeq 1 hour free field at any noise sensitive property in Fochriw.
REASON: To safeguard the amenity of local residents.
- 08) Between the hours of 19.00 and 07.00 hours the noise levels arising from the development shall not exceed 42dB LAeq, 1 hour free field at any noise sensitive property in Fochriw.
REASON: To safeguard the amenity interests of local residents.
- 09) Any oil, fuel, lubricant or other potential pollutants shall be handled on the site in such a manner as to prevent the pollution of any watercourse or aquifer and shall be stored in tanks or other suitable containers which shall be sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. All filling points and tank overflow pipe outlets shall be detailed to discharge downwards into the bunded compound.
REASON: To minimise the risk of pollution of watercourses and aquifers.

Cont....

Application No. 11/0896/NCC Continued

- 10) Except in emergencies to maintain safe working no operations other than water pumping, servicing, environmental monitoring, maintenance and testing of plant shall take place at the site except between the following times:-

07.00 - 19.00 hours Monday to Friday and
08.00 - 13.00 hours Saturday.

REASON: To safeguard the amenity of local residents.

- 11) Prior to the re-commencement of winning and working of mineral at the site, a method of working scheme shall be submitted for the approval of the Local Planning Authority. The scheme shall include details of:-

- any coal stocking proposed at the surface, including location and heights of stockpiles;
- any plant, machinery and vehicles to be used at the surface;
- all processes and operations to be carried out at the surface;
- the method of extraction of mineral.

Once approved, the scheme shall be implemented for the duration of operations at the site.

REASON: To enable the Local Planning Authority to effectively control the development and its impact on the amenity of the area.

- 12) Prior to the re-commencement of mining operations, a scheme detailing the method of disposal of colliery waste, including details of any storage of waste at the surface, shall be submitted for the approval of the Local Planning Authority and once approved shall be implemented in full throughout the duration of mining operations.

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

- 13) No further development shall take place until a scheme detailing measures to suppress dust at the mine surface area have been submitted to and approved in writing by the Local Planning Authority. The mitigation measures approved shall be implemented in accordance with the approved scheme for the duration of operations at the site.

REASON: To protect the amenities of local residents from the potential effects of dust arising from the development approved.

- 14) No processing of mineral shall take place at the site without the prior approval in writing of the Local Planning Authority.

REASON: To clearly define the extent of this permission.

- 15) Before the re-commencement of mining operations, the entrance road into the site from the highway shall be surfaced in permanent materials in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of highway safety.

Cont....

Application No. 11/0896/NCC Continued

- 16) Prior to the re-commencement of mining operations a scheme detailing how surface water and land drainage flows from the site will be managed together with details of any discharge to any watercourse shall be submitted for the approval of the Local Planning Authority and, once approved shall be implemented for the duration of mining operations at the site.
REASON: To ensure the effective drainage of the site.
- 17) No lighting or floodlighting shall be used on the site without the prior written approval of the Local Planning Authority.
REASON: In the interests of highway safety, residential amenity and to protect biodiversity interests.

Advisory Note(s)

The applicant's attention is drawn to the comments of National Resources Wales which are attached for information.

The applicant is advised that it will be necessary to obtain a European Protected Species license from the Welsh Government under Regulation 53(2)e of the Conservation of Habitats and Species Regulations 2010.

The following policies within the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: CW2 and CW3.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
11/0897/NCC 12.12.2011	Mr T Rowe 5 Rowan Close Nelson Treharris CF46 6EN	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 Cae-Glas Colliery Glen View Terrace To Bridgend Road Fochriw Bargoed CF81 9NB

APPLICATION TYPE: Development without complying with conds

SITE AND DEVELOPMENT

Location: Cae-Glas Colliery is a small drift mine located approximately 250 metres west of the settlement boundary of Fochriw and approximately 500 metres south east of the Cwmbargoed Disposal Point.

Site description: The colliery surface area contains a number of buildings, including the garage the subject of this application. There is also open storage of mining equipment, vehicle parts and skips. Coal was last mined at the site in the mid 1990s and some of the buildings show signs of vandalism and fire damage. The mine surface area contains two adits, which have been closed and the tunnels behind the entrance collapsed to prevent unauthorised access.

Development: The application seeks consent to retain a garage building within the colliery surface area without complying with conditions requiring its removal by the end of December 2011, and the requirement that it shall only be used for the storage of equipment and materials and the maintenance of vehicles, plant and machinery connected with the mining operation carried out at the site.

Dimensions: The garage is approximately 20 metres wide by 23 metres long with a height to the ridge of 6.1 metres.

Materials: The garage is a steel frame building with roof and external walls constructed from profile metal sheeting painted green.

Cont....

Application No. 11/0897/NCC Continued

Ancillary development, e.g. parking: Not applicable.

PLANNING HISTORY

P/02/0265 - First periodic review of planning conditions (Environment Act 1995) - Not yet determined.

5/5/96/0057 - Erect garaging facilities and extend colliery surface - Granted 25.03.96.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The access to the site crosses a Site of Importance for Nature Conservation (SINC) and a Visually Important Local Landscape (VILL), but the building subject of this application sits only within the latter designation. The whole site is within a mining safeguarding area.

Policies: The following policies are relevant:- SP5 Settlement Boundaries, CW15 General Locational Constraints, SP8 Minerals Safeguarding, CW22 Development within Mineral Safeguarding Areas, MN2.1 Coal Safeguarding, NH2.1 Visually Important Local Landscape and NH3. 17 Site of Importance for Nature Conservation.

NATIONAL POLICY The following national policy guidance is relevant as far as it relates to development ancillary to coal mining operations:-

Mineral Planning Policy Wales (2000).

MPPW Technical Advice Note 2 Coal (2009).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes but no new development is proposed.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objections subject to conditions in respect of noise and dust.

Senior Engineer (Land Drainage) - No comment to make.

Cont....

Application No. 11/0897/NCC Continued

Countryside And Landscape Services - Further information required in relation to protected species.

Rights Of Way Officer - Gelligaer Bridleway 146 passes through the site and must not be obstructed.

Natural Resources Wales - No objection subject to conditions concerning compliance with the mitigation measures set out in the wildlife survey provided by the applicants.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a site notice and letters to 29 properties nearby.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? There are no significant impacts provided the applicants provide the appropriate security measures for a building of this nature.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

A survey was carried out and although it is unlikely to be a significant issue in this case, the standard Welsh Government species licence condition will be imposed and an advisory note will be sent to the applicant as precautionary measures.

ANALYSIS

Policies: The site is outside the settlement boundaries defined in the Adopted Local Development Plan. Development of the type proposed would normally be expected to be accommodated within the built up areas within settlements on land allocated for business or industrial use. However, the garage is used in connection with the small mine, which cannot be located elsewhere. The applicant seeks to extend the duration of the permission for the garage but also seeks to extend the use of the garage for vehicles not connected with the mine. While the use of the garage for maintenance of vehicles and plant used in the mining operation at the same site would be acceptable in policy terms, assuming that permission was granted for the continuation of mining operations, the use of the site for wider vehicle repair or storage purposes would not be consistent with LDP policies SP5 and CW 15.

Cont....

Application No. 11/0897/NCC Continued

The site is within a mineral safeguarding area (MSA) which is within the area of the secondary coal resource. Within the MSA non-mineral development that may sterilise the coal resource will not be permitted (policies SP8, MN2.1 and CW22). In this case, the proposed development would not be contrary to the policy providing that it was for a temporary period linked to the life of Cae Glas mine.

The site is within a Visually Important Local Landscape (VILL) NH2.1. Development will only be permitted within VILLs where it conserves the distinctive visual and sensory landscape features or characteristics of the VILL. No new buildings are proposed in this application. The application seeks to retain a large industrial style building, which is in a prominent location above Fochriw. There is a need for the building on this particular site for a further temporary period to serve the mine but its impact on the VILL would not be acceptable in respect of another use.

The access to the site is within a Site of Importance for Nature Conservation NH3.17. SINC's are an important biodiversity resource covering significant areas of priority habitats and species and are a local designation. Development will normally be permitted where it would not cause unacceptable harm to the features of interest within the SINC. The qualifying features of the SINC include acid grassland, heath and semi-improved acid grassland with at least 7 indicator species, breeding lapwing on an area to the north of the site and locally significant populations of dragonflies on ponds to the north of the site. Mineral development has to take place where the minerals occur and the garage is only acceptable if it is required in connection with mineral development. Only a small part of the access to the site crosses the SINC.

Comments from Consultees: None of the statutory consultees has any objection to the proposed development.

Comments from public: None.

Other material considerations: The application seeks to vary two conditions attached to permission reference P/96/0057.

Condition 02) states:-

"The permission shall expire on 31 December 2011.

REASON: To ensure this permission is consistent with the permission granted for the mine as a whole."

Condition 14) states:-

"The garage building shall be used for the storage of equipment and materials and the maintenance of vehicles, plant and machinery exclusively connected to the mining operations carried out at this site.

REASON: To control the use of the building in accordance with development plan policies."

Cont....

Application No. 11/0897/NCC Continued

Permission is also sought via a separate application, reference 11/0896/NCC to extend the duration of the consent for the licensed mine at the same site for a further 15 years. The recommendation for that application is to approve for a period ending on 31 December 2024, which is the date when coal extraction and ancillary development in the Heads of the Valleys area is expected to come to an end.

The applicant states that if a condition was imposed limiting the use of the garage jobs would be lost and costs would be incurred in dismantling the garage and removing it from the site. He also states that in order to recoup investment in the mine, the company will have to diversify by using its HGVs and plant to generate income. As stated above the building is only acceptable in this location because of its association with the mine. If permission is refused any enforcement action to require the removal of the building would allow a reasonable time for the business to be relocated. The applicant would be entitled to appeal against any enforcement action. He would also be entitled to submit an application to retain the building in association with the mine.

RECOMMENDATION that Permission be REFUSED

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

- 01) The retention of the garage for purposes other than those associated with the operations of Cae-Glas Colliery would be contrary to policies SP5, CW15 and NH2 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010. It would be inappropriate development in the countryside harmful to the visually important local landscape defined in that plan.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0335/LA 07.05.2013	CCBC Mr B Hopkins Ty Penallta Ystrad Mynach Hengoed CF82 7PG	Refurbish and extend existing Grade II Listed former Gwyndy Girls School to provide improved facilities for the relocation of Ysgol Gynradd Gymraeg Caerffili Former St Ilan School Pontygwindy Road Caerphilly

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: This application relates to land within the boundary of the existing St. Ilan Secondary School, which is sited off Pontygwindy Road (B4263) Caerphilly. This land is located approximately half a mile to the north of Caerphilly Town Centre and has a frontage with this classified road.

Site description: The school was closed at the end of the 2008/2009 academic year, however the site remains unaltered since that time. The site is currently occupied by the existing school buildings.

The site is bounded by housing and a fire station to the north. To the south it borders the school playing fields, whilst to the east it backs onto the residential properties on Pontygwindy Road. To the west runs the Nant yr Aber watercourse, on the opposite bank of which is located Plasyfelin Primary School.

Development: The development involves the erection of extensions onto the existing Grade II Listed Building which was known as the Gwyndy Block of the Former St. Ilan Comprehensive School. The extensions link the single-storey listed building to the existing school building to the west. This latter structure will be used as the senior school whilst the Gwyndy Block will be for younger pupils.

This proposal represents the second of four phases of the re-use and extension of the school as part of the larger Pontygwindy School. Phase 1, which involves the refurbishment and sports hall extension to the adjacent Phoenix Block, to the west of the St. Ilan's, is already well underway.

Cont....

Application No. 13/0335/LA Continued

The main extensions comprise a new nursery block to the south, and primary school hall and community entrance to the north. To facilitate the southern extension an element of the building, which was a late addition dating from the 1960s will have to be demolished. The floor space lost to the demolition process will be 129 square metres whilst the net additional internal floor space to be created will be 1,321 square metres.

The extensions are both set back behind the main fabric of the listed building and are attached to the building in the south-west and north-west corners respectively.

The northern extension has a height to ridge of approximately 11 metres. It runs for around 30 metres due west and joins onto the senior school block located to the west. The extension provides for an entrance lobby, a school hall, various storage rooms and a kitchen and servery area.

The extension on the southern side is more of a self contained structure which does not link up to the senior school. It measures 8.5 metres to the ridge. The building provides a large nursery room with storage and office facilities.

Both structures are single-storey in design but are higher than the height of such normal buildings due to their internal functional use for education. The proposal also involves additional car-parking provision, to the south of the school buildings, and incidental structures such as the breakout building and free-standing canopy which are sited in the two courtyard areas of the Gwindy Block. There is also an element of fencing around the nursery building which exceeds 2 metres in height and therefore requires consent. This fencing is indicated as "ball-catch fencing", which describes its functional purpose.

Dimensions: The current building has a gross internal area measuring 1,465 square metres. Of this 129 square metres will be demolished. The proposed gross internal floor space will add up to 2,656 square metres, giving a net additional internal floor space measuring 1,321 square metres. Both of the main extensions are irregular in shape.

The break-out space in the northern courtyard is square in shape and has an internal area of 74 square metres. It is single-storey in height and measures 6 metres to the hipped apex of the roof. The free-standing canopy in the southern courtyard has a floor area measuring 90 square metres and a height of 2.5 metres.

Materials: The walls of the main extensions and the break out area are to be completed in facing brick and coloured render, whilst the roofs will be covered in slate. The canopy has a glazed roof on a steel frame.

Ancillary development, e.g. parking: The car-parking will be provided by a new area to the south of the school buildings and the re-arrangement of the existing parking area at the front and to the north of the building. At present the site provides 70 spaces. The proposed arrangement will allow for 155 spaces, this being an increase of 85 spaces at the site. The access into the car-park will remain as it is presently i.e off Pontygwindy Road.

The disabled car-parking provision will be increased from 4 to 12 spaces, whilst the number of cycle spaces will remain at 35.

Cont....

Application No. 13/0335/LA Continued

PLANNING HISTORY

5/5/91/0351 - Provide new teaching block and links to existing buildings - Granted 06.09.91.

5/5/93/0228 - Erect two storey mobile classroom - Granted 30.06.93.

5/5/93/0229 - Replace existing mobile classroom - Granted 30.06.93.

11/0398/LA - Refurbish existing school building, demolish existing sports hall and changing facilities and construct new sports hall and changing rooms - Granted 20.02.12.

12/0358/LA - Refurbish existing school building, demolish existing sports hall and changing facilities and construct new sports hall and changing rooms - Granted 05.07.12.

13/0336/LBCC - Refurbish and extend existing Grade II Listed former Gwyndy Girls School to provide improved facilities for the relocation of Ysgol Gynradd Gymraeg Caerffili - Granted 13.08.13.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is not allocated for a specific land-use in the plan, however it is located on an existing school site.

Policies: The policies of relevance in this plan are as follows:-

1. CW2 - Amenity.
2. CW15 - General Locational Constraints.
3. SP6 - Place Making.

NATIONAL POLICY: The proposal will also be assessed against Planning Policy Wales (Edition Nov. 2012) and Technical Advice Note 12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes, the overall school site area exceeded the 0.5 Hectare threshold for screening Schedule 2 proposals.

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The school is located within a Coal Mining Referral Area, and as such a risk assessment was required to be forwarded to The Coal Authority for their consideration.

Cont....

Application No. 13/0335/LA Continued

CONSULTATION

The Coal Authority - considered the Coal Mining Risk Assessment Report that was submitted and concluded that it raised no objection to the application.

Natural Resources Wales - originally commented that it required a Flood Consequences Assessment. This was duly provided and found to be acceptable in respect to addressing flooding issues. Revised comments were subsequently submitted which required the imposition of conditions relating to site levels.

Transportation Engineering Manager - required a Transport Statement to be provided in respect to the impact of the development on the local traffic and pedestrians using the surrounding transport network. This was subsequently provided and its conclusions were found to be acceptable in highway safety terms. On that basis no objections are raised subject to conditions concerning the provision of car and coach parking, parent drop-off area, the travel plan, and the provision of pedestrian cycle routes.

Head Of Public Protection - comments that the development is acceptable subject to the imposition of a range of conditions relating to dust and noise suppression, soil importation, and site lighting/illumination.

Senior Engineer (Land Drainage) - made a number of detailed drainage comments on the submission some of which will be required to be conditioned whilst the remainder will be forwarded on as advice to the applicant.

Dwr Cymru - raises no objection to the application, however it does make a range of comments on matters such as the apparatus it has on the school site, and how it should be protected during construction and also in regard to the drainage arrangements, both existing and proposed.

Countryside And Landscape Services - comments that the information submitted in the Bat Survey is satisfactory to address the issues relating to bats as a protected species. There is a requirement however to forward advice to the applicant regarding nesting birds, and bats, if found during the construction process.

Conservation & Design Officer - supports both the planning and listed building applications. A condition regarding the agreement of the roofing slates and ridge tiles to be used, was recommended.

Principal Valuer - commented that he had no objection to the proposal.

ADVERTISEMENT

Extent of advertisement: The application was advertised by way of site and press notices and also by direct neighbour consultation with 33 properties.

Cont....

Application No. 13/0335/LA Continued

Response: The response to this consultation exercise was one letter which, whilst not objecting to the application raised concerns regarding pedestrian movement within the site. The basis of these concerns are as follows:-

1. The pedestrian routes through the car-park potentially conflict with cars and buses using the car-park.
2. More appropriate routes could be provided which would reduce the risk to pedestrians.

Summary of observations:

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. The application was accompanied by a Bat Survey which the Council's Ecologist confirmed was acceptable and demonstrated that there were no issues raised which affected a protected wildlife species.

ANALYSIS

Policies:

The responses to the policies of relevance are as follows:-

Policy CW2 contains a number of criteria against which all applications are assessed. these are:-

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

Cont....

Application No. 13/0335/LA Continued

With regard to Criterion A, the extensions and other refurbishment works are all well located within the curtilage of the school site. The two main extensions are linked closely with the existing built fabric of the schools and as such provide a compact arrangement. The two smaller structures (i.e. the break out area and the canopy) are both located within the courtyards of the existing Gwindy Block, and as such cannot be seen from the outside.

In the circumstances it is considered that the requirements of Criterion A are met.

Criterion B refers to site over-development and its impact on the remaining curtilage and its surroundings. In this regard the school has substantial grounds (i.e. 6 Hectares) and whilst much of this lays to the south of the existing buildings, there is still a wide buffer of undeveloped land between the school buildings and the surrounding built development. It is not considered that over-development is an issue in this instance.

There has been a school on this site since 1933. It has served the area up until its closure in 2008/2009. As such its compatibility with the surrounding land uses is historically secure. Those surrounding uses have remained relatively unchanged. Consequently the relationship between the site and its surroundings has not altered. Criterion C is therefore satisfied.

The final requirement of this policy refers to the impact of the development on the viability of neighbouring land uses. It is not considered that this is applicable in this instance.

The second LDP policy of relevance is CW15, which relates to general locational constraints. Two criteria contained in this policy are of relevance, the first of these seeks to ensure that any development does not prejudice the allocated use of adjacent land, whilst the second requires development to accord with the role and function of the settlement in which they are located.

With regard to the first of these, it is evident that the relationship between the long standing land uses remains unaffected by this proposal. The development applied for is an up-grading of the existing facility and does not seek the introduction of a use which could adversely affect/impact on its surroundings.

In respect to the issue of its compatibility with the role and function of the settlement, the position of the school being well sited in respect to the community it serves, is one which is felt to accord with these criteria.

The final policy to be considered in respect to this development is SP6. The basis of this policy is to allow the creation of sustainable places by having full regard to the context of the local, natural, historic and built environment. In this regard the current development has been designed to complement the existing building and to provide access for people with disabilities. The proposed changes (including the extensions and the extensive refurbishment works) will help in improving the building's thermal efficiency as well as up-dating the electrical and mechanical fittings, thereby making it a more sustainable structure. It is considered that these changes have been designed not to visually detract from the historic fabric.

Cont....

Application No. 13/0335/LA Continued

For the above reasons it is considered that the Local Development Plan policies of relevance are complied with.

National guidance, in the form of Planning Policy Wales contains specific advice where applications for development which impacts on the historic environment. Chapter 6 refers to Conserving the Historic Environment, and requires the optimum viable use that is compatible with the character and setting of the historic building.

In respect to the matter of the planning application, it is considered that the design rationale that has been employed in respect to the extensions, has been sensitive to the listed building to which they are attached or sited close to. They are well designed in their context and are considered to be in accordance with the general advice provided by Planning Policy Wales, in respect to the impact on the listed building. Also the proposed refurbishment works and improved access provision along with the extensions to the Gwindy Block will provide for a learning environment which will allow the educational history of this site to continue into the future.

The quality of the design in respect to its historic environment is also consider to reflect the approach advocated in TAN 12: Design.

In the circumstances it is considered that there are no policy objections to this application. The proposal helps to preserve the listed building, its setting and the features of special architectural and historic interest which it possesses.

Comments from Consultees: None of the standard consultees raise objection which could sustain a refusal of permission. A number do however raise issues which require to be dealt with by the imposition of conditions attached to any consent granted.

Comments from public: With regard to the comments made by a member of the public the response of your officers is as follows:-

1. The Building Consultancy Section have responded to the issue of pedestrian crossing points in the site. They advise that the current arrangements are only temporary, and that all of the 85 pupils attending the Phase 1 element of the school will travel there by bus. As such there will be no pedestrians until September 2014 when Ysgol Gynradd Gymraeg Caerffili is relocated to the Gwindy Block (i.e. Phase 2).
2. They further advise that there will be a short period when buses and pedestrians do share the same access. However during this period the crossing point will be managed to reduce the Health and Safety risks to pedestrians. From September 2015 there will be segregation between the bus and main car-park traffic, which will use the northern parking area, and parents dropping off children who will use the southern parking area. This will reduce the potential for conflict between pedestrians and vehicular traffic.

Cont....

Application No. 13/0335/LA Continued

This information has been conveyed to the member of the public concerned who replied to the effect that they felt it was a helpful and considered response.

Other material considerations: As can be seen from the above report the Gwindy Block is a Grade II Listed Building. As such a tandem application was submitted for Listed Building Consent for the refurbishment and extensions to it (Ref. No. 13/0336/LBCC). On the basis that this Council is the applicant the matter was referred to the Welsh Government for determination in accordance with the provisions of regulation 9 of the Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012.

In a letter dated the 13th August 2013 confirmation was given, on behalf of the Minister for Housing and Regeneration, that Listed Building Consent for the matters applied for had been granted subject to conditions. The Minister commented that he agreed with the assessment that CADW had provided him with, and as such he had concluded that the "works will not have an adverse affect on the visual amenity and overall historical and architectural character of the listed building. I am satisfied that consent should be granted."

This consent is essential in permitting the development to proceed, without it any planning permission granted could not be implemented.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for dust mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with dust arising from construction works.
REASON: In the interests of the amenity of the area.
- 04) Prior to the development commencing on the construction of any roads, drainage, or buildings hereby approved a scheme for noise mitigation shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be employed as necessary to deal with noise arising from construction works.
REASON: In the interests of the amenity of the area.

Cont....

Application No. 13/0335/LA Continued

- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Prior to the commencement of the development a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.
REASON: In the interests of residential amenity.
- 07) Prior to the commencement of works on site a scheme for the drainage of foul, land and surface water shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 08) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of work on site an 'Interim Certificate' issued by an accredited body, certifying that the development shall achieve Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieve the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO²', shall be provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.
- 09) Unless otherwise agreed in writing with the Local Planning Authority, no building hereby permitted shall be occupied until a 'Final Certificate' issued by an accredited body, certifying that the building has achieved Building Research Establishment Environmental Assessment Method (BREEAM) overall level 'Very Good' and achieved the mandatory credits for 'Excellent' under issue 'Ene1 - Reduction of CO²', has been provided to and its receipt acknowledged in writing by the Local Planning Authority.
REASON: To comply with the requirements of Ministerial Interim Planning Policy Statement 01/2009 or any statement revoking and re-enacting the Statement in part or in full.
- 10) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the completion of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.

Cont....

Application No. 13/0335/LA Continued

- 11) Prior to work commencing on the development hereby approved, details of the "ball catch fencing" indicated on approved Drawing Number P102, shall be submitted and agreed in writing with the Local Planning Authority. Thereafter the agreed fence shall be erected concurrently with the development.
REASON: In the Interests of visual amenity.
- 12) The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Consequences Assessment (FCA) (produced by Mott MacDonald, July 2013) and the following mitigation measures detailed within the FCA:-
The finished floor level of the proposed southern Gwindy Block extension is to be set at 80.715m AOD as shown in the FCA (Figure 13922/06, Rev T1).
REASON: To reduce the risk of flooding to the proposed development and future occupants.
- 13) As part of the details required in Condition 07) above no development shall take place until such a time as a scheme to dispose of surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall (i) ensure that run-off from the development will not exceed that of the existing site (ii) allow for the effects of climate change and ensure the schemes/systems remains effective for the lifetime of the development
REASON: To prevent flooding elsewhere by managing surface water run-off resulting from the development and reduce the risk of surface water flooding to the proposed development.
- 14) Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor details of which shall be agreed with the Local Planning Authority prior to its installation.
REASON: To prevent pollution.
- 15) The development shall not be occupied until the area indicated for car parking, coach/bus parking and parent drop-off area 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.
- 16) 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 timescale's contained therein. The travel plan should also assess pupil travel routes/modes and identify possible improvements to include cycleway links to the National Cycle Network.
REASON: To encourage the use of a variety of transport options.

Cont....

Application No. 13/0335/LA Continued

- 17) Notwithstanding the submitted plans prior to the commencement of work on site revised details of the pedestrian/cycleway improvements at the main vehicular entrance off Pontygwindy Road shall be submitted to and approved in writing by the Local Planning Authority. The revised details shall assess whether there is opportunity to widen and improve the existing footways immediately outside the gate entrance to allow for shared cycle/pedestrian use. The works shall then be completed in accordance with the approved plan prior to the beneficial occupation of the development hereby approved.
REASON: In the interests of highway safety.

Advisory Note(s)

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

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW15 and SP6.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0375/FULL 30.05.2013	3 Elms Investments Ltd Mr R Pettit C/o Architecture Ltd Mr M Lougher Suite 17 Malpas Court Oliphant Circle Newport NP20 6AD	Erect side extension to sales kiosk and resurface car parking area Chequered Flag Petrol Station Newport Road Trethomas Caerphilly CF83 8GB

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site is located at the junction of the A468 Newport Road with the access to Graig y Rhacca housing estate. The site is to the north side of the A468 Newport Road, and to the west of the access to Graig y Rhacca housing estate, which is to the east of Trethomas.

Site description: This is a well established petrol filling station with a small shop at the eastern end, and four pump islands sheltered by a canopy at the centre of the site. The eastern end is hard surfaced.

Development: This application is for the erection of a side extension to the existing sales kiosk, and the resurfacing of the car parking area. It follows the approval in 2011 of an application for more comprehensive scheme to expand the use of the service station and the retail element at the site.

Dimensions: The overall site dimensions are 85 m in width (west to east), and a maximum of 35 m in depth (at the western end of the site), which measures as a total site area of 0.199 ha. The extension to the kiosk would be 10.7 x 3.3 m, providing an additional floor area of 36 sq. m. The heights of the proposed alterations to both canopy and the kiosk would match the existing. The floor area of the extended kiosk would be 132 sq. m.

Materials: The proposed extension to the building will be constructed in grey facing brickwork to match the existing, with the same eaves height, and signage fascia.

Cont....

Application No. 13/0375/FULL Continued

Ancillary development, e.g. parking: The existing site is almost fully hard surfaced. The site is predominantly concrete surfaced where fuel is dispensed and delivered and where HGVs turn, with the remainder being tarmac surfaced, apart from an area of rough gravel at the east end of the site. Rainwater is collected in drainage channels and gullies and passes through a fuel interceptor at the east end of the site before discharging to the watercourse. It is proposed that the gravelled area be surfaced with tarmac, positively drained and parking spaces be clearly defined. The extension of the drained surface will allow the collection of surface water from parking areas and will pass it through the existing interceptor located at the east end of the site and this is considered to be preferable to allowing it to soak into the ground. In order to ensure that the development is environmentally responsible the proposed extension is designed to meet the current Building Regulations in terms of thermal insulation and energy.

PLANNING HISTORY

P/00/0963 - Install cash dispenser - Granted 07.12.00.

11/0240/FULL - Extend, alter and partially demolish existing filling station kiosk, extend existing forecourt canopy, re-arrange fuel pumps, tarmac rough ground and mark out parking spaces, and relocate air/water dispenser and vacuum facility - Granted 09.06.11.

12/0439/FULL - Extend and alter existing petrol filling station kiosk, tarmac surfacing of rough ground and mark out parking spaces - Withdrawn 10.09.12.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: Land within settlement boundary, not allocated.

Policies: Policies CW2 (Amenity) and CW3 (Highways).

NATIONAL POLICY: Planning Policy Wales 2012.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site falls within an area where The Coal Authority advises that no coal mining risk assessment is necessary.

Cont....

Application No. 13/0375/FULL Continued

CONSULTATION

Transportation Engineering Manager - no objection subject to conditions and make comments of which the applicant should be advised.

National Grid - raises no objection but provides information about its apparatus in the vicinity of the site and make comments in respect of the proposals of which the applicant should be advised.

Bedwas, Trethomas & Machen Community Council - raises objection for the reason the access is dangerous.

ADVERTISEMENT

Extent of advertisement: A site notice was erected and two nearby/adjacent neighbours notified by letter.

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 reasonable can to prevent crime and disorder in its area? None, provided the applicant takes the normal security precautions associated with such premises.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The building has been assessed, and due to its modern construction, the conclusion drawn by the Council's Ecologist, is that it has limited potential for roosting bats and/or nesting birds, thus there is no requirement for an ecological survey or for any mediation.

ANALYSIS

Policies: Chapter 10 of Planning Policy Wales (PPW, Edition 4) sets out the national planning policy in respect of Planning for Retail and Town Centres. PPW indicates that when determining applications including the re-development or extension of retail uses that are best located in a town centre, local planning authorities should take into account:-

- compatibility with any community strategy or up-to-date development plan strategy;
- need for the development/extension, unless the proposal is for a site within a defined centre or one allocated in an up-to-date development plan;
- the sequential approach to site selection;
- impact on existing centres;
- net gains in floorspace where re-development is involved, and whether or not it is like-for-like in terms of comparison or convenience;
- rate of take-up of allocations in any adopted development plan;
- accessibility by a variety of modes of travel;
- improvements to public transport;

- impact on overall travel patterns; and
- best use of land close to any transport hub, in terms of density and mixed use.

The Chequered Flag garage lies outside of the village centre of Trethomas, which comprises a number of small shops and other businesses. However, the garage kiosk is an established shop linked to a petrol station, and therefore could not be located elsewhere in the same format. The proposed development represents only a 96 sq. m extension to the existing 108 sq. m. It is not considered that this minor extension to an existing facility would have a significant impact upon the existing centre of Trethomas, the nearby local centre of Bedwas or the Principal Town Centre of Caerphilly.

In accordance with Technical Advice Note (TAN) 4: Retailing and Town Centres, a retail impact assessment was not needed to support this application as the gross floor space is less than 2,500 sq. m.

Local Development Plan

The site lies within the Southern Connections Corridor (SCC), where the LDP strategy seeks to consolidate development within existing settlement boundaries and on brownfield sites. The proposal would accord with Policy SP3 on the Development Strategy in the SCC as it uses previously developed land, makes efficient use of existing infrastructure, has regard to the economic function in the area through the provision of additional jobs and protects the natural heritage from inappropriate forms of development. Given the nature of the business as a petrol station and kiosk, it is likely that an expansion of the facility may increase car borne trips, but the length of journeys may be decreased by the provision of an expanded local service.

Trethomas is a residential settlement as defined in Policy SP4. The LDP Strategy seeks to enhance existing residential settlements in accordance with their role and function and the provision of neighbourhood shops serving immediate needs would accord within this role and function.

The site lies within the settlement boundary as defined by Policy SP5 of the LDP. The settlement boundary defines the area within which development would normally be acceptable, taking into account all other material considerations.

Policy CW16 on Locational Constraints - Retailing is relevant to this proposal. This policy indicates that outside of defined Principal Town Centres proposals for additional retail floorspace will only be permitted where:-

- A The vitality and viability of nearby Principal Town Centres will not be undermined, taking into account the cumulative effects of other approved retail developments, recently completed developments and Plan commitments, and
- B The proposal would not undermine the Council's retail strategy, a Town Centre Action Plan or any regeneration plans that the Council has formally approved, or
- C The proposal is:
 - i A new retailing unit of 1000 sq. m or less in size, or the change of use of such a size, and
 - ii To serve neighbourhood needs, or is ancillary to another commercial use.

Cont....

Application No. 13/0375/FULL Continued

Given the small size of the extension, it is considered that the proposal would adhere to the requirements of the policy, as it would not undermine the vitality and viability of the Principal Town Centre of Caerphilly. It is recognised that a retail development comprising four retail units with a total gross floor area of 650 sq. m; which includes a Tesco A1 retail foodstore has been granted planning permission on a nearby site in Trethomas. Even taking the Tesco development into consideration, it is considered that the impact on the Principal Town Centre of Caerphilly will not be significant.

In accordance with criterion C, the proposed extension is less than 1000 sq. m in size. It is also both serving neighbourhood needs and ancillary to the commercial use of the site as a petrol station.

Policy CW2 on Amenity identifies that development proposals should ensure that proposed use would not constrain the development of neighbouring sites for their identified land use. The Proposals Map indicates that the route for the Bedwas Colliery Access Road (TR7.2) is located through the Chequered Flag garage site. The access road is necessary to facilitate the development of the Bedwas Colliery site for a mixed-use development comprising leisure, 630 houses and a new school. Existing access routes are substandard and the access road is therefore essential to the delivery of this allocation.

Whilst the route indicated on the Proposals Map for the Bedwas Colliery Access Road is only indicative, the exploratory work that has been carried out to date indicates that the preferred option for the access road is through the application site.

Notwithstanding this, it is recognised that the Chequered Flag petrol station is already located on the site and therefore the constraint to development already exists. Whilst the extension of the kiosk facility will clearly not alleviate this constraint, it will not significantly exacerbate the existing issue. On this basis, there is no policy objection to the application on the grounds that it will constrain the development of the Bedwas Colliery Access Road, as the main constraint to development is the petrol station already in existence.

It is considered that the proposed re-development of the petrol station including extension of the retail kiosk would accord with national and local policy, as the proposed increase in floorspace is small in scale. Whilst the location of the garage would constrain the development of the Bedwas Colliery Access Road, which may impact on the wider development of the Bedwas Colliery site, the constraint to development is the existing petrol station and, in judging this application on its merits, it is not considered that the application will increase this existing conflict.

There is therefore no objection on policy grounds to the proposed application.

The site operates on a one-way circulation system, with vehicles entering the site at the west and exiting at the east. Light vehicles are refuelled under the forecourt canopy, leaving the site to the south of the sales building, whilst HGVs and PSVs (heavy goods vehicles and passenger service vehicles) are routed to the north of the site, without benefit of a canopy. The area of rough ground to the east of the site is used as an informal parking area.

The proposed extension would be constructed of matching materials in the same style, and would be acceptable in appearance.

Cont....

Application No. 13/0375/FULL Continued

Therefore, it is considered that the proposed improvements will not result in any significant impact on local amenity, and should be granted permission.

Comments from Consultees: There is objection from Bedwas Trethomas and Machen Community Council, on the grounds of increased traffic, a dangerous junction with a history of highway problems including accidents. In respect of the objection from the Community Council, the Transportation Engineering Manager does not consider there to be a conflict such that highway safety would be compromised and has raised no objection.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to its first use the proposed parking areas shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. are not carried onto the public highway.
REASON: In the interests of highway safety.

Advisory Note(s)

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

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0519/FULL 11.07.2013	Mr Bevan 75 Pontygwindy Road Caerphilly CF83 3HG	Erect gable fronted conservatory to rear 75 Pontygwindy Road Caerphilly CF83 3HG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: On the western side of Pontygwindy Road, Caerphilly.

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

Development: Erect gable fronted conservatory to rear.

Dimensions: 6.0 metres wide, by 3.1 metres deep and 3.6 metres high to the apex.

Materials: External finishes of the proposal would be white upvc framework, red brickwork dwarf walls and clear glass roofing.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is within the settlement boundary.

Policies: CW2 (Amenity) and CW3 (Design Considerations - Highways) and Guidance Notes 2 and 7 of Supplementary Planning Guidance LDP7.

NATIONAL POLICY:

Planning Policy Wales (2012) and 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.

Cont....

Application No. 13/0519/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a householder development and so this matter will be considered through the Building Regulations if necessary.

CONSULTATION

None.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

ANALYSIS

Policies: The proposed conservatory would be in proportion to the scale of the site and its design and materials are in keeping with the surroundings. Although the combined depth of the conservatory and the ground floor extension would be 6.8 metres, when considering the context of the existing property and neighbouring properties as well as the glazed nature of both the roof and the upper walls the proposal would not have an overshadowing or overbearing impact on the neighbouring property. It should also be noted that there would be no unacceptable impact on the amenity of the adjacent properties or land than the existing situation due to the presence of existing fencing and hedgerow to the side elevations, as well as obscure glazing in the southern elevation. The proposal would not result in the over-development of the site and would have no detrimental impact on the safe, effective and efficient use of the transportation network.

Therefore the proposal is compliant with policies in the Adopted Local Development Plan, Supplementary Planning Guidance LDP7, Planning Policy Wales (2011) and TAN 12: Design.

Cont....

Application No. 13/0519/FULL Continued

Comments from consultees: None.

Comments from public: None.

Other material considerations: The development is considered acceptable in all other aspects. This application is reported to Planning Committee because the applicant is a County Councillor.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) the conservatory windows facing south shall be glazed with obscure glass. Any replacement or repair shall only be with obscure glass.
REASON: In the interests of residential amenity.

Advisory Note(s)

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

The comments of the Council's Ecologist are brought to the applicant's attention.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
13/0431/LA 24.04.2013	CCBC - Chief Housing Officer Caerphilly County Borough Council Cherry Tree House Carlton Drive Pen-Y-Fan Industrial Estate Pen-Y-Fan Newport NP11 4EA	Remove existing PRC panels and columns and construct new steel frame skin with insulated render system finish and replace existing windows and doors 6, 8 & 9 Rectory Road And 8, 10, 16, 18, 24, 26, 32, 34, 36, 52 & 58 Bryntirion Bedwas Caerphilly	Granted 29.07.2013
13/0382/FULL 23.05.2013	Mr D Herbert 8 Heol Celyn Hengoed CF82 7NS	Erect single-storey utility and shower room extension 8 Heol Celyn Hengoed CF82 7NS	Granted 29.07.2013
13/0389/FULL 28.05.2013	Mr W Hughes 53 Bailey Street Deri, Bargoed CF81 9HU	Erect garage Land Rear Of 53 Bailey Street Deri Bargoed CF81 9HU	Granted 29.07.2013
13/0407/COU 03.06.2013	Formanta Ltd Mr P Bhoja 8 - 10 Shopping Parade Troed Y Bryn Penyrheol Caerphilly CF83 2PX	Change the use from Hairdressers to Cafe (A3) Salon Michelle 6 Shopping Parade Troed-Y-Bryn Penyrheol	Granted 29.07.2013
13/0408/FULL 03.06.2013	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	Granted 29.07.2013
13/0409/FULL 03.06.2013	Ms S Morris 8 Jenkins Row Deri CF81 9HY	Erect first floor extension and erect conservatory to rear of property 8 Jenkins Row Deri Bargoed CF81 9HY	Granted 29.07.2013

13/0489/NOTA 01.07.2013	Miss J Williams Smugglers Run Pen-Deri Farm Lane Argoed Blackwood NP12 0HU	Erect steel and wooden framed building for agricultural purposes Smugglers Run Pen-Deri Farm Lane Argoed Blackwood	Prior Approval Not Required 29.07.2013
13/0320/COU 29.04.2013	Mr W Jones Carrow Hill Farm Carrow Hill St Brides Netherwent Nr Magor Monmouthshire NP26 3AU	Change use of redundant Public House into two self-contained dwellings with associated external alterations The Old Swan 58 Commercial Road Abercarn Newport	Granted 30.07.2013
13/0394/RET 30.05.2013	Mr Emery 14 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Retain the alteration of approved dwelling to include rear conservatory extension 14 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 30.07.2013
13/0395/RET 30.05.2013	Mr Dobbs C/o 10 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Retain alteration of approved dwelling to include rear conservatory extension 10 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 30.07.2013
13/0014/FULL 08.01.2013	Mr L P Lazarou 8 Market Street Caerphilly CF83 1NX	Erect detached dwelling and garage Land Adjoining 62 Pandy Road Bedwas Caerphilly	Granted 02.08.2013
13/0411/FULL 07.06.2013	Mr C Jones 10 Cylla Street Penybryn Hengoed CF82 7GE	Erect single-storey rear extension 10 Cylla Street Penybryn Hengoed CF82 7GE	Granted 02.08.2013
13/0412/NCC 07.06.2013	Mr B Davies Belmont House 7 Mount Pleasant Ynysddu Newport NP11 7JQ	Vary condition 1 of planning permission 08/0405/FULL to extend the period of time within which to commence development Land Adjacent To 7 Mount Pleasant Ynysddu Newport	Granted 02.08.2013
13/0418/FULL 07.06.2013	Mr M Jones 23 Oak Terrace Fleur-de-lis Blackwood NP12 3RW	Erect two-storey rear extension 32 Pengam Street Glan-y-nant Blackwood NP12 3XJ	Granted 02.08.2013

13/0421/TPO 10.06.2013	Mr G Greenslade 71 North Road Pontywaun Crosskeys Newport NP11 7FW	Reduce crown of tree (T8) by 20%. St Lukes Church Twyn Road Abercarn	Granted 05.08.2013
13/0423/FULL 11.06.2013	Mr C Young Naptonia Commercial Street Pengam Blackwood NP12 3UA	Construct garage Naptonia Commercial Street Pengam Blackwood	Granted 05.08.2013
13/0425/FULL 11.06.2013	Mr K Williams 12 Garden Street Llanbradach Caerphilly CF83 3LZ	Construct a conservatory to rear of property 12 Garden Street Llanbradach Caerphilly CF83 3LZ	Granted 05.08.2013
13/0427/FULL 11.06.2013	Mr Haines 3 Machen Close Risca Newport NP11 6LJ	Erect single-storey extension and dormer extension to rear of property 3 Machen Close Risca Newport NP11 6LJ	Granted 05.08.2013
13/0428/FULL 11.06.2013	Mr Brunker 1 Clos Waun Fach Caerphilly CF83 1TW	Erect conservatory to the rear elevation 1 Clos Waun Fach Caerphilly CF83 1TW	Granted 05.08.2013
13/0444/FULL 14.06.2013	Mr D Woosnam 35 Bryn-Y-Fran Avenue Trethomas Caerphilly CF83 8GS	Demolish existing garage to the rear of the property and replace with new workshop/garage 35 Bryn-Y-Fran Avenue Trethomas Caerphilly CF83 8GS	Granted 05.08.2013
13/0446/FULL 17.06.2013	Mr & Mrs Goodman 7 Sword Hill Caerphilly CF83 2AG	Convert garage into habitable room and ancillary works 7 Sword Hill Caerphilly CF83 2AG	Granted 05.08.2013
13/0450/FULL 18.06.2013	Mr Martin Horton 14 Court Road Energlyn Caerphilly CF83 2QW	Erect single-storey rear extension for use as kitchen and dining area 14 Court Road Energlyn Caerphilly CF83 2QW	Granted 05.08.2013
13/0451/FULL 18.06.2013	Mr A James 9 Riverside Terrace Machen Caerphilly CF83 8NE	Demolish and rebuild existing detached garage 9 Riverside Terrace Machen Caerphilly CF83 8NE	Granted 05.08.2013

13/0453/FULL 19.06.2013	Mr Robinson Woodlands Heol Fargoed Bargoed CF81 8FQ	Create first floor and dormer to bungalow Woodlands Heol Fargoed Bargoed CF81 8PQ	Granted 06.08.2013
13/0459/FULL 19.06.2013	Mr C Webb 5 Castell Morgraig Caerphilly CF83 3JH	Erect a two storey side extension 5 Castell Morgraig Caerphilly CF83 3JH	Refused 06.08.2013
13/0455/FULL 20.06.2013	Mr M King 52 Hazel Grove Caerphilly CF83 3BP	Erect conservatory to rear 52 Hazel Grove Caerphilly CF83 3BP	Granted 06.08.2013
13/0462/FULL 20.06.2013	Mr Cooper 48 Sycamore Court Woodfieldside Blackwood NP12 0DA	Alter and extend existing conservatory 48 Sycamore Court Woodfieldside Blackwood NP12 0DA	Granted 06.08.2013
13/0430/COU 12.06.2013	Aaliyahs Glam Bar Ms K Evans 34 Acacia Terrace Persondy Abercarn Newport NP11 5JG	Change the use of vacant shop to beauty salon (ground floor only) 2 High Street Abercarn Newport NP11 5GJ	Granted 07.08.2013
13/0435/RET 14.06.2013	Mr S Buyuk The Diner 15 High Street Bargoed CF81 8RA	Retain change of use from A1 shop to A3 cafe The Diner 15 High Street Bargoed CF81 8RA	Granted 07.08.2013
13/0406/FULL 04.06.2013	Miss M Iles 76 New Road Deri Bargoed CF81 9GL	Take down the existing rear garden retaining walls and steps, take back garden and build new retaining walls and steps 76 New Road Deri Bargoed CF81 9GL	Granted 08.08.2013
13/0432/RET 13.06.2013	Mr & Mrs J R Cotterell 61 Pontygwindy Road Caerphilly CF83 3HD	Retain wall boundaries adjacent to highway (lane) which exceed 1 metre (at rear garden) 61 Pontygwindy Road Caerphilly CF83 3HD	Granted 08.08.2013
13/0437/FULL 14.06.2013	Mr R Beynon 43 Glanhowy Road Wyllie Blackwood NP12 2HW	Erect two-storey rear extension 43 Glanhowy Road Wyllie Blackwood NP12 2HW	Refused 09.08.2013

13/0443/FULL 14.06.2013	Grange Industries Ltd Mr R Thomas 7 Swanbridge Court Bedwas House Industrial Estate Bedwas Caerphilly CF83 8FW	Create front access off main road into car park area Grange Industries 7 Swanbridge Court Bedwas House Industrial Estate Bedwas	Granted 09.08.2013
13/0036/COU 17.01.2013	Mr M W Moss 2 Angel Lane Aberbargoed Bargoed CF81 9FY	Convert existing public house and flat into four two-bedroom flats Old Farm Inn Angel Lane Aberbargoed CF81 9FW	Granted 12.08.2013
13/0354/FULL 13.05.2013	Mr G Jones 62 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AE	Demolish existing single-storey extension, erect new single- storey extension to rear and side to provide kitchen, dining room, utility and bathroom and convert attic to create bedroom 62 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AE	Granted 12.08.2013
13/0417/LA 10.06.2013	CCBC C/o Private Sector Housing Mr S Underwood Ty Pontllanfraith Housing Agency Pontllanfraith Blackwood NP12 2YW	Erect 1.8m wooden fence to rear garden 31 West Avenue Trecenydd Caerphilly CF83 2SF	Granted 12.08.2013
13/0440/FULL 17.06.2013	Mr & Mrs D Dowle 2 Lon-Y-Llwyn Nelson Treharris CF46 6HU	Convert garage to living space and erect extensions to front and rear of existing house 2 Lon-Y-Llwyn Nelson Treharris CF46 6HU	Granted 12.08.2013
13/0441/RET 17.06.2013	Daisymoon Designs Ltd Mr W Rees Banalog Farm Banalog Terrace Hollybush Blackwood NP12 0SF	Retain the change of use from barn-workshop to a workshop Banalog Farm Banalog Terrace Hollybush Blackwood	Granted 12.08.2013
13/0445/FULL 17.06.2013	Mr B Charles 9 Rose Court Pantside Newport NP11 5LR	Demolish existing porch, erect new porch and extend lounge 9 Rose Court Pantside Newport NP11 5LR	Granted 12.08.2013

13/0457/FULL 20.06.2013	Mr A Wilde 17 Gaer Place Gelligaer Hengoed CF82 8EQ	Erect single storey extension to side to form kitchen 17 Gaer Place Gelligaer Hengoed CF82 8EQ	Granted 12.08.2013
13/0469/FULL 25.06.2013	Miss S Goldsworthy 39 Twynyffald Road Cefn Fforest Blackwood NP12 1HQ	Erect single storey extension to rear elevation to be used as a kitchen and dining room 39 Twynyffald Road Cefn Fforest Blackwood NP12 1HQ	Granted 12.08.2013
13/0336/LBCC 07.05.2013	CCBC Mr B Hopkins Ty Penallta Ystrad Mynach Hengoed CF82 7PG	Refurbish and extend existing Grade II Listed former Gwyndy Girls School to provide improved facilities for the relocation of Ysgol Gynradd Gymraeg Caerffili Former St Ilan School Pontygwindy Road Caerphilly	Granted 13.08.2013
13/0414/FULL 10.06.2013	Bowls Allotment Association Mrs J Finch 50 Sunningdale Caerphilly CF83 1BB	Replace existing single-storey shed with more appropriate and suitable single-storey structure Allotment Energlyn Terrace Energlyn Caerphilly	Granted 13.08.2013
13/0467/FULL 25.06.2013	Mr & Mrs Rees 27 St David's Drive Graig-y-rhacca Caerphilly CF83 8RG	Erect front entrance porch with toilet 27 St David's Drive Graig-y-rhacca Caerphilly CF83 8RG	Granted 13.08.2013
13/0499/FULL 03.07.2013	Mr G Thomas 14 Bryngwyn Watford Caerphilly CF83 1ET	Erect single storey side extension 14 Bryngwyn Watford Caerphilly CF83 1ET	Granted 13.08.2013
12/0839/FULL 12.11.2012	Mr & Mrs R Ward Parc Y Lan 7 Mountain Road Caerphilly CF83 1HG	Amend floor slab level for Plot 2 Parc Y Lan 7 Mountain Road Caerphilly CF83 1HG	Granted 14.08.2013
13/0115/COU 20.02.2013	Mrs L Rosser 10 Dawson Close Ringland Newport NP19 9JH	Change the use of chapel to a four bedroom home Gospel Mission Chapel Commercial Road Abercarn Newport	Granted 14.08.2013

13/0124/OUT 21.02.2013	Mr C Clarke The Croft 2 Church Street Machen Caerphilly CF83 8PJ	Erect detached dwelling house Land Adjacent To 2 Rose Cottages Church Street Machen Caerphilly	Granted 14.08.2013
13/0383/RET 23.05.2013	Mr C Nowell 12 Wingfield Crescent Llanbradach Caerphilly CF83 3NU	Retain single-storey rear extension 12 Wingfield Crescent Llanbradach Caerphilly CF83 3NU	Granted 14.08.2013
13/0404/FULL 31.05.2013	Mrs M Shide 2 Castle Street Fleur-de-lis Blackwood NP12 3UH	Erect two-storey extension and balcony to provide a ground floor utility room and bathroom and a first floor bedroom, shower room and balcony 2 Castle Street Fleur-de-lis Blackwood NP12 3UH	Granted 14.08.2013
13/0458/FULL 19.06.2013	Miss E Tucker 54 Pandy Road Bedwas Caerphilly CF83 8EJ	Repoint wall and extend by 1.4 metres 54 Pandy Road Bedwas Caerphilly CF83 8EJ	Granted 14.08.2013
13/0460/RET 21.06.2013	Mr Badham C/O PGM Designs Ltd Mr P Maiello 23 Queen Marys Walk Llanelli Carmarthenshire SA15 1PG	Retain alteration of house type to include rear conservatory extension 18 Clos Rhos Hir Caerphilly CF83 3SD	Granted 14.08.2013
13/0495/TCA 02.07.2013	Mr W Walker Knoll House New Road Gelli-haf Pontllanfraith Blackwood NP12 2QE	Remove split and damaged branches and tidy up poor pruning wounds on the cherry laurel hedge prunus laurocerasus Knoll House New Road Gelli- haf Pontllanfraith	No objection raised 14.08.2013
13/0157/OUT 05.03.2013	Mr & Mrs Hudd Wauntysswg Farm Tredegar NP22 5BQ	Erect three residential dwellings Land South West Of Carn Y Tyla Terrace Abertysswg Tredegar	Granted 15.08.2013
13/0203/FULL 15.03.2013	Mr D Jones 9 Llys Cyncoed Oakdale Blackwood NP12 0NQ	Convert garage, add first floor extension above and erect a new detached double garage 9 Llys Cyncoed Oakdale Blackwood NP12 0NQ	Granted 15.08.2013

13/0449/FULL 17.06.2013	Mr A Kent 24 Ynys Y Coed Oakdale Blackwood NP12 0EG	Convert integral garage and erect garden shed/summer house 24 Ynys Y Coed Oakdale Blackwood NP12 0EG	Granted 15.08.2013
13/0461/COU 20.06.2013	Mr K Zaman 29 Pontygwindy Road Caerphilly CF83 3AD	Change the use of the ground floor ancillary storage room into additional seating/waiting area and install a new shop front Valley Garden 29-31 Pontygwindy Road Caerphilly	Granted 15.08.2013
13/0464/FULL 21.06.2013	Ms A Mainwearing 40 Homeleigh Newbridge Newport NP11 4RR	Erect two storey side extension and single storey rear extension 40 Homeleigh Newbridge Newport NP11 4RR	Granted 16.08.2013
13/0468/FULL 25.06.2013	Mr C MacManus 60 Drum Tower View Caerphilly CF83 2XW	Install patio doors to rear, and new porch over front door 60 Drum Tower View Caerphilly CF83 2XW	Granted 20.08.2013
13/0480/COU 27.06.2013	Aquagas Training UK Ltd Unit 2 (56/57) Tafarnaubach Industrial Estate Tredegar NP22 3AA	Change the use to a training and assessment centre for gas fitters and similar Unit 7 Bedwas Business Centre Bedwas House Industrial Estate Bedwas	Granted 20.08.2013
13/0472/FULL 26.06.2013	Mr D Saunders 7 Cwrt Hendre Blackwood NP12 3LR	Erect two storey extension 7 Cwrt Hendre Blackwood NP12 3LR	Granted 21.08.2013
13/0473/FULL 26.06.2013	Mr J Davies 6 Islwyn Terrace Pontllanfraith Blackwood NP12 2LJ	Erect first floor rear extension 6 Islwyn Terrace Pontllanfraith Blackwood NP12 2LJ	Refused 21.08.2013
13/0448/FULL 17.06.2013	Ms C Green 79 Brynmynach Avenue Tredomen Ystrad Mynach Hengoed CF82 7BY	Construct a balcony at rear of property 79 Brynmynach Avenue Tredomen Ystrad Mynach Hengoed	Granted 22.08.2013
13/0471/RET 26.06.2013	Mr Mitchell C/o Mr P Maiello 23 Queen Marys Walk Llanelli Carmarthenshire SA15 1PG	Alter approved dwelling to include rear conservatory extension 20 Tirfilkins Close Pontllanfraith Blackwood NP12 2LY	Granted 22.08.2013

13/0477/FULL 26.06.2013	Miss N Frowen 4 Glen View Newport Road Hollybush Blackwood NP12 0SQ	Install EWI on front and rear of the property, extension to be render only to match main house 4 Glen View Newport Road Hollybush Blackwood	Granted 22.08.2013
13/0476/ADV 27.06.2013	Sainsburys Supermarkets Ltd C/O WYG Miss L Darch 5th Floor Longcross Court 47 Newport Road Cardiff CF24 0AD	Erect various advertisements Sainsburys Supermarkets Ltd Unit 1A Block H Newbridge Road Industrial Estate	Granted 22.08.2013
13/0481/FULL 27.06.2013	Mr & Mrs R Jones The Paddock Melin Place Croespenmaen Newport NP11 3BL	Convert detached four bay garage with visitors accommodation above to independent three bedroom dwelling with integral garage and private drive serving two dwellings Cae Bach Paddock Melin Place Croespenmaen Newport	Granted 22.08.2013
13/0482/RET 27.06.2013	Mr R Wicks Herridge House 29 Dynevor Terrace Nelson Treharris CF46 6PD	Retain garage Herridge House 29 Dynevor Terrace Nelson Treharris	Granted 22.08.2013
13/0039/FULL 17.01.2013	Mr C Joyce 130 Maes Glas Caerphilly CF83 1JW	Carry out internal alterations and two-storey rear/side extension including new living room, bedroom and bathroom 1 Llwynceilyn Cottages Cefn-Porth Road Lisvane Cardiff	Granted 23.08.2013
13/0410/FULL 06.06.2013	Mr D Phillips 16 Cae Llwyd Caerphilly CF83 3HB	Erect single-storey kitchen extension 16 Cae Llwyd Caerphilly CF83 3HB	Granted 23.08.2013
13/0484/FULL 28.06.2013	Ms R Stevens 35 Heathlands Ystrad Mynach Hengoed CF82 7AZ	Erect rear extension to kitchen and dining areas 35 Heathlands Ystrad Mynach Hengoed CF82 7AZ	Granted 23.08.2013

13/0485/FULL 28.06.2013	Mr C Wootton 22 Highland Crescent Springfield Pontllanfraith Blackwood NP12 2NE	Erect conservatory 22 Highland Crescent Springfield Pontllanfraith Blackwood	Granted 23.08.2013
13/0490/FULL 01.07.2013	Mr M Tetley 32 Fflorens Road Treowen Newport NP11 3EB	Erect detached garage 32 Fflorens Road Treowen Newport NP11 3EB	Granted 23.08.2013
13/0491/FULL 02.07.2013	Mr S Date 40 Parc Bevin Croespenmaen Newport NP11 3AN	Erect two-storey rear extension 40 Parc Bevin Croespenmaen Newport NP11 3AN	Granted 23.08.2013
13/0496/TPO 02.07.2013	O Field Tree Surgery Ltd Mr O Field Chapel Cottage Chapel Lane Abergavenny Monmouthshire NP7 7BT	Carry out 2-3m crown reduction and 10 - 25% crown thin 9 Lon Pennant Cwmgelli Blackwood NP12 1EL	Granted 23.08.2013
13/0504/FULL 04.07.2013	Mr M Orchard Orchard House Pandy Road Bedwas Caerphilly CF83 8JQ	Convert existing garage to home office/studio Orchard House Pandy Road Bedwas Caerphilly	Granted 23.08.2013
13/0505/FULL 04.07.2013	Mr M Godfrey 26 Mountain Road Caerphilly CF83 1HJ	Rebuild at the same location a marginally wider but shorter brick/slate garage 26 Mountain Road Caerphilly	Granted 23.08.2013
13/0536/TCA 16.07.2013	Mr L Hogg Llwyncelyn Draethen Newport NP10 8GB	Fell trees T12 and T13 as identified in the Tree Survey dated 23rd March 2012 Llwyncelyn Draethen Newport NP10 8GB	No objection raised 23.08.2013

**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.
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.
11/0885/RET 29.11.11	Retain steel flue at rear elevation Erhans Charcoal Grill, 2 Pengam Road, Ystrad Mynach, Hengoed.	Awaiting comments of consultees.
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.
12/0394/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.
12/0571/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.
12/0672/FULL 13.09.12	Erect two-storey extension to side of dwelling and single-storey sun lounge extension to rear at Maes-Yr-Haf, Old Pant Road, Pantside, Newport.	Awaiting views of consultees.
12/0676/NCC 14.09.12	Vary conditions 2 and 3 of planning permission 08/0373/OUT (Improve existing site access/highway and erection of housing development) to extend period within which development can commence for further 3 and 5 years respectively at Old Station Yard, Bridge Street, Abercarn.	Subject to further discussion and consideration.
12/0705/FULL 01.10.12	Substitute three detached houses to replace five approved houses at Plots 44 – 48, Woodside Walk, Wattsville, Newport.	Awaiting amended plans.
12/0720/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.
12/0760/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.
12/0831/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.
12/0860/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.
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.
13/0042/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.

13/0108/RET 18.02.13	Retain alterations to garage to include dormer window to front, velux roof lights to rear, lean-to extension and convert to living accommodation at The Barn Old Nantgarw Road, Nantgarw, Cardiff, CF15 7UN.	Awaiting amended drawings.
13/0126/FULL 28.02.13	Erect stable block at Gelli Farm Tredegar Road, Blackwood	Awaiting amended plans.
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.
13/0204/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.
13/0212/NCC 25.03.13	Vary Condition 11 of planning permission P/04/1500 to amend the internal layout at Glan Y Nant, Draethen, Newport, NP10 8GB.	Awaiting further information from applicants.
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.
13/0235/FULL 03.04.13	Erect single storey rear extension at 7 Park Place, Newbridge, Newport.	Awaiting wildlife survey.
13/0253/FULL 09.04.13	Construct a second rural enterprise dwelling at Ty Canol Farm, Hendredenny, Caerphilly, CF83 2RL.	Awaiting information about agricultural justification.
13/0277/FULL 16.04.13	Erect extension and carry out alterations to provide accommodation units for homeless people along with associated office/staff space and support facilities at Garth Owen, Oak Terrace, Llanbradach Caerphilly.	Considering results of bat survey.
13/0296/FULL 22.04.13	Erect a three bedroom dwelling at Ty'n Derwen, White Hart, Machen, Caerphilly.	Awaiting agreement to land swap to provide garden.

13/0300/COU 23.04.13	Change the use of the redundant Ebenezer Chapel to two residential dwellings at Ebenezer Chapel Carno Street, Rhymney, Tredegar.	Awaiting bat survey.
13/0302/COU 24.04.13	Change the use to provide retail/storage to ground floor and basement level with two residential flats to first floor level including a new shop front and alterations to the front elevation at 61 High Street, Rhymney, Tredegar, NP22 5LP.	Awaiting bat survey.
13/0313/FULL 26.04.13	Erect extensions to three existing industrial buildings, re-clad an existing warehouse, remove a single-storey timber framed office building for replacement with additional car parking facilities at International Greetings UK Ltd 10 - 14 North Road, Penallta Industrial Estate, Penallta, Hengoed	Subject to further discussions and consideration.
13/0333/RET 07.05.13	Retain MOT testing bay/workshop at KJM Autos at Clearway Service Station Church Road, Penpedairheol, Hengoed.	Subject to further discussions and consideration.
13/0349/FULL 09.05.13	Extend and alter existing dwelling at Tir Filkins Farm, Tir-Philkins, Woodfieldside Blackwood.	Awaiting bat survey.
13/0351/FULL 09.05.13	Erect detached single-storey ancillary accommodation within rear curtilage of dwelling at 19 Springfield Road Pontymister, Risca, Newport.	Considering flood issues.
13/0356/FULL 14.05.13	Erect first floor extension over former nursery wing (now residential home use) at Millbrook Residential Home, Gelligroes Road, Pontllanfraith, Blackwood.	Awaiting bat survey.
13/0360/FULL 16.05.13	Provide dormer extension to front of property at 9 Solent Close, Pontllanfraith Blackwood.	Considering results of bat survey.
13/0363/CLEU 16.05.13	Obtain a Lawful Development Certificate for an Existing use for the storage of builders materials to the rear and the parking of commercial vehicles on the front part of the site overnight and at the weekends at 13/13A Tredegar Street Risca, Newport.	Awaiting additional evidence.
13/0390/FULL 28.05.13	Carry out alterations to front and rear of property at 23 Gelli Crescent, Risca, Newport.	Awaiting amended plans.
13/0392/NOTA 28.05.13	Construct hardstanding at Tredomen Farm, Hengoed.	Awaiting additional information.
13/0393/FULL 28.05.13	Erect nutrient storage lagoon to supply storage capacity for compliance with SSAFO Regulations at Gelliargwellt Uchaf Farm, Gelligaer Road, Gelligaer, Hengoed.	Awaiting additional details regarding objection from NRW.

13/0399/LBC 29.05.13	Replace roof of main church and hall at St Mary & Abu Saifain Coptic Orthodox Church, St Mary Street, Risca, Newport.	Awaiting bat survey.
13/0405/FULL 03.06.13	Erect porch extension at Upper Lodge Woodfield Park Lane, Penmaen, Oakdale, Blackwood, NP12 0EU.	Considering impact on Wildlife.
13/0419/COU 10.06.13	Change the use from industrial to leisure to provide an indoor skate park at Former Garage, Commercial Street, Pontllanfraith, Blackwood.	Awaiting noise survey.
13/0420/CLEU 11.06.13	Obtain a Lawful Development Certificate for the existing use as a storage and working area for plant, machinery and materials used in the construction and plant hire industry at Glendale, Van Road, Caerphilly, CF83 3RR.	Awaiting additional information to support the application.
13/0422/FULL 11.06.13	Change the use to provide 18 accommodation units for homeless people and associated office space and support facilities at Maes Y Dderwen, Heol Las, Nelson, Treharris.	Awaiting bat survey.
13/0436/FULL 14.06.13	Erect a two-storey four bedroom detached dwelling at The Cottage, Gwyddon Road, Abercarn, Newport, NP11 5GX.	Awaiting bat survey.
13/0452/OUT 19.06.13	Erect one dwelling at Land Adjacent To 1A & 1B Riverside Walk, Deri, Bargoed, CF81 9GE.	Awaiting parking details.
13/0456/FULL 20.06.13	Erect two flats at Land Adjoining 201 Bedwas Road, Caerphilly, CF83 3AR.	Awaiting parking details.
13/0466/FULL 23.06.13	Erect first floor bedroom with en-suite extension over existing kitchen and shed at 12 Bryngwennol, Llanbradach, Caerphilly, CF83 3PR.	Awaiting information about bats.
13/0470/CLEU 25.06.13	Obtain a Lawful Development Certificate for an existing use as a hot food takeaway at Crumlin Balti, 22 Main Street, Crumlin, Newport, NP11 4PT.	Awaiting additional information to support application.

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.
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. DV has provided a report of the viability of the site. Officers are currently considering it.
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.	Queried title evidence and sent drafts. Solicitors applied for registration of the title with Land Registry.

10/0550/OUT 27.07.10	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, CF83 4AE.	
11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Waiting for advice on nature conservation points. Expected through shortly. Chasing response.
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.	Sent drafts.
11/0779/FULL 12.10.11	Erect single dwelling house on Land Within The Curtilage Of 59 The Bryn, Trethomas, Caerphilly.	Raised title queries.
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.	Requested title. Answered query they had about highway. Waiting for 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.
12/0104/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.	Draft document circulated internally for comments. Developers Solicitors requested amendments. Currently under consideration.
12/0296/NCC 17.04.12	Erect a pair of semi-detached houses at Land Adjacent To Old Station House, Old Station Yard, Bedwas, Caerphilly.	
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 engrossments.
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.	Requested Solicitors details from the applicant direct as advised by agent. Applicant requested matter be put on hold for a month or so due to health issues.
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.	Sent drafts. Solicitors sorting out title.
12/0578/OUT 25.07.12	Erect residential development of 57 dwellings on Land West Of Old Pant Road, Panside, Newbridge.	Sent Drafts. Waiting for comments from other side. Planning in discussions with other side.
12/0734/FULL 12.10.12	Demolish existing Ambulance Station building and erect 9 no. dwellings and associated access, parking and landscaping at Welsh Ambulance Services N H S Trust, Caerphilly Ambulance Station, Waunfach Street Caerphilly.	Instructions received 19.06.13. Letter sent requesting Solicitors details – awaiting response.
12/0898FULL 20.12.12	Erect residential development comprising 22 residential units (12 houses, 10 flats) at Land At Tyn Y Wern Terrace, Trethomas, Caerphilly.	
13/0219/NCC 27.03.13	Vary condition 3 of planning permission 08/0491/OUT (erect residential development) to extend the period for the submission of reserved matters for a further six months at Land South Of Alma Cottages, Bedwas, Caerphilly.	
13/0233/NCC 03.04.13	Vary Condition 1 of planning approval 10/0019/NCC to extend the period within which the development can commence for a further five years on Land Adjacent To The Bungalow, Libanus Road, Blackwood.	File opened 05.06.13, letter sent 05.06.13 requesting Solicitors details – awaiting response.
13/0364/COU 16.05.13	Change use from church to residential dwelling at Saron Congregational Church, Pandy Road, Bedwas, Caerphilly.	Sent Solicitors letter req title.
13/0454/NCC 20.06.13	Vary conditions 02) and 03) of planning permission reference 12/0742/NCC to allow open A1 food and non-food retail and bulky goods retail/leisure use at Blackwood Gate Retail Park, Blackwood.	

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
13/0011/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
13/0012/REF 12/0701/FULL	Wasp Utility Services Ltd McLaren House McLaren Cottages Abertysswg Tredegar NP22 5BH	Erect detached four bedroom dwelling on Land adj. to McLaren House, McLaren Cottages, Abertysswg	10.06.13
13/0013/REF 12/0777/RET	Lonsdale Car Sales (Wales) Limited Mr D Jones Point Service Station Nine Mile Point Road Wattsville NP11 7QT	Retain the use of land for the display of vehicles for sale with associated hard surfacing on Land Adjacent To Point Service Station, Nine Mile Point Road, Wattsville, NP11 7QT.	12.06.13
13/0014/REF 13/0260/FULL	Mr D A Whelpton 11 Mendip Close Trenwydd Park Risca Newport NP11 6QZ	Convert attic to provide 3 No. bedrooms and convert existing bedrooms to a dining room and study at 11 Mendip Close, Trenwydd Park, Risca	25.06.13

APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
13/0011/REF 11/0632/FULL	Remove existing garage and construct swimming pool and pool building for commercial use (small business) at 29 Bryngoleu Street, Cefn Fforest, Blackwood, NP12 3ND	Dismissed 01/08/13	DEL
13/0014/REF 13/0260/FULL	Convert attic to provide 3 no. bedrooms and convert existing bedrooms to a dining room and study at 11 Mendip Close, Trewydd Park, Risca, NP11 6QZ	Dismissed 13/08/13	DEL