

AGENDA ITEM NO. 5(a)

PLANNING COMMITTEE

2ND OCTOBER 2013

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

**APPLICATION
NUMBER
EAST AREA**

LOCATION

Preface Item Blackwood Gate Retail Park, Blackwood
13/0454/NCC

Preface Item One Stop Food Store, High Street, Newbridge
13/0517/NCC

12/0787/FULL Tredegar Junction Hotel, Commercial Street, Pontllanfraith

13/0500/COU Three Pentref-y-groes Farm, Croespenmaen, Newport

13/0559/FULL 20 Maple Close, Pontllanfraith, Blackwood

13/0602/FULL 19 Hill Street, Newbridge, Newport

NORTH AREA

Preface Item Tir Cook Farm, Treharris and Land north west of Tir Llan Farm,
Treharris

Preface Item Pen Y Fan Ganol Farm, Manmoel, Blackwood
12/0753/FULL

13/0523/COU Penyfan Leisure Park, Manmoel Road, Manmoel, Blackwood

SOUTH AREA

Preface Item Castell Heights House, Uplands, Nantgarw, Taffs Well,
Caerphilly

12/0860/RM Mackworth Grange, Pontypandy Lane, Caerphilly

13/0537/FULL McDonalds Restaurants Ltd, Unit C, Crossways Park, Parc
Pontypandy, Caerphilly

13/0580/COU 26 Cardiff Road, Caerphilly

PREFACE ITEM

APPLICATION NO. 13/0454/NCC

APPLICANT(S) NAME: Mr G Tromans

PROPOSAL: 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

LOCATION: Blackwood Gate Retail Park Blackwood

On 7th August 2013 Members resolved to grant permission for the above variation of conditions subject to a Section 106 Agreement (Committee report attached). The legal agreement is still in the process of being completed and thus the planning decision has not yet been issued. Since Committee Officers have met the applicant and it is apparent that the potential tenants have changed their criteria such that the site is now likely to be only fully occupied over a much longer period than was first anticipated. It is also possible that the mix of occupiers could even change such that there could be a return to a type of retailing (bulky goods) for which the site was originally intended, i.e. a potential occupier may be able to utilize the external garden centre space as it was previously used instead of the additional car parking shown in the submitted details. These issues have direct impact upon the following condition.

- 09) The additional parking provision as shown in layout plan SP2160(05)200 revision A shall be completed prior to the commencement of the use hereby approved commencing.
REASON: To ensure adequate off-street parking provision to serve the approved use.

The condition requires the provision of additional parking that is calculated to meet the needs of the proposed development as proposed in the submitted details. This new layout will require the complete relining of the existing and additional parking areas. If it transpires that the uptake of units is low with 50% or fewer being occupied the existing parking layout is acceptable. The existing layout may even remain acceptable if the type of retailer attracted is more closely aligned to the original permission (the consent is structured such that a return to the originally approved use can take place in part or in full). It is therefore requested that officers be authorised to vary condition 9 to enable a parking layout that is adapted to changes in order to facilitate occupation of the site. The following wording is recommended:

- 09) The additional parking provision as shown in layout plan SP2160(05)200 revision A shall be completed prior to the occupation of 50% of the units hereby approved, unless a revised parking layout tailored to meet a defined retail/leisure need and the time for its completion is agreed in writing with the Local Planning Authority and it is carried out within the agreed time and maintained thereafter free of obstruction for the parking of customer vehicles in accordance with the agreed details including the defined retail/leisure need to which it is tailored.
REASON: To ensure adequate off-street parking provision to serve the approved use.

RECOMMENDATION: That on the completion of the Section 106 Agreement that planning permission 13/0454/NCC is issued with the amended condition 09) as set out above.

PREFACE ITEM

APPLICATION NO. 13/0517/NCC

APPLICANT(S) NAME: TJJ Properties Limited

PROPOSAL: Vary Conditions 8 and 15 of Planning Permission
12/0782/COU

LOCATION: Former Tony Morgan Cars (Proposed One Stop
Food Store), High Street, Newbridge

Planning Committee deferred consideration on this application on 4th September 2013 for reasons to refuse. A copy of the original report is attached. The reason put forward for consideration was as follows.

Highway Safety – There were concerns that there is inadequate space within the site to allow a 12.6 metre long articulated delivery vehicle to manoeuvre within the site. Members considered that this lack of space would result in delivery vehicles parking on High Street to undertake deliveries thereby causing congestion and highway safety concerns.

Further to the 4th September Planning Committee the applicant has submitted further information showing the 3 proposed customer parking spaces to the side of the store deleted thereby alleviating the requirement of staff to cordon off these spaces during deliveries. This removal of parking space has been justified by way of a sustainability report submitted by the applicant, which has been agreed by the Transportation Engineering Manager. Ten parking spaces will remain for customers.

The applicant has also submitted details of the swept path analysis showing the turning movement for a 10.6 metre rigid body delivery vehicle compared to a 12.6 metre articulated delivery vehicle. These details illustrate that the proposed 12.6 metre articulated can more adequately turn within the site than the approved 10.6 metre rigid body delivery vehicle. Therefore, the proposed delivery vehicle is more appropriate than the size of vehicle previously allowed by Planning Committee. These details illustrate that there is no technical justification to refuse the application for the reasons discussed at Planning Committee.

The applicant, One Stop Food Stores, only uses 12.6 metre long articulated delivery lorries, which are sent from the central depot in the Midlands, and therefore the site would not be viable unless such delivery vehicles can be used. The applicant states that approximately 20 part time jobs would be generated by the development.

The applicant also proposed earlier delivery times for newspapers. Planning Committee raised no objection to this element of the application, but as a split planning permission could not be granted this element of the application would also be refused if members are minded to do so.

RECOMMENDED that planning permission be GRANTED subject to the details and conditions in the attached report. However if Members are minded to refuse planning permission the following reason is offered:-

- (1) The proposed 12.6 metre long delivery vehicle could not adequately manoeuvre within the application site, and this is likely to lead to deliveries taking place from High Street, leading to traffic congestion and highway safety concerns, contrary to Policy CW3 of the Caerphilly County Borough Local Development plan up to 2021 – Adopted November 2010.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0787/FULL 05.11.2012	Regalcourt Engineering Ltd Mr A Jenkins 36 Mountside Risca Newport NP11 6JG	Convert former public house into seven flat units (change of use) including demolition of southern single-storey annexe and construct six new terraced houses to include new site access road, car parking, external works and landscaping Tredegar Junction Hotel Commercial Street Pontllanfraith Blackwood NP12 2JY

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application premises are located on Commercial Street, Pontllanfraith.

Site description: Three storey detached public house and associated land.

Development: Conversion of existing public house into seven flats, and erection of two 3/4 storey houses attached to the south of the public house, and four 3/4 storey houses to the north of the public house.

Dimensions: Each proposed dwelling measures 4.5 metres in width, 10.2 metres in depth, with a height of 8.7 metres to ridge level on the front elevation facing Commercial Street, and 13.0 metres to ridge level on the rear elevation facing Sir Ivors Road.

Materials: Painted smooth render, stone quoins and cills, dark grey artificial slate.

Ancillary development, e.g. parking: 17 No. Parking spaces are proposed to serve the development.

PLANNING HISTORY

2/08672 - Erect illuminated sign - Granted 15.05.89.

2/12534 - Erect single-storey extension to existing betting office - Granted 11.10.95.

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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).

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? No.

CONSULTATION

Education - No Section 106 obligation towards education to be sought.

Head Of Public Protection – No objection subject to conditions concerning the importation of soil, and noise and dust mitigation. Other comments about the internal layout of the houses will be passed to the developer.

CCBC Housing Enabling Officer - Requests a Section 106 contribution towards affordable housing.

Senior Engineer (Land Drainage) - Provides advice to the developer regarding the drainage of the site.

Outdoor Leisure Development Officer - Requests a Section 106 contribution towards offsite leisure facilities.

Head Of Public Services - Requests details of bin collection points.

Transportation Engineering Manager - No objection subject to conditions.

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

Police Architectural Liaison Officer - Provides advice to the developer regarding crime and safety.

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12/0787/FULL Continued

Countryside And Landscape Services – No objections subject to a condition preventing demolition in the nesting season, and the provision of advice about bats and reptiles.

ADVERTISEMENT

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

Response: One response was received by email.

Summary of observations: Concerns regarding emergency vehicle access along rear lane.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

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

ANALYSIS

Policies: This is a full application for the conversion of the Tredegar Junction Public house into seven self contained flats, and the erection of six dwellings, two to the south of the public house, and four to the north. Car parking is proposed in the area of land to the rear, i.e. east of the public house. Access to this rear parking area is via the existing lane to the rear of Sir Ivors Road, which is a one-way lane. The application proposes to widen the lane at the point where the lane turns from a southerly to easterly direction at 90 degrees, thereby improving this tight corner. Access to the parking court is beyond this corner. An amenity area measuring 14 metres by 9 metres is provided to the rear of the public house to provide an open space area for future residents of the proposed flats. The applicant proposes to make very limited alterations to the exterior of the existing public house, with a small landscaped area and bin store proposed fronting onto Commercial Street.

The application site is located within the Settlement Boundary, and 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, and impact on the amenity of surrounding properties.

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12/0787/FULL Continued

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 south and east by existing residential developments, to the north by an existing commercial unit, and to the west by Commercial Street. 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 ridge level of the proposed dwellings set below that of the existing public house, which will remain the dominant element in the development. The proposed detailing, i.e. pitched roof dormers on the front elevation of the proposed dwellings, and the use of stonework detailing will ensure the proposed dwellings integrate with the existing public house, thereby maintaining and enhancing the existing streetscene. Small front gardens will also be provided to the front of the proposed dwellings thereby softening their impact in the streetscene.

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 Local Development 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. As the application proposes thirteen residential units this policy is relevant. The applicant has submitted a viability test in accordance with the Three Dragons Toolkit that illustrates that given the abnormal costs onsite, i.e. the required retaining works due to the steeply sloping nature of the site, as well as probable sale values, it is not financially viable to provide any affordable housing onsite or contribute to leisure provision onsite. Therefore affordable housing or leisure contribution will not be a requirement of the planning permission.

The scheme is acceptable from a planning point of view because the application site is located within the Settlement Boundary, is bounded by existing residential development, has been appropriately designed so as not to overdevelop the site and respects the existing public house as well as the streetscene, and the amenity of neighbouring properties. No objection has been raised by statutory Consultees, and therefore it is considered that the proposed development is acceptable subject to conditions.

Comments from consultees: No objection is raised by Consultees subject to conditions.

Comments from public: It is unlikely that the proposed development will impact on emergency vehicle access during works, and post development an improved access will be in place.

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Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the commencement of any works onsite, amended details of the elevations of the proposed dwellings, incorporating the materials outlined in the letter from the agent received on 16th September 2013, shall be submitted to the Local Planning Authority for their written approval. The development shall be completed in accordance with the agreed details.
REASON: In the interests of visual amenity.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected, and a timetable for its implementation. The boundary treatment shall be completed in accordance with the approved details and timetable.
REASON: In the interests of the visual amenity of the area.
- 04) 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.
- 05) Prior to the commencement of the development hereby approved a scheme for the control of dust arising from development shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be implemented at all times to control dust at the site.
REASON: To prevent pollution.
- 06) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining structures on site full engineering details and structural calculations for the proposed structures, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining structures additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety.

12/0787/FULL Continued

- 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 occupation of the flats hereby permitted the land shown on the plan number DPC/1689/20, Revision A shall be laid out in accordance with that plan as amenity land, and that area shall not thereafter be used for any purpose other than as amenity land.
REASON: To secure the provision of adequate amenity areas.
- 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 enlargement of the dwellings hereby approved 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 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.
- 11) 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 amenity.
- 12) 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.

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- 13) 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.
- 14) 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.
- 15) 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.
- 16) The development shall be completed in accordance with the details submitted on 21st November 2012 showing amended front elevations for the proposed dwellings.
REASON: In the interests of visual amenity.
- 17) The existing access from Sir Ivors Road shall be improved in a manner to be agreed in writing with the Local Planning Authority before any works commence and be completed in accordance with the agreed details prior to beneficial occupation of the development. The improvements are in the form of increased width to the rear lane access where possible, street lighting and highway drainage provision, together with junction 'buildouts' onto Sir Ivors Road to improve visibility.
REASON: In the interests of highway safety.
- 18) Notwithstanding the submitted plans no works shall commence on site until after full engineering details of the road layout with sections, street lighting and surface water drainage etc, have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.

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- 19) A detailed programme for the provision of the proposed highway including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction of dwellings are commenced on site. This condition however will be considered unnecessary by the Local Planning Authority following completion of an endorsed Agreement under Section 38 of the Highways Act 1980.
REASON: In the interests of highway safety.
- 20) The buildings shall not be occupied until the areas indicated for the parking of vehicles have been laid out in accordance with the submitted plans and those areas shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 21) 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 on to the public highway.
REASON: In the interests of highway safety.
- 22) Prior to the occupation of any dwellings the applicant shall submit a Residential Travel Plan for the consideration and approval of the Local Planning Authority and shall also implement the agreed travel plan content prior to occupation of any dwelling.
REASON: In the interests of highway safety.
- 23) 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.
- 24) The development hereby approved relates to the details received on 10 December 2012 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.

Advisory Note(s)

Please find attached the comments of Transport Engineering Manager, Head of Public Protection, Senior Engineer (Land Drainage), Countryside & Landscape Services and 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 this consent: CW2 and CW3

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0500/COU 25.07.2013	Mr A Farmer Three Pentref-y-groes Farm Croespenmaen Newport NP11 3BT	Refurbish old derelict dairy into six dog kennels Three Pentref-y-groes Farm Croespenmaen Newport NP11 3BT

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Adjoining the southern edge of Croespenmaen Industrial Estate.

Site description: The site comprises a small building within a group of farm buildings sited at the northern edge of its agricultural holding and on the southern edge of the industrial estate. The group of buildings incorporates a 17th century farmhouse and adjoining stone barn, both listed Grade II.

Development: Conversion of the building to boarding kennels (6 kennels). This application is reported to Planning Committee because the applicant is related to an employee of the Council.

Dimensions: The building measures 10.2m x 5.2m.

Materials: The building is constructed of brick with a profile sheet roof.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

12/0290/LBC Refurbish barn to include new roof and wall repairs and erect sun room extension to farm house - Granted 12.03.13.

12/0292/FULL Refurbish barn to include new roof and wall repairs and erect sun room extension to farm house - Granted 08.02.2013.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

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13/0500/COU Continued

Policies: CW2 (amenity), CW3 (design considerations - highways), CW15 (general locational constraints) and CW19 (locational constraints - rural development and diversification).

NATIONAL POLICY Planning Policy Wales.
Technical Advice Note 6: Planning for Sustainable Rural Communities.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies within an area of low risk and standard advice will be issued.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to the number of kennels being limited to six.

Dwr Cymru - A cesspit facility is proposed thus Welsh Water has no comments to offer.

Countryside And Landscape Services - No comment.

Conservation & Design Officer - No objection.

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

Cont....

13/0500/COU Continued

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No. The applicant has amended the method statement for the works to the building by deleting the works to the roof and external walls that could impact on roosting bats.

ANALYSIS

Policies: The site lies within a complex of farm buildings but lies within the settlement boundary, the agricultural holding comprising the land to the south. The complex is adjoined by Croespenmaen Industrial Estate on its northern and western sides. The application seeks permission for the conversion of a small building within the complex to boarding kennels, providing six kennels. The application states that one employee would be involved in the operation.

The proposed use is considered to be acceptable in principle and in compliance with the provisions of Policy CW15 of the Council's Adopted Local Development Plan (LDP). While the farm complex lies within the settlement boundary, it serves a working farm outside the settlement boundary and the proposal can be considered as a type of farm diversification considered acceptable by LDP Policy CW19 and by guidance contained in Technical Advice Note 6.

Whilst the farm is served by a section of narrow lane leading from the industrial estate and by a narrow farm track, the proposed use is likely to give rise to insignificant levels of additional traffic. The farm complex is some distance from the lane and has ample space for parking, thus on-street parking would not arise. On this basis the Transportation Engineering Manager offers no objection to the proposal, which is thus considered to be in compliance with the provisions of LDP Policy CW3.

The proposed kennels would be some 115m from the nearest dwelling (other than the farm itself) and it is unlikely, therefore, that the kennels would give rise to noise nuisance. The Head of Public Protection offers no objection subject to the number of kennels being limited to six, and on this basis it is considered that the proposal is in compliance with LDP Policy CW2.

The building adjoins a listed barn and is in close proximity to the listed farmhouse. The proposal entails no alterations to the external fabric of the building and would thus have no adverse impact on the character of the listed buildings. The Council's Conservation Officer has no objection to the proposal. The development will help preserve the setting of the Listed Building and will not have a direct impact on any special architectural or historic interest that it possesses.

It is recommended that permission is granted.

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13/0500/COU Continued

Comments from Consultees: Transportation Engineering Manager - no objection.
Head of Public Protection - requested condition incorporated in recommendation.
Welsh Water - no comments offered as facility would be served by a cesspit.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The number of kennels provided within the building shall be limited to a maximum of six, unless otherwise agreed in writing with the Local Planning Authority.
REASON: To retain effective control over the development in the interests of highway safety and residential amenity.
- 03) This permission relates to the amended method statement received on 9 August 2013.
REASON: For the avoidance of doubt as to the extent of the approved works to the building.

Advisory Note(s)

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0559/FULL 22.07.2013	Mr & Mrs W Parsons 20 Maple Close Pontllanfraith Blackwood NP12 2PH	Erect single-storey kitchen, W.C. and carport extension to side of dwelling 20 Maple Close Pontllanfraith Blackwood NP12 2PH

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: On the western side of Maple Close, Pontllanfraith.

House type: Semi-detached.

Development: Erection of single-storey side extension. This minor application is reported to Planning Committee because one of the applicants is employed by the Council.

Dimensions: 2.7m wide x 8.9m long with a height to the ridge of 4m.

Materials: Facing brick and concrete roof tiles.

Ancillary development, e.g. parking: A parking layout indicates three spaces within the front curtilage.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

Policies: CW2 (amenity) and CW3 (design considerations - highways).
Supplementary Planning Guidance LDP7: Householder Development.

NATIONAL POLICY Planning Policy Wales.

Cont....

13/0559/FULL Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site lies within a low risk area and standard advice will be issued.

CONSULTATION

Transportation Engineering Manager - No objection subject to a condition requiring the completion of the replacement parking provision.

ADVERTISEMENT

Extent of advertisement: The occupiers of seven neighbouring dwellings were notified by letter.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The proposed single-storey side extension would extend over the full length of the dwelling over the existing driveway, providing a kitchen extension/WC at the rear and a carport at the front. The dual-pitch roof would have a ridge parallel to the main dwelling roof, with the front roof plane matching the pitch of the main roof and linking with the roof over the existing porch. The massing and design of the extension are considered to be acceptable as it is in keeping with the dwelling and subservient to it. The proposal is thus considered to be in compliance with guidance contained in the Council's adopted supplementary planning guidance LDP7: Householder Development in terms of design issues.

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The proposed development occupies part of the existing driveway and blocks access to a garage within the rear curtilage. A parking layout has been submitted which indicates three parking spaces within the front curtilage, with one of the spaces extending into the carport. On this basis the Transportation Engineering Manager offers no objection subject to a condition to secure the parking provision, and the proposal is thus considered to be in compliance with the provisions of Policy CW3 (design considerations - highways) of the Council's Adopted Local Development Plan (LDP).

The neighbouring dwelling No.19 is set forward in relation to the application property, such that the rear half of the proposed extension would adjoin the rear garden of No.19. However, the extension is single-storey and the neighbouring dwelling is at a slightly higher level, further reducing its impact. It is thus considered that the proposed extension would have minimal impacts on the residential amenity of neighbouring dwellings, and would be in compliance with the provisions of LDP Policy CW2 (amenity) and guidance contained in LDP7 with regard to issues of amenity.

The proposed development is thus considered to comply with relevant policies and guidance and it is recommended that permission is granted.

Comments from consultees: Transportation Engineering Manager - comments addressed above.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development hereby approved relates to the details received on 12 September 2013 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 03) The extension shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and completed in materials to be agreed in writing with the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.

Cont....

13/0559/FULL Continued

- 04) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

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

The applicants are advised that before any vehicle crosses the public highway a properly formed vehicular crossover must be provided, the constructional details of which must be agreed with the Highway Authority. The Applicants are invited to contact Highways Customer Care Line Tel: 01495 235323 to discuss the alteration required to the existing crossover.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0602/FULL 07.08.2013	Mr G Jones 79 Treowen Road Newbridge Newport NP11 3DP	Erect two-storey rear bathroom and kitchen extension 19 Hill Street Newbridge Newport NP11 4GD

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Hill Street, Newbridge.

House type: Two-storey end of terrace property.

Development: Single/double storey rear extension.

Dimensions: The single storey element of the extension, which is set 0.6 metres off the boundary with the adjoining property, measures 3.3 metres in depth, 4.5 metres in width, with a height of 2.4 metres to eaves level.

The two-storey element, which is set 2.6 metres off the boundary with the adjoining property, measures 2.7 metres in width, 3.3 metres in depth, with a height of 6.0 metres to ridge level.

Materials: Roughcast render and concrete roof tiles to match existing dwelling.

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

PLANNING HISTORY

No previous planning history.

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 Developments (November 2010).

Cont....

13/0602/FULL Continued

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 application and this matter if necessary will be considered through the Building Regulations.

CONSULTATION

Transportation Engineering Manager - No objection.

ADVERTISEMENT

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

Response: None.

Summary of observations: N/A

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? 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: It is considered that the proposed development has been well designed in terms of its setting, scale and materials, and will integrate with the host dwelling. Windows have been sited accordingly to ensure there is no loss of privacy as a result on the development.

Cont....

In terms of the impact on the amenity of neighbouring properties, the guidance in LDP7 'Householder Development' states:

"Extensions and conservatories should not cast large shadows onto neighbours' 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 m, 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 6m and 4m 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."

There is a neighbouring property attached to the north of the application site. The proposed single storey element of the extension is set 0.6 metres off the boundary with this property, and at a depth of 3.3 metres, complies with the above guidance. Therefore it is not considered that the single storey element would have an unacceptable impact on the neighbouring property by way of any overbearing or overshadowing impact. Although the property to the north is at a slightly lower level, approximately 0.7 metres lower, as the proposal is 0.7 metres shorter than the 4.0 metres depth outlined in the above guidance, this difference in levels is off-set by the depth of the proposal, as well as it being set off the boundary.

In terms of the proposed second storey element, the proposal does not interfere with a 45-degree line taken from the centre of the nearest principal ground floor window of the adjoining property. Therefore, based on the above guidance, it is considered that the proposed second storey element would not result in an unacceptable overbearing or overshadowing impact on the adjoining property. In light of the above, the proposed development is considered to comply with the relevant guidance, and is therefore acceptable in planning terms.

Comments from consultees: Transportation Engineering Manager raises no objection.

Comments from public: None.

Other material considerations: None.

Cont....

13/0602/FULL Continued

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Unless otherwise agreed in writing with the Local Planning Authority, 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.

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.

PREFACE ITEM

APPLICATION NO.	Consultation from Merthyr Tydfil County Borough Council in respect of two planning applications.
APPLICANT(S) NAME:	G2 Energy
PROPOSAL:	Erection of a single 0.5Mw wind turbine with associated access track, crane hardstanding, substation, underground cabling and temporary construction compound.
LOCATION:	Two sites, one on land north west of Tir Cook Farm, Treharris, and the other on land north west of Tir Llan Farm, Treharris.

Merthyr Tydfil County Borough Council has invited this Council's comments on two planning applications for the erection of single wind turbines and construction of associated infrastructure on land north west of Tir Cook Farm, Treharris and on land north west of Tir Llan Farm, Treharris. The application sites are 500 metres apart and located in open countryside between the settlements of Merthyr Vale and Bedlinog.

The proposed wind turbines for both sites would have hub heights of 50m, rotor diameters of 54m, and maximum tip heights of 77m. The turbines would operate for a period of 20 years post construction when they would be decommissioned and removed in the following twelve months. Both turbines would be located approximately 2.5km from the boundary with Caerphilly Borough.

The applications are supported by several documents, one of which is a Landscape and Visual Impact Assessment prepared for each site. It is the visual impact of the turbines that is considered to be the main issue to consider in the impact of the turbines on the Caerphilly Borough. The Head of Public Protection has considered both applications and advised that he has no comments to make on either.

Zones of Theoretical Visibility (ZTV) have been prepared to illustrate the potential visibility of the proposals in the wider landscape. The assessments recognise that the proposed developments would introduce new elements to the skyline. The ZTV indicates that the proposed turbines would be visible from the majority of the upland plateau that they would be sited on and strips of upland including the west of Gelligaer Common, hills around Nelson and some areas of the Brecon Beacons. They note that local roads on the higher ground of adjacent ridgelines and valley sides such as Cefn Glas, Craig Fargoed and Gelligaer Common are through routes that are well used and in locations, have wide views that include the upland plateau.

Representative viewpoints have been used to detail the existing views from various receptors in the vicinity of the proposed turbines. One of the viewpoints is from Gelligaer common, north east of both application sites. It notes that open views are available from Gelligaer common and that expansive views from areas of Gelligaer Common mean that the turbines would form small elements in a large-scale view. It considers that there would be a small adverse change in views available from the area, resulting in Minor adverse effects upon receptors in vehicles and a Moderate adverse effect upon receptors on the common.

A viewpoint is identified in Parc Penallta, this recreational asset offering wide-ranging vistas over long distances although pylons and other infrastructure in the foreground provide an element of clutter. The various visitors to the park enjoy informal recreation and are considered to have a high sensitivity.

The assessment in respect of the Tir Cook farm proposal comments that the proposed turbine would constitute a minor element in the expansive views from the park during its long-term operational phase. The tips of the blade would be visible above the wooded backdrop in the view where they break the skyline as they rotate. The turbine would not be a noticeable element in the expansive views due to the distance of the park (approx. 5km) from the site and would be barely perceptible at night. The turbine would cause a Small adverse change to views and would result in a Moderate adverse effect upon receptors within the park.

The assessment in respect of the Tir Llan Farm proposal reaches the same conclusion, but comments that the turbine would be visible above the ridgeline breaking up the skyline.

In terms of residential properties it notes that a small number of properties within Nelson may have partial views of the proposed turbines although screening for the majority of properties is high.

The Assessments have also considered the cumulative visual effects, and a search was undertaken to identify wind turbine schemes that have a blade tip of over 50m that are either operational/under construction, consented or in planning. It notes that there are 43 that fall into these categories within 25km study area, 7 of which are operational and another 10 approved. It states that the closest approved development is the Fochriw Wind Energy Project that lies approximately 8km to the north of Tir Cook Farm and Tir Llan Farm. It should however be noted that the planning permission for that project has expired.

The assessments conclude that the views north west from Parc Penallta would include both the Tir Cook Farm and Tir Llan Farm proposals and another proposed single turbines at a site know as Cefn Fforest, and that the individual turbines would add minor elements to views where the three individual turbines would be viewed as part of a wind farm. It suggests that the proposed developments would cause a Small adverse change resulting in a Moderate adverse cumulative impact on the upland plateau.

It is considered that the Landscape and Visual Assessments methodology is in accord with what is current best practice. Having considered the results of the assessments, it is noted that the proposed turbine at Tir Llan Farm would be more visible on the skyline from areas within the Caerphilly Borough than the proposed turbine at Tir Cook Farm. Taking this into account it is considered that the visual impact of the Tir Cook Farm is acceptable, but the impact of the Tir Llan turbine is not.

RECOMMENDATION: that Merthyr Tydfil County Borough Council be advised that this Council has no objection to the proposed wind turbine at Tir Cook Farm, but objects to the proposed wind turbine at Tir Llan Farm because of its impact in the wider landscape.

PREFACE ITEM

APPLICATION NO. 12/0753/FULL

APPLICANT(S) NAME: MDA Renewables

PROPOSAL: Provide a single wind turbine (500kW, 50m hub height, 73.5m maximum tip of blade height) with associated electrical infrastructure and crane hardstanding

LOCATION: Pen Y Fan Ganol Farm, Manmoel, Blackwood, NP12 0HY

At the last meeting of the Planning Committee on 4th September 2013 members resolved to defer consideration of this application to enable a further report to be prepared to consider possible reasons to refuse the application. A copy of the original report is attached.

At Committee a number of issues were discussed including noise, highways impacts, ornithology, mining risk and alternative energy provision. Members are advised that all of the issues have been considered at length in the original report to committee and it is considered by officers that reasons for refusal on these grounds could not be substantiated at appeal. The statutory Consultees have been consulted on these issues and no objections have been raised and with particular regard to noise it should be noted that the proposal falls to be considered against the guidance provided in ETSU – 97 and it is considered to be acceptable in that regard.

Turning to the resolution of the planning committee that the application be deferred to consider reasons for refusal based on the detrimental visual impact of the development on the community of Manmoel as an area of significant natural beauty the following should be taken into account.

The assessment of the impact of the proposal upon the current landscape character of the site and its environs has been undertaken using all five LANDMAP character layers. The assessment considers potential direct and indirect effects during the construction, operation and decommissioning phases of the proposed development. The Councils Landscape Architect has carried out an audit of the Landscape Assessment submitted by the applicant and has in some instances altered the impacts of the development from minor adverse to moderate adverse. The audit also identified that there was a possibility that if all of the applications currently within the planning system in the surrounding area were to be approved then there is the potential for significant cumulative impact on the area.

However, in conclusion the Landscape Architect states that the erection of a turbine of a height to the tip of the blade of 75m is likely to have a relatively negligible to minor adverse impact on the landscape character of the site and its immediate surroundings. He goes on to state that the potential visual impact of this single turbine on the wider area is much less significant and even when considered with the potential cumulative impact of the Oakdale Business Park turbines does not warrant refusal on landscape grounds.

Cont....

12/0753/FULL Continued

In light of these comments it is considered that a refusal of this application on the grounds of the impact of the proposal on the landscape character of the area would be difficult to substantiate.

RECOMMENDATION: that planning permission is GRANTED in accordance with the attached report but, if Members are minded to refuse permission, the following reason for refusal is suggested.

- 1 The proposed turbine will have an adverse impact on the landscape character of the village of Manmoel, which is within a Visually Important Local Landscape (VILL), and views from that location. The turbine will be visually dominant on the skyline when viewed from the VILL and as such it is considered that the proposal does not conserve the visual and sensory landscape features or characteristic of the VILL, particularly its openness contrary to Policy NH2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0523/COU 15.07.2013	Penyfan Caravan And Leisure Park Ltd Mr G Davies C/o Penyfan Leisure Park Manmoel Road Manmoel Blackwood NP12 0HY	Change use of area reference 'H' from amenity to camping and pod deployment Penyfan Leisure Park Manmoel Road Manmoel Blackwood NP12 0HY

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: Penyfan Caravan and Leisure Park is located off Manmoel Road to the northwest of Penyfan Pond and Industrial estate.

Site description: The application site is located at the southwestern end of the developed area of the caravan and leisure park. There is a caravan storage area to the south, touring caravan area to the east, undeveloped land forming part of the park to the west and a steep embankment sloping down to the valley floor to the north / north west.

Development: Permission is sought to change the use of an area of land from Amenity Use (this being the use in the scheme granted planning permission in 1999 - Ref. No. P/98/0763) to camping and the deployment of pods. A camping pod is described by the applicant as a 'log tent'. It is proposed to construct a screen bund along the north western edge of the site. The bund would be landscaped with a woodland mix of plants as detailed in the submission. The application is supported by a Design and Access Statement.

Dimensions: Each camping pod measures approximately 2.3m x 2.3m internally. The submitted layout shows 28 pods within the application site. The screen bund would be approximately 2 metres in height.

Materials: The pod is built in solid treated timber, and insulated with sheep's wool. The levels of the ground are being raised by using imported inert material to achieve ground levels approved under the terms of the planning permission P/98/0763.

Cont....

13/0523/COU Continued

Ancillary development, e.g. parking: A parking space is provided next to each camping pod. Access to the area of the pods would be gained from the main spine road that runs through the site, which provides access to the other caravan related uses within the park.

PLANNING HISTORY

2/09664 Landfill disposal of waste material - Refused 08.10.1990.

2/10166 Regrading of Tipped Material - Granted 13.09.1991.

2/10665 Storage compound for plant and equipment - Refused 01.06.1992.

2/11112 Landfill and grading operations to provide additional plateau areas to improve and extend facilities at Penyfan Caravan and Leisure Park - Refused 02.04.1993.

P/98/0763 Create landscape for gardens, recreation, siting of caravans and woodlands with associated engineering works - Granted 14.06.1999.

07/1259/FULL Extend field to south-west of caravan storage compound ('k' field) and change the use to touring caravan site - Refused 17.04.2008.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies in the open countryside and is not the subject of any allocation. A Site of Importance for Nature Conservation lies to the north of the caravan and leisure park.

Policies: SP1 (Development Strategy in the Heads of the Valleys Regeneration Area), SP5 (Settlement boundaries), CW2 (Amenity), CW3 (Design Considerations - Highways), CW15 (General Locational Constraints) and NH3.34 (Site of Importance for Nature Conservation).

NATIONAL POLICY Planning Policy Wales - Para 7.1.3 "The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development", and Para. 11.1.2 "The Welsh Government's objectives for tourism are to encourage sustainable tourism in Wales, promoting local prosperity and supporting community well-being and involvement, while protecting and giving value to natural heritage and culture."

Cont....

13/0523/COU Continued

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Countryside And Landscape Services - No objection to the principle of the proposed development, but recommends that the proposed screening bund should extend further around the southern boundary of the site; that the applicant consider revising the rather formal and regular arrangement of the pods to develop a better sense of place; that a new hedgerow be planted along the boundary of the park with the lane that is close to the proposed pod site to provide additional screening. The proposed planting species for the screen bund are noted and acceptable, but suggest the omission of one particular species. Notes the poor quality of the west and north facing embankment to the overall site and recommends that additional planting be provided between the proposed pod site and the adjoining caravan area.

Natural Resources Wales - The site's permitted package treatment plant is located in the area of proposed change of use. Due to the nature of camping pods they assume that foundation works will not be required. However, should any works be required in this area then it should be ensured that they do not impact the efficiency of the drainage system. Also provides advice to be conveyed to the developer.

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - Comments on the drainage aspects of the proposed development and recommends that comprehensive proposals showing how surface water and land drainage flows for the site will be dealt with should be submitted and approved before commencement of the development.

Dwr Cymru - As the applicant intends utilising a private treatment works it would advise that the applicant contacts Natural Resources Wales who may have an input in the regulation of this method of drainage disposal. No problems are envisaged with the provision of water supply to this development.

Cont....

13/0523/COU Continued

Economic Development Officer - Support an improvement to the quality and capacity of tourist accommodation on offer in the county borough.

ADVERTISEMENT

Extent of advertisement: Neighbour notification and site notices.

Response: No written response but verbal comments received.

Summary of observations: Concern about the potential for noise from the development and highway safety issues arising from the additional 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? It is not anticipated that any crime or disorder will be generated by this development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: Policy SP1 states that proposals in the Heads of the Valleys of the Valleys Regeneration Area will be required to promote the north of the County Borough as a tourist, employment and residential area at the heart of the valleys city region. The provision of the camping pods would add to the range of tourist accommodation facilities on offer in the county borough and is therefore consistent with this policy.

The proposed site of the pods lies well within the caravan and leisure park and the development would have no impact on the Site of Importance of Nature Conservation that lies to the north of the boundary of the park. In terms of Policy CW15, the scale of this tourism development is suitable in this location, and its impact can be mitigated by bunds and planting.

Comments from Consultees: No objection has been raised by any of the Consultees. The points raised by the Countryside and Landscape section can be addressed by planning conditions.

Comments from public: With regards the concerns expressed about possible noise from the development and highway safety it is noted that the Head of Public Protection and the Transportation Engineering Manager have raised no objection.

Cont....

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) Access to the development site hereby approved shall be gained via the site spine road as shown on submitted drawing number MJA/PV/0713/01.
REASON: For the avoidance of doubt as to the means of access hereby approved and in the interests of highway safety.
- 03) Notwithstanding the submitted plans, prior to the commencement of the development the detailed design of the screen bund, its length and position, the materials and method of construction, and the details of the plant species, numbers and size at time of planting, shall be submitted to and approved by the Local Planning Authority. The bund shall be constructed in accordance with the approved details prior to the first use of the development hereby granted consent.
REASON: In the interests of visual amenity.
- 04) All planting, seeding, turfing and hard landscaping works comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the practical completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: To ensure that the works are carried out as approved in the interests of the visual amenity of the area.
- 05) Notwithstanding the submitted plans, the precise position of the point of access from the site spine road into the area of the camping pods shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of work on site. The point of access shall be constructed in the agreed position.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

13/0523/COU Continued

- 06) Prior to the occupation of the development hereby approved, a hedgerow shall be planted along the boundary of the caravan and leisure park, for a length of 50 metres in a westerly direction from the point of access from the public highway into the main caravan and leisure park to the south west corner of this application site. Precise details of the position and length of the hedgerow, the plant species, numbers and size at time of planting, shall be submitted to and approved by the Local Planning Authority. The hedgerow shall be planted in accordance with the approved details.
REASON: In the interests of visual amenity.
- 07) Details of any lighting or security surveillance equipment shall be submitted to and approved by the Local Planning Authority before any such equipment is installed, and the equipment installed shall not be replaced with any alternative without the prior written approval of the Local Planning Authority.
REASON: in the interests of visual and public amenity.
- 08) Prior to the commencement of any development of the site, comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: To ensure the satisfactory drainage of the site.

Advisory Note(s)

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

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 CW15.

PREFACE ITEM

PROPOSAL: Consultation with Rhondda Cynon Taf Council on an application for removal of condition

LOCATION: Castell Heights House, Uplands, Nantgarw, Taffs Well, Caerphilly. CF83 1NG

Rhondda Cynon Taf Council has requested observations from this Council with regards to an application for removal of condition to allow unrestricted residential use of the building at Castell Heights House, Uplands, Nantgarw, Taffs Well, Caerphilly, CF83 1NG.

Head of Public Protection, Transportation Engineering Manager and Strategic Planning & Urban Renewal have been consulted on the proposal and they have no objection to the proposal.

Therefore it is concluded that, following the assessment of the proposal by these Officers the proposal would have no significant adverse effects on Caerphilly County Borough.

RECOMMENDATION: It is recommended that Rhondda Cynon Taf Council be informed that this Council has no objections to the proposed removal of the condition.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
12/0860/RM 21.12.2012	Mackworth Grange Mr R Bailey Mackworth Grange South Pandy Lane Caerphilly CF83 3HT	Seek approval of the reserved matters of layout, scale, appearance and landscaping in connection with the residential development of 142 dwellings and associated works approved under planning permission P/04/1325 Mackworth Grange Pontypandy Lane Caerphilly CF83 3HT

APPLICATION TYPE: Approval of Reserved Matters

SITE AND DEVELOPMENT

Location: This application relates to land which forms part of a larger site approved in outline for residential purposes. The area is located south of the former Catnic factory off Pontygwindy Road. This site is situated approximately a mile from the Caerphilly Town Centre, which is due south, whilst to the north it is roughly 200 metres to the Cedar Tree Roundabout.

Site description: The site is bounded to the west by existing residential property and undeveloped land, to the south by residential development, to the east by a retail park, and to the north by an existing factory. The site is presently open and mainly undeveloped, albeit there is a stone crushing activity being undertaken on the site which is providing hard-core material for use on the site.

Development: This application is a reserved matters submission in respect to 142 dwellings. All these properties are designed as houses. They include two-bed (11 in total), three-bed (73 in total) and four-bed (58 in total) dwellings.

The outline consent (i.e. P/04/1325) was for 199 dwellings. The first phase of 57, is currently being built out. This current submission is for the remaining number of houses to take the development up to that approved total.

Fifteen dwellings are identified for low cost ownership. These latter properties are located in three areas situated around the site. Each area contains five dwellings. The Section 106 signed at the time of the granting of the outline planning permission, required these "Affordable Housing Units" to comprise the following:

2 x 2 bedroom 4 person houses;
13 x 3 bedroom 5 person houses.

Cont....

12/0860/RM Continued

The submitted layout includes this requirement.

The dwellings are a mixture of detached, semi-detached and small links of three, albeit the majority of the dwellings are detached.

Dimensions: The houses are all two-storey buildings designed with pitched roofs. They all measure between 7 and 8 metres to the apex of their roofs.

Materials: The dwellings are to be constructed in a mixture of facing bricks and rendered walls, with the roofs covered in concrete tiles of varying colours.

Ancillary development, e.g. parking: The layout shows car-parking provision to serve each dwelling. The applicant has submitted a sustainability matrix, which seeks to reduce the parking provision to the three-bed properties by one space per dwelling.

PLANNING HISTORY

P/04/1325 - Erect residential development including retained open space, associated access roads, site remediation and demolition of Mackworth Grange - Granted 01.02.10.

P/05/0109 - Erect 65 dwellings plus garages, roads, public open space and all associated engineering operations (Phase 1) - Withdrawn 24.03.05.

08/0787/FULL - Stockpile imported materials (1 Year) - Granted 12.09.08.

08/1162/FULL - Extract and temporarily stockpile (2 Years) peat and topsoil - Withdrawn 05.05.10.

10/0658/RM - Erect 57 units and associated works (Phase 1) - Granted 21.01.11.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site forms part of a residential allocation in the Plan (i.e. HG1. 63. Land at Pontypandy Industrial Estate, 199 units).

Policies: The following policies are relevant to this application;

Policy HG1 - Allocated Housing Sites.

Policy CW2 - Amenity.

Policy CW10 - Leisure and Open Space Provision.

Policy CW11 - Affordable Housing Planning Obligation.

Policy CW15 - General Locational Constraints.

Cont....

12/0860/RM Continued

NATIONAL POLICY Planning Policy Wales (Edition 5), Chapter 2 (Development Plans) and Chapter 9 (Housing). Also of relevance is TAN 12: Design.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No. A coal mining report was not required.

CONSULTATION

Rights Of Way Officer - raises no objection to the amended line of the footpath shown on the drawing. He does however comment that there is a formal process to undertake to deal with such a diversion.

Transportation Engineering Manager - attended a number of meetings on this phase of development, which resulted in amendments to the layout. He considers that the scheme is now acceptable subject to the imposition of conditions relating to highway safety.

Dwr Cymru - makes a number of comments on detailed drainage matters. Some are required to be conditioned, whilst others can be passed on by way of advice to the applicant/developer.

Senior Engineer (Land Drainage) - has considered the various amended schemes and reiterates his view that the whilst temporary attenuation is acceptable to deal with a range of developments at and near to the site, he requires a comprehensive drainage condition to be imposed which ensures that a scheme is submitted and agreed prior to work commencing on this second phase of the development.

Countryside And Landscape Services - comments that the landscape arrangements are generally satisfactory. There were comments regarding certain boundary treatments and the choice of fencing. However these can be addressed by the use of conditions attached to any permission granted.

Head Of Public Protection - raises no objection to the application subject to any consent being conditioned to include contamination treatment, and noise and dust mitigation.

Cont....

12/0860/RM Continued

Principal Valuer - commented that there was a small area of land within the site which was registered to the Council. It was acknowledged that the owner of Mackworth Grange may have a case for adverse possession in respect to the site, however, at present the area remains registered to the Authority. No notice has been served on the Authority as such this area may require to be removed from the application. The area affects the gardens of two plots and may require a re-plan of this area of the site.

CCBC Housing Enabling Officer - commented originally that the location of the units was unacceptable. The revised plans submitted showed that the low cost homes were to be redistributed at various locations around this phase of development. On this basis the Housing officer is satisfied with the numbers, location and tenure of these dwellings.

Head Of Public Services - comments that there is a roadside refuse collection service provided for properties fronting adopted highways.

Outdoor Leisure Development Officer - raised issues in respect to the lack of "good quality" open space on the development.

Education - made no comment on the proposal. A contribution of £60,000 (inflation related) to the improvement of education provision in the area was secured by way of the S106 Agreement, signed prior to the outline permission being granted.

Countryside Council For Wales - commented that it had no observations to make on this application.

Natural Resources Wales - had no adverse comment to make on this application.

Police Architectural Liaison Officer - makes a range of suggestions relating to security matters. One requires the removal of the footpaths linking the development with the lane running to the south of the site. He also requires an increase in the height of the fencing along certain properties which border the lane.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by way of site and press notices along with direct neighbour consultation with 59 properties. Due to a number of revisions submitted by the applicant the neighbouring properties were consulted on a number of occasions.

Response: As a result of this consultation exercise fourteen letters of objection have been received. The majority of these items of correspondence are from the same parties, or an agent representing these objectors.

Cont....

Summary of observations: The basis of the objections received are as follows:

1. Land in the south-west corner of the site has been raised by approximately 5-7 metres causing disturbance to the residential amenity of the nearby neighbours, by virtue of noise, dust, and visual amenity. The Authority has failed to act in remedying this unacceptable situation.
2. The raising of the land has blocked drainage ditches resulting in "localised flooding".
3. The current plans make no reference to the topographical levels across the site. Unless addressed this could lead to adverse impact on the residential amenity of the adjoining dwellings.
4. Sectional plans are required in order to assess the level of the proposed dwellings in relation to the existing properties, particularly those to the south of the site.
5. Pre-commencement conditions should be applied which control noise and dust disturbance to adjoining dwellings. Hours of operation restrictions should also be applied to mitigate the construction impact.
6. An access is to be formed onto a private lane, which will give rise to civil matters. The Council has previously acknowledged that this lane is private. Has the Authority "followed due process" in consideration of this aspect?
7. The lane is outside the application site as defined in the submitted "red line boundary". Access onto an unlit lane is not reflective of good design.
8. The site has been the subject of on-going dispute for many years, between certain neighbours and the landowner/applicant. This proposal should not result in further detriment to the relevant neighbours.
9. The hedgeline running alongside Pontypandy Lane should be protected and re-instated where required. Trees along this lane should be retained.
10. Landscape works outside the site area should not be permitted.
11. A condition should be imposed ensuring that future accesses onto the lane from the site should be prohibited.
12. The numbers of dwellings identified on the submitted plans have been increased from 131 to 142, has this necessitated a "re-evaluation" of the scheme?
13. The number of revisions submitted with the application have caused potential confusion and have been difficult to adequately respond to.
14. Inaccuracy of submitted plans. Details of accesses to properties on Pontypandy Lane have been omitted. Also a number of properties have not been shown. Why is this?
15. "A buffer zone (bund wall)" should be constructed along the site's boundary with Pontypandy Lane. This wall would not only protect the amenities of residents on the lane but would reduce the impact of street lighting on the properties of those residents.
16. Properties on the new estate should not overlook the gardens of existing dwellings on Pontypandy lane as this would contrary to the relevant section contained in the Human Rights Act 1998, as it relates to the right to privacy.
17. The development will affect the "prescriptive rights" of the occupier of a dwelling on Pontypandy Lane, with regard to their vehicular access to their dwelling.

Cont....

12/0860/RM Continued

18. Certain dwellings on the new development backing onto Pontypandy Lane do not have garages. A condition should be imposed which prohibits the building of garages in their back gardens, should their intention be to access onto the Lane.
19. The current layout plan refers to "future development". This means that numbers are likely to increase in time.
20. Due to the uncertainty over site levels on the land bordering Pontypandy Lane bungalows should be employed or alternatively the houses that bound the Lane could be excluded from the scheme.
21. Regular monitoring of the site is essential to ensure that the development is properly controlled.
22. The site should include additional park areas for the children who will be living there.

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 the application will adversely impact on issues of crime and disorder in this area. When the outline permission was considered the Police Architectural Liaison Officer was consulted. This resulted in no objection being raised although comments made on security issues were passed on to the applicant.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The ecological aspects of the overall site development were fully considered at the time of the granting of the outline permission. The Section 106 Agreement signed at that time included an element specifically relating to the wildlife and conservation protection measures regarding the sites development.

ANALYSIS

Policies: This application is for the approval of the remaining reserved matters relating to this site. As such the principle of the development has been accepted it is the detail of the scheme that remains to be assessed. The land forms part of a site which was included within the Adopted Local Development Plan as an identified residential site, as such it is an integral part of the Plan's Housing Strategy. It has also been granted an outline planning consent for residential development.

Regarding compliance with individual policies the responses are as follows;

Policy HG1 identifies this site as one that is allocated specifically in the plan to provide for housing across the Southern Connections Corridor (this includes the Caerphilly Basin Area).

The development of the remaining part of this site for residential purposes therefore accords with this policy.

Cont....

The Policy CW2 relating to amenity contains a number of criteria. Those applicable to this proposal relate to (i) its impact on the amenity of adjoining properties/land; (ii) whether it constitutes over-development of the site; and (iii) the compatibility of the development in respect to the surrounding land-uses.

With regard to the first of these, the general impact of the development on the amenity of the surrounding land was an issue taken into account when the outline permission was granted.

The detail of this phase of housing is not considered to result in the introduction of any adverse consequences, which would unreasonably reduce the amenity of the adjoining properties. Whilst written objection has been received to aspects of the proposal it is considered that the submitted layout along with the use of conditions designed to control elements of the scheme can ensure that the amenities of neighbouring properties are protected to a reasonable degree. Responses to the detailed points raised by residents of Pontypandy Lane are provided elsewhere in this report. With regard to the density of this phase, the 142 dwellings applied for equates to approximately 35 (or less) to the hectare. This level of coverage is considered to constitute a medium density when related to this form of development. This is assessed as an acceptable level at this location. The outline consent was for 199 houses, in total, which was considered to be acceptable in density terms, on a site of this size (i.e. 4.3 Hectares).

The third criterion relates to the development's compatibility with adjoining land uses and the potential constraining effects that it could have on those uses. In this regard the general assessment was made at the time of the determination of the outline consent. The adjoining industrial operations on the former Catnic site are considered to be sufficiently separated from the houses proposed. This also applies to the boundary to the east, which borders the Gallagher Retail Park. In other areas the site is adjacent to existing residential development and as such it accords with the use of these areas. Policy CW2 is therefore complied with.

The provision of on-site open space was, in the main, structured via the outline approval and the related S106 Agreement. This covered the large Ecological Area, (which was valuable in terms of the presence of a substantial depth of peat and its dependent ecology) and the Wildlife Corridor, which runs from the Ecological Area through the site and exits in the south-eastern corner. These resources were accompanied by a commuted sum of approximately £65,000 for their future maintenance. This area was accepted as the main public open space provision at this site. A further financial contribution of £100,000 to off-site leisure provision close to the site was also secured in the S106.

Each phase of housing is also required to have integral open space included within it. In this regard the current housing layout has two areas of such open space included. There is also incidental open space present on the site. It is considered that, on this basis, Policy CW10 is complied with.

Cont....

12/0860/RM Continued

The Affordable Housing allocation was again a matter that was covered in the S106 agreement. This is discharged by way of the 15 low-cost ownership properties, identified on the layout plan. The units will be delivered as shared equity. There will be 13 x 3 bed units transferred to first time buyers at a selling price of £85,000, and 2 x 2 bed houses transferred to first time buyers at a selling price of £78,000. Policy CW11 is therefore satisfied.

The final policy of relevance contained in the Adopted Local Development Plan, is that relating to General Locational Constraints (CW15). The two criteria applicable to this proposal refer to (i) development that does not prejudice/constrain the implementation of wider comprehensive proposals; and (ii) that the development accords with the function and role of the settlement that it is within.

Regarding the first of these, this phase of residential development completes the wider comprehensive scheme. Consequently the current proposal accords with criterion (i).

With regard to the second element of the policy, the site forms part of a specific allocation in the Adopted Local Plan and as such is one which has been analysed as a planned component of the land-use development of the Caerphilly Basin area. It therefore complies with this requirement of the policy.

With regard to the advice contained in the National Guidance (i.e. Planning Policy Wales) it is considered that the application accords with that contained in Chapter 2, paragraph 2.1.2. of which states "if regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Chapter 9 gives general advice on housing development. This scheme accords with the basic principle contained within it of providing more housing of the right type and which offers more choice. The applicant has also considered the advice contained in TAN 12 in preparing the scheme. The houses are of a reasonable design, variety and appearance. They are also of a scale compatible with their surroundings and the landscaping details are acceptable.

In the circumstances it is considered that there are no policy objections to this application.

Comments from Consultees: None of the standard Consultees raises issues which could sustain a refusal of permission. A number do however require the imposition of conditions attached to any permission granted, which could ensure that the development is adequately controlled.

The Principal Valuer comments that there is a small area of land located in the south-east corner of the site which is registered to this Authority. Whilst it is acknowledged that the land owner may have grounds to claim adverse possession in respect to this land its title is currently with this Council.

Cont....

The applicant has commented that he wishes to purchase this land and until this is finalised wishes this area to be withdrawn from the application area. The layout, as drawn, shows that the easement affects the rear gardens of plots 111 and 112. Whilst it reduces the amount of amenity area available to these plots it is considered that the remaining garden space is adequate to allow the layout of these two plots to be acceptable.

Outdoor Leisure Development Officer also raised matters relating to the limited amount of public open space at the site. Whilst this is understood it must also be recognised that the Authority, in its previous decision and S106 agreement considerations, accepted that the main area of open space on this site would comprise the large ecological area, which equated to a football field in size. It was conceded that to require a further large area for play provision was unreasonable in respect to this proposal. A commuted sum of £100,000 for leisure provision in the area was also secured at that time.

With regard to the comments of the police. It is acknowledged that the footpath link between plots 78 and 79 is to be removed. This matter has already been discussed with the applicant. Regarding the second footpath link, located in the south-east corner of the site, this is a registered footpath which is being accommodated within the arrangement as it provides a formal and registered footpath for use by the public. This link is a long-standing pedestrian by-way which the authority wishes to see maintained. With regard to the height of fencing along the lane, this is not considered to be an issue as the boundary with the lane is to be the reinforced hedgeline.

Comments from public: The responses to the objections raised by residents are as follows;

1. It is correct to say that there was material stockpiled towards the southern boundary of the site. The matter was subsequently investigated by the Enforcement Section who concluded that the work taking place was permitted under Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order, 1995 - Temporary Buildings and Uses, which allows the provision on land and buildings, moveable structures, works, or machinery required temporarily in connection with and for the duration of operations being on, or to be carried on, in, under or over that land or on land adjoining that land. Consequently no breach of planning control was identified. The matters were however referred to the Environmental Health Department, to check if the level of noise exceeded that contained within the planning condition for the outline consent. Both plant and a screener were operating on the site when it was recently monitored, however the recorded level was below that required by the condition.

Cont....

2. The site has been inspected by officers with regard to blocked ditches and flooding issues. However no evidence of such blockages was witnessed. The developer was present at one such inspection and he brought attention to a drainage outfall, which was running freely, which he indicated was a drain that had been installed along the application boundary with Pontypandy Lane, to ensure that surface water was channelled into the nearby watercourse.
- 3 & 4 The plans submitted show cross-boundary sections. These are specifically designed to demonstrate that the levels between the new and existing sites and dwellings are acceptable.
5. The imposition of conditions relating to dust, noise and hours of operation are ones that have been addressed in the comments of the Head of Public Protection.
- 6 & 7 The matter of the access onto the lane is one that the Council was mindful of. The applicant and future developer have both been advised that the footpath between plots 78 and 79 will be stopped up by way of a condition attached to any consent granted. It should be noted however that there is a public footpath which crosses the site. This footpath intersects with Pontypandy Lane at a point to the west of the current access into the curtilage of Mackworth Grange itself. It then runs east into the Gallagher Retail Park. This footpath is being retained in the scheme although on a slightly different route. It is considered that the Council has fully taken account of this matter.
8. The issue of on-going disputes between the parties is not a material planning consideration.
9. The submitted plans show the hedgeline running along Pontypandy Lane, as being reinforced to form a boundary. This hedge could be protected by condition.
10. The applicant has advised that all landscape works will be contained within the site boundary.
11. If the hedgeline running alongside the lane is protected by condition there will be no need to impose a condition restricting rear access onto the Lane.
12. The increase in the number of dwellings in this phase, from 131 to 142 accords with the number of properties indicated in the outline consent (i.e. 199). As such it remains acceptable. This number of properties was what was considered to be acceptable on this land, and therefore a re-evaluation of the proposal is not considered to be required.

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13. The applicant has submitted various revisions as a result of comments from your officers which have resulted from meetings. Also, during the course of the determination of the proposal the applicant has engaged a different agent who is working for a national house building company who are seeking to develop the site should consent be forthcoming. This has resulted in a number of slightly amended schemes. However bearing in mind the continued objection of some residents it was thought necessary to re-consult on each amendment to ensure that the matter remained transparent.
14. The plans currently being considered are accurate and scaled. They show the dwellings sited along Pontypandy Lane. They may not show details of individual field accesses off that lane but they are accurate in respect to the proposal to be assessed.
15. Noted.
16. The submitted plans show that the distance between the objector's property and the nearest new dwelling is approximately 25 metres. The floor level of the two buildings is almost identical. It is generally considered that such distances protect the privacy of properties. With respect to the garden areas at a dwelling, the front gardens are normally part of the street scene and do not need protection, whilst the rear gardens, in this case are screened from the new houses by the existing dwellings themselves. In respect to the Planning legislation It is not considered to be an issue in this instance.
17. The applicant has been advised of the issue of prescriptive rights and confirms that no such rights are applicable here. In any event this is private matter between the parties concerned and is not a material consideration in the determination of this application.
18. Noted.
19. The reference to "future development" refers to a parcel of land to the west of the site, which is currently not in the ownership of the applicant. Access to this land is however being maintained, from the new development, should this land be acquired. The land will probably accommodate around two detached dwellings and will require planning permission to develop.
20. Noted.
21. Noted.
22. The issue of open space/leisure provision is addressed in the policy section of this report. The resulting situation is an historical one and is secured by way of the extant S106 Agreement.

Other material considerations: None.

Cont....

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 02) Prior to the commencement of house construction 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 is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 03) This consent shall not extend to the footpath link, which runs between plots 78 and 79 shown on the submitted layout drawing.
REASON: The footpath will connect to a private lane, which is outside the boundary of this application.
- 04) This consent shall not extend to the easement area shown on layout drawing TPC-01, which affects the rear garden areas of plots 111 and 112.
REASON: To confirm the extent of the permission hereby granted.
- 05) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 06) 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.

Cont....

- 07) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 08) 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.
- 09) 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.
- 10) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 11) Unless an endorsed Agreement under Section 38 of the Highways Act 1980 has been completed a detailed programme for the provision of the proposed highways and highway alterations including all stages in the statutory process for approval thereof together with a similarly detailed programme for the construction, completion and future maintenance of the proposed highways shall be submitted to and approved in writing by the Local Planning Authority before any works of construction are commenced on site.
REASON: In the interests of highway safety.
- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order, with or without modification), the garages hereby approved shall not be physically altered or converted to any other domestic purpose without the prior approval of the Local Planning Authority. The garage shall be made available at all times for the parking of motor vehicles associated with the residential use of the dwelling hereby approved.
REASON: In the interests of highway safety.

12/0860/RM Continued

- 13) The development shall not be beneficially occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 14) Prior to the commencement of work on site, a travel plan shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with any timescales contained therein.
REASON: To encourage the use of a variety of transport options.
- 15) Notwithstanding the details already submitted, prior to the commencement of construction works on the dwellings hereby approved, details of the hedgerow planting/reinforcement measures along the boundaries of the site, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter these agreed details shall be undertaken concurrently with the development. These hedgelines shall be located outside the plot boundaries to ensure that they are not removed and can continue to act as wildlife corridors along these boundaries.
REASON: To enhance and protect the hedgeline along the site boundaries.

Advisory Note(s)

Please find attached the comments of Police Architectural Liaison Officer; Dwr Cymru/Welsh Water; Senior Engineer (Land Drainage), Principal Valuer and Rights Of Way Officer 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
13/0537/FULL 18.07.2013	McDonalds Restaurant Limited 11-59 High Road East Finchley London N2 8AW	Extend existing car park on adjacent vacant land which includes the introduction of 38 new bays, with the reconfiguration of the existing car park and site access with associated works to the site McDonalds Restaurants Ltd Unit C Crossways Park Parc Pontypandy Caerphilly CF83 3NL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is a vacant plot of land to the south-west of McDonalds restaurant and north-west of Crossways Hotel (Premier Inn), at Gallagher Retail Park, Caerphilly.

Site description: The land is predominantly flat with scrub vegetation. There is no boundary treatment alongside the road frontages, but fences exist along the boundaries shared with McDonalds and Crossways Hotel.

Development: The proposal is to extend the existing car park serving McDonalds onto adjacent vacant land. This includes the introduction of 38 new bays, with the reconfiguration of the existing car park, and site access with associated works to the site.

Dimensions: The site is an irregular shape, with overall maximum dimensions 75m by 45m, and an area of approximately 0.27ha. The additional car park area would be 0.15ha.

Materials: The submitted details indicate that the car parking areas will be tarmac.

Ancillary development, e.g. parking: Landscaping details are included in the submission.

Cont....

13/0537/FULL Continued

PLANNING HISTORY

5/5/96/0148 - Erect restaurant with drive-thru facility - Granted 06.06.96.

08/0270/NCC - Vary Condition (6) of planning consent 5/5/96/0148, to allow the drive-thru facility only, to be open between the hours of 11.00 p.m. and 7.30 a.m. on Friday and Saturday nights only - Granted 20.05.08.

08/0908/NCC - Vary Condition (6) of planning consent 5/5/96/0148 to allow restaurant to open from 5.00 a.m. Monday to Sunday inclusive - Granted 23.10.08.

08/1052/FULL - Refurbish restaurant, alterations to elevations and installation of customer order display - Granted 04.11.08.

08/1053/ADV - Install customer order display and various new signage - Granted 04.11.08.

09/0521/NCC - Vary Condition (06) of Planning Consent 5/5/96/0148 to allow restaurant to open from 6.00 a.m. to 11.00 p.m. Monday to Sunday inclusive - Granted 10.09.09.

10/0673/NCC - Vary Condition 6 of Planning Consent 5/5/96/0148 to allow restaurant to open from 6.00 a.m. Monday to Sunday inclusive - Granted 03.12.10.

11/0248/NCC - Vary condition (06) of 5/5/96/0148 to allow the restaurant to trade 24 hours a day seven days a week with drive thru only restriction between 11.00 p.m. - 6.00 a.m. daily (for a 12 months period) - Granted 07.07.11.

11/0336/FULL - Create new drive thru lane, two new customer order display units, reconfigure car park and create three additional parking spaces together with associated hard and soft landscaping works - Granted 16.09.2011.

11/0337/ADV - Erect 3 no. rotating double three-sided menu units, relocate 2 no. rotating double three-sided menu units and relocate the existing height restrictor monolith - Granted 13.09.2011.

11/0421/FULL - Erect petrol filling station, associated kiosk and ancillary works - Granted 20.01.12.

11/0762/NCC - Vary Condition (5) of Planning Permission 11/0336/FULL to widen bays to 2.6 metres - Granted 16.01.12.

11/0810/NCC - Vary Condition 6 of Planning Permission 5/5/96/0148 to allow the restaurant to open 24 hours a day seven days a week with drive thru only trading between 11.00 p.m. and 6.00 a.m. daily - Granted 20.01.12.

12/0004/ADV - Erect illuminated double-sided appendage, featuring the 24-hour logo to be fixed to the existing McDonalds Sky Sign - Granted 15.03.12.

Cont....

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? Yes, but a coal mining risk assessment is not required for this form of development.

CONSULTATION

Transportation Engineering Manager - No objection subject to the following condition:-

The proposed parking area shall be completed in materials as agreed with the LPA, to ensure loose stones or mud etc are not carried on to the public highway.

Head Of Public Protection - No objections subject to conditions and makes comments of which the applicant should be advised.

Senior Engineer (Land Drainage) - No objections subject to conditions and makes comments of which the applicant should be advised.

ADVERTISEMENT

Extent of advertisement: A site notice was posted and ten neighbours were notified.

Response: Ten letters of objection and one email have been received from residents of the nearby housing estate, one letter with a 38 signature petition attached.

Summary of observations: The stated reasons for objection are:-

- excessive late night noise - shouting and screaming at night, racing car engines - all leading to disturbed sleep patterns;
- traffic problems - dangerous driving (e.g. too fast, and wrong way around the roundabout);
- litter - food packaging thrown from car windows, resulting in litter in the surrounding streets and even the gardens of the objectors; and,
- unwanted cooking odours.

Cont....

13/0537/FULL Continued

In addition, nine letters of objection include suggestions to deal with the issues raised above, as follows:-

- Close the local McDonald's restaurant, and re-locate to a non-residential area;
- Revert the drive through opening hours to those in place before the 24/7 permission was granted;
- Oblige McDonald's to pay for noise insulation measures to the properties in Castell-y-Fan;
- Re-surface the surrounding roads with noise reducing materials;
- Install speed cameras, and monitor speed violations along Parc Pontypandy and Ty Merchant roads;
- Install additional traffic calming measures at pedestrian crossing points along Parc Pontypandy;
- Reduce speed limit to 20mph along Parc Pontypandy road; and,
- Introduce and enforce £75 spot fines for dropping litter.

Also, the email that was received included reference to 'a summary of unbiased conclusions' following a circular letter sent by a member of the public to his neighbours, one of which was that 'the planning department has seriously defaulted on the poor standards of communication'. The email also included an attachment that draws attention to development that results in noise in close proximity to residential properties.

Finally, the residents indicate that if the application is permitted, then they should receive a 70% reduction in their Council tax.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? This is not an issue in this case.

ANALYSIS

Policies: The application relates to the extension of McDonalds restaurant car park, onto adjacent land at Gallagher Retail Park. The proposal would create an additional 38 car parking spaces. The development would include some peripheral landscaping between the car park and the main estate road, and along the shared boundary with Crossways Premier Inn.

Cont....

13/0537/FULL Continued

Policy CW2 is a general one relating to the impact of the proposal on the site and its surroundings. In this respect it is considered that the development will not adversely impact on the amenity of adjoining land, nor does it represent over-development of the site. It is also compatible with its surroundings and will not compromise the viability of the existing land-uses by its development. On this basis it accords with the terms of Policy CW2.

Transportation Engineering Manager is satisfied with the submitted details, which are considered to be compliant with Policy CW3.

Head of Public Protection indicates the need for conditions to control contamination of the site to protect public health. Also, he requires a limit imposed upon the times that the southern end of the car park could be used, together with measures to reduce the potential for noise disturbance.

Planning Policy Wales confirms that applications must be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance the proposal does accord with the plan and it is not considered that there are any material considerations that adversely affect this position.

The proposed development represents a form of layout and finishes typical of a modern car park serving a restaurant use on a retail park. It is considered to be acceptable within the context of the immediate surroundings and in relation to the retail estate generally. It is recommended that permission be granted subject to conditions as recommended by Consultees relating to surface materials, landscaping and measures to deal with contamination.

Comments from Consultees: These are included in the analysis above.

Comments from public: In respect of the residents' objections:-

Noise. It is clear that the proposed extension of the car park would bring parked cars closer to the residential area. Between the car park and the houses is a busy road through Gallagher Retail Park that would generate quite high levels of noise during the working day. However, at night that road has little traffic and the general noise level drops considerably, and the proximity of cars parked nearer to the houses than is currently the case could lead to disturbance. It is considered, therefore, that measures may be taken to ameliorate such problems. The submitted plans indicate a barrier of retractable bollards that would restrict access to that part of the car park that is nearest to the houses. It is proposed to impose a planning condition to require that this barrier is set in place nightly at 10.00pm and not retracted until 8.00am the following day. In addition, the creation of a bund with tree and shrub planting along the southern boundary of the car park, would perform the function of 'attenuation', masking potential noise sources from within the car park.

Littering is a matter for Environmental Health legislation. McDonalds provide litter bins in their car park and these are frequently emptied to prevent overflow. The Council's Environmental Health Division has received no complaints in respect of odours at McDonalds in over ten years.

Cont....

13/0537/FULL Continued

The following comments are made in reference to the residents' suggestions as to how the Council should deal with McDonalds restaurant:

Firstly, the restaurant is a lawful use in planning terms, serving a wide community, and has all the necessary planning permissions in place, including permission for 24 hours operation of the drive through facility. If the Council were to withdraw or seek to take away those permissions, the compensation payable to McDonalds would probably be extremely high.

In respect of the existing situation it is unreasonable to expect McDonalds to fund the noise insulation of nearby residential properties. The Council's Environmental Health Division has received two complaints in respect of noise at McDonalds in over ten years. The first was in respect of late night noise and music from parked cars, and the second was in respect of a late night delivery in August this year. McDonalds have been advised of the latter complaint and asked to address the matter. Notwithstanding that, it is proposed to set in place measures to control the potential for noise in respect of the extended car park.

The road surfacing material is a matter for the Highway Authority to address, and is largely un-related to the proposal to extend a car park. Road safety measures, such as speed restrictions and the use of 'traffic calming', are matters for the Highway Authority to address.

The dropping of litter is controlled under other legislation.

In respect of the allegation about standards of communication, it is assumed that this would be in reference to the publicity afforded to this application by the Local Planning Authority. This application has been processed according to the legislation, and the Local Planning Authority has advertised this application in accordance with the standard procedure for applications of this nature.

Finally, the residents have indicated a wish to receive a substantial rebate of their Council tax if permission is granted. Each individual householder is at liberty to approach the Council Tax Division with such a request, but the Local Planning Authority would have no involvement in those discussions.

Other material considerations: The plans indicate a banner that would be a form of advertising for the restaurant. It is proposed to attach a condition clarifying the position that a separate application would be necessary for advertisement consent.

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.

Cont....

- 02) 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.
- 03) Prior to the commencement of development details of a scheme indicating permanent hard surfacing for the car parking areas and internal roadway, together with a minimum of 300mm cap of clean certified material to the soft landscaped areas shall be submitted to and approved in writing by the Local Planning Authority. Development shall be in accordance with the approved details.
REASON: To prevent contamination of the application site in the interests of public health.
- 04) The proposed parking area shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc are not carried on to the public highway.
REASON: In the interests of highway safety.
- 05) No discharge of surface water from the completed development will be permitted to drain to the public highway or any highway drain.
REASON: In the interests of highway safety.
- 06) Prior to the commencement of works on site a scheme for the drainage of 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 first used.
REASON: To ensure the development is served by an appropriate means of drainage.
- 07) Notwithstanding the submitted plans details of a landscaping scheme to include a bund with tree and shrub planting adjacent to the southern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. The bund shall be constructed prior to the first use of the car park, and the agreed planting details shall be carried out in the first planting or seeding season following commencement of 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 residential and visual amenity of the area.

Cont....

13/0537/FULL Continued

- 08) Notwithstanding the submitted plans this permission shall not extend to any advertisement banners or signage at the site.
REASON: In order to retain effective control over the development.
- 09) The retractable bollards shown on drawing ref.no. 0912-0718-300 Rev. E at the entrance to the southernmost part of the car park shall be erected nightly at 10.00pm and maintained in position until 8.00am the following day.
REASON: To prevent access to that part of the car park in the interests of residential amenity.

Advisory Note(s)

Please find attached the comments of Head of Public Protection, Senior Engineer (Land Drainage), and Transportation Engineering Manager that are brought to the applicant's attention.

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0580/COU 31.07.2013	Miss K Hyman 11 Bryn-Y-Fran Avenue Trethomas Caerphilly CF83 8BN	Change the use from A1 retail to D1 for chiropody/podiatry clinic 26 Cardiff Road Caerphilly CF83 1JP

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The site, 26, Cardiff Road, Caerphilly, is located on the east side of the street, and the front elevation has a westerly aspect, facing Specsavers at the junction of Cardiff Road with Park Lane.

Site description: The site is made up of one retail unit on the ground floor of a two-storey property. The unit is currently vacant, but was last in use as a health food shop, within the A1 use classification (retail).

Development: The proposal is for a change of use of the ground floor of a retail unit from a Use Class A1 retail outlet to a Use Class D1 chiropody/podiatry clinic. There are no proposals to alter the 'shopfront'.

Dimensions: The unit is 10 metres in length, and 4.8 metres in width at the street frontage. The unit tapers in width to the rear at a width of 3.3m.

Materials: This building front is painted facing brick with a modern era shopfront of glazed aluminium.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation

Local Development Plan: Land within the settlement boundary and a principal town centre.

Cont....

13/0580/COU Continued

Policies

Local Development Plan: Policies SP5 (Settlement Boundaries); CW14 (Use Class Restrictions - Retail); CW3 (Design Considerations - Highways).

Planning Policy Wales and Technical Advice Note 4: Retail and Town Centres.

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is not a material consideration in this case because the application is for a change of use.

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to a condition in respect of storage and disposal of waste products, but makes comments of which the applicant should be advised.

Dwr Cymru - No objection subject to conditions and makes comments of which the applicant should be advised.

Caerphilly Town Council - Objects on the grounds of the loss of a retail unit.

ADVERTISEMENT

Extent of advertisement: 9 neighbours were notified by letter, and a site notice displayed.

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.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

ANALYSIS

Policies: Policy CW14 states: Development proposals incorporating a change of use from Class A1 retail premises to another use will be subject to the following restrictions:

A) Within identified Principal Town Centres, changes of use of the ground floors of class A1 retail uses will only be permitted where:

- i) The commercial vacancy rate of the centre has been over 10% for at least two years.

The policy context for Cardiff Road has changed significantly since the Unitary Development Plan (UDP), as in the UDP this area of Cardiff Road was identified as within a 'primary retail area'. However, it is no longer identified as a 'primary retail area' in the Local Development Plan, and the vacancy rate calculation now takes into account premises within the wider town centre boundary and not only within the smaller 'primary area boundary'. The vacancy rate within that wider area has been between 14% and 19% between 2008 and 2010, over 16% in 2011, and at 12% during 2012.

Consequently, the principle of change of use is not contrary to policy, and the proposal should be determined on the basis of the acceptability of the detail.

The proposal does not include any alterations to the shop front, which would therefore remain similar to many others in the town centre, and is considered to be acceptable.

Comments from Consultees: The Transportation Engineering Manager raises no objection to the application. Much of the client visits to the premises would be on foot, i.e. similar to that of other retail uses in the town centre. Caerphilly Town Council raise objection on the grounds that the proposal would result in the loss of an A1 retail use. The analysis above explains why the application should not be refused on these grounds.

Comments from public: None.

Other material considerations: The use class D1, in addition to clinics, includes a number of other uses, e.g. places of worship, health centres, creches, and more, and some of those uses may not be appropriate to this location. It is therefore considered necessary to attach a planning condition restricting the use to the specific clinic use applied for.

RECOMMENDATION that Permission be GRANTED

Cont....

13/0580/COU Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The premises shall only be used for chiropody/podiatry clinic purposes as defined by the Town and Country Planning (Use Classes) Order 1987, or as defined by any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification, without the approval of the Local Planning Authority.
REASON: In order to retain control over the development.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water and Head of Public Protection 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: SP5, CW14 and CW3.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
13/0492/FULL 02.07.2013	Ms C Williams 98 High Street Rhymney Tredegar NP22 5NG	Erect ground floor rear extension 98 High Street Rhymney Tredegar NP22 5NG	Granted 27.08.2013
13/0494/FULL 02.07.2013	Mr A Wadner 22 Cwrt Y Babell Cwmfelinfach Newport NP11 7NR	Erect car port on side of house 22 Cwrt Y Babell Cwmfelinfach Newport NP11 7NR	Granted 27.08.2013
13/0497/FULL 04.07.2013	Mr & Mrs N Evans 74 Hill View Pontllanfraith Blackwood NP12 2EL	Erect single-storey bedroom with en-suite extension to rear of dwelling 74 Hill View Pontllanfraith Blackwood NP12 2EL	Granted 29.08.2013
13/0433/FULL 13.06.2013	Mr L Pearce 23 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Erect a four bedroom dwelling Land Off Pontypandy Lane South Pandy Road Caerphilly	Refused 02.09.2013
13/0493/RET 01.07.2013	MIXIT Concrete Mr S Jones 1 Bedwlwyn Street Ystrad Mynach Hengoed CF82 7AL	Retain existing raised decking and 6 ft. surrounding fence at bottom of the garden to the rear of the property 1 Bedwlwyn Street Ystrad Mynach Hengoed CF82 7AL	Granted 02.09.2013
13/0503/FULL 04.07.2013	Mr M Orchard Orchard House Pandy Road Bedwas Caerphilly CF83 8JQ	Erect two-storey side extension Orchard House Pandy Road Bedwas Caerphilly	Granted 02.09.2013
13/0507/FULL 08.07.2013	Mr C Brown 10 Jamesville Cwmcarn Newport NP11 7NF	Demolish existing single-storey rear addition and erect single-storey extension 25 Park Street Crosskeys Newport NP11 7DF	Granted 02.09.2013

13/0508/FULL 08.07.2013	Mr P Weetch 12 Coronation Place Pontywaun Newport NP11 7FY	Convert existing single-storey garage into living accommodation and construct new detached garage 12 Coronation Place Pontywaun Newport NP11 7FY	Granted 02.09.2013
13/0509/FULL 08.07.2013	Mr M Kenward 1 Brynheulog Road Newbridge Newport NP11 4RG	Erect two-storey rear extension and single-storey conservatory to side 1 Brynheulog Road Newbridge Newport NP11 4RG	Granted 02.09.2013
13/0510/FULL 09.07.2013	Mr R Brennan 31 Shirdale Close Maesycwmmmer Hengoed CF82 7QL	Construct two dormer windows in south elevation roof, change roof fabric from tiles to slates and change kitchen conservatory roof from PVC to slate 31 Shirdale Close Maesycwmmmer Hengoed CF82 7QL	Granted 03.09.2013
13/0478/NCC 26.06.2013	Llanover Estates Mr M Lennon 23A Gold Tops Newport NP20 4UL	Vary conditions 04 and 05 and remove conditions 02 and 07 of planning permission 07/0992/COU to convert redundant barn to provide new residential property and associated works Pont Gwaith Yr Haearn Farm Pont Gwaith Yr Haearn Farm Lane Hollybush Blackwood	Granted 04.09.2013
13/0258/FULL 10.04.2013	Mr A Brockett 3A Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Erect detached dormer bungalow with associated access and ground works etc. Land At 3A Penallta Villas Ystrad Mynach Hengoed CF82 7GH	Granted 05.09.2013
13/0107/RET 18.02.2013	Mr J Portsmouth The Barn Old Nantgarw Road Nantgarw Cardiff CF15 7UN	Retain the conversion of stables to living accommodation/summer house The Barn Old Nantgarw Road Nantgarw Cardiff	Granted 09.09.2013

13/0313/FULL 26.04.2013	International Greetings UK Limited Mr J Barrell 10 - 14 North Road Penallta Industrial Estate Penallta Hengoed CF82 7SS	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 International Greetings UK Ltd 10 - 14 North Road Penallta Industrial Estate Penallta	Granted 09.09.2013
13/0447/COU 17.06.2013	Messrs M & I Jaura 48 Penylan Road Penylan Cardiff CF24 3PF	Change of use of ground floor from shop to cafe (A3 class) Unit A 1 Pentrebane Street Caerphilly CF83 1FR	Granted 09.09.2013
13/0522/FULL 15.07.2013	Mr H Owen Station House 1 Mill Road Deri Bargoed CF81 9HF	Erect single storey kitchen extension Station House 1 Mill Road Deri Bargoed	Granted 09.09.2013
13/0524/FULL 15.07.2013	Mr D Pearce 28 Rhyd-Y-Gwern Close Porset Caerphilly CF83 3NN	Erect single storey extensions to rear and side of property 28 Rhyd-Y-Gwern Close Porset Caerphilly CF83 3NN	Granted 09.09.2013
13/0525/RET 15.07.2013	Mr C Clabby 22 Park Place Gilfach Bargoed CF81 8LZ	Retain detached garage to rear 22 Park Place Gilfach Bargoed CF81 8LZ	Granted 09.09.2013
13/0527/FULL 16.07.2013	Mr & Mrs K Padfield 3 The Boot Maesycwmmwr Hengoed CF82 7PR	Erect detached domestic garage Willow Bank Pennar Crossing Pentwyn-mawr Newport	Granted 09.09.2013
13/0541/RET 17.07.2013	Mrs W Allen 20 Gelli'r Felin Caerphilly CF83 2LF	Retain garage conversion into a study and storage room 20 Gelli'r Felin Caerphilly CF83 2LF	Granted 09.09.2013
13/0439/FULL 14.06.2013	Mr R Morgan Cefn Llwyd Farm Abertridwr Caerphilly CF83 4HW	Install a 15m high anemometer mast for a period of 12 months (approximately) Cefn Llwyd Farm Abertridwr Caerphilly CF83 4HW	Granted 11.09.2013

13/0515/FULL 10.07.2013	Mr C Allen 30 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Erect two-storey side extension 30 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Granted 11.09.2013
13/0529/FULL 18.07.2013	Mr Howell Atcombe Cottage Waterloo Lane Machen Caerphilly CF83 8NJ	Erect Edwardian conservatory to rear Atcombe Cottage Waterloo Lane Machen Caerphilly	Granted 11.09.2013
13/0546/FULL 18.07.2013	Mr C Walker 22 Shannon Close Pontllanfraith Blackwood NP12 2FW	Site a fabricated metal container to include a store room/office/welfare room Allotment Hill View Pontllanfraith Blackwood	Granted 11.09.2013
12/0892/LBC 17.12.2012	Spirit 107 Station Street Burton-On-Trent Staffordshire DE14 1SZ	Carry out various works and alterations The Courthouse Cardiff Road Caerphilly CF83 1FN	Granted 12.09.2013
13/0413/FULL 10.06.2013	Mr V Walker 3 High Street Ynysddu Newport NP11 7JJ	Erect first floor bedroom and en-suite extension over existing kitchen and bathroom 3 High Street Ynysddu Newport NP11 7JJ	Granted 12.09.2013
13/0463/FULL 20.06.2013	Mr H Sandhu Wingfield Stores 41 Wingfield Crescent Llanbradach Caerphilly CF83 3NU	Install new shop front Wingfield Stores 41 Wingfield Crescent Llanbradach Caerphilly	Granted 12.09.2013
13/0518/FULL 10.07.2013	Simla Tandoori Mr A Ali 31 Commercial Street Nelson CF46 6NF	Install new shop front Simla Tandoori 31 Commercial Street Nelson Treharris	Granted 12.09.2013
13/0549/FULL 18.07.2013	WCEC Architects Mr J Pulfrey Carrwood Court Carrwood Road Sheepbridge Chesterfield Derbyshire S41 9QB	Remove two 'stealth pack' refrigeration plant packs and install one 'LT Modular refrigeration pack' in the service yard of existing supermarket W M Morrisons Supermarkets Plc Cwrt-Y-Castell Caerphilly CF83 1NU	Granted 12.09.2013

13/0547/RET 19.07.2013	Mr P Thomas Thornycroft Penrhiw Lane Machen Caerphilly CF83 8RQ	Retain ground and first floor extensions to rear of existing dwelling Thornycroft Penrhiw Lane Machen Caerphilly	Granted 12.09.2013
13/0565/COU 26.07.2013	WRCC Ltd Mr M Hughes 24 Garden Suburbs Pontywaun Newport NP11 7GB	Change the use from industrial to D2 assembly and leisure for a rehabilitation, personal training and crossfit studio Unit 22 Abercarn Industrial Estate Bridge Street Abercarn	Granted 12.09.2013
13/0535/FULL 22.07.2013	Mr M Hawkins 18 Kingswood Close Hengoed CF82 7LU	Remove garage door and infill with patio doors, lay a floating floor of damp proofing and thermal insulation to match levels in home and lay chipboard flooring on top of the insulation 18 Kingswood Close Hengoed CF82 7LU	Granted 16.09.2013
13/0558/OUT 22.07.2013	Mr M Williams Claremont Brynhoward Terrace Oakdale Blackwood NP12 0LD	Erect a detached dwelling with associated groundworks, access and car parking Claremont Brynhoward Terrace Oakdale Blackwood	Refused 16.09.2013
13/0543/RET 23.07.2013	Mr D Lewis 76 Penylan Road Argoed Blackwood NP12 0AZ	Retain single-storey extension to existing garage 76 Penylan Road Argoed Blackwood NP12 0AZ	Granted 17.09.2013
13/0544/FULL 23.07.2013	Ms W Keepin 8 Ashgrove Blackwood NP12 1WR	Erect single-storey summer room extension 8 Ashgrove Blackwood NP12 1WR	Granted 17.09.2013
13/0551/FULL 24.07.2013	Mr C Parry Ty Coch Watford Road Watford Caerphilly CF83 1NE	Erect extension incorporating garage to ground floor, stair access to first floor bedroom, en-suite, sitting area and storage with the provision of two dormers and four roof lights Ty Coch Watford Road Watford Caerphilly	Granted 18.09.2013

13/0553/FULL 24.07.2013	Mr A Davis 34 Chapel Farm Terrace Cwmcarn Newport NP11 7NJ	Erect extension to existing garage, alter roof pitch and change existing personal access 34 Chapel Farm Terrace Cwmcarn Newport NP11 7NJ	Granted 18.09.2013
13/0298/CLEU 23.04.2013	British Polythene Industries Mr J Haddow Visqueen Building Products Block 3 Maerdy Industrial Estate Rhymney NP22 5PY	Obtain a Lawful Development Certificate for the existing use as a waste facility Visqueen Building Products Block 3 Maerdy Industrial Estate (North) Rhymney Tredegar	Granted 19.09.2013
13/0349/FULL 09.05.2013	Mr J Hyde Tir Filkins Farm Tir-Philkins Woodfieldside Blackwood NP12 2BJ	Extend and alter existing dwelling Tir Filkins Farm Tir-Philkins Woodfieldside Blackwood	Granted 19.09.2013
13/0555/FULL 25.07.2013	Mr J Furnival 57 Dylan Avenue Cefn Fforest Blackwood NP12 3NG	Erect two-storey rear extension and provide parking bays 57 Dylan Avenue Cefn Fforest Blackwood NP12 3NG	Granted 19.09.2013
13/0562/FULL 25.07.2013	Mr R Honarmand 87 Bloomfield Road Blackwood NP12 1LY	Erect single-storey rear extension and front porch 87 Bloomfield Road Blackwood NP12 1LY	Granted 19.09.2013
13/0564/FULL 26.07.2013	Mrs C Pashley 1 The Close Cefn Hengoed Hengoed CF82 7JY	Erect single-storey side extension 1 The Close Cefn Hengoed Hengoed CF82 7JY	Granted 20.09.2013
13/0574/FULL 29.07.2013	Mr N Bram 25 Syr Dafydd Avenue Oakdale Blackwood NP12 0LA	Erect detached garage 25 Syr Dafydd Avenue Oakdale Blackwood NP12 0LA	Granted 23.09.2013

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

APPLICATION NUMBER DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/97/0981 31.10.97	Undertake initial review of planning conditions under the Environment Act 1995 for resumption of quarrying at Blaengwynlais Quarry, Blaengwynlais, Nr Caerphilly.	Site partly in Cardiff. Hydrological study and Environmental Impact Assessment received and out of consultation.
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Additional information awaited about scheme of working.
10/0505/OUT 26.07.10	Erect light industrial/office park at Block C, Maerdy Industrial Estate, Rhymney.	Subject to further discussion and consideration.
10/0518/FULL 16.07.10	Erect single detached dwelling and garage at Old Mill House, Draethen, Newport.	Subject to further discussion and consideration.
10/0667/FULL 22.11.10	Renew planning permission P/05/1313 to construct two dwellings and associated external works on Land Within Curtilage Of Ty Gwyn, Rhyd Y Gwern Lane, Machen, Caerphilly.	Subject to discussions concerning highway matters.
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.
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.
12/0511/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.
12/0831/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.
12/0875/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.
13/0196/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.
13/0229/FULL 22.07.13	Demolish former St Michael's Church and construct three dwellings at Former St Michael's Church, School Street, Tirphil New Tredegar.	Considering wildlife information.
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.
13/0333/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.
13/0351/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.

13/0353/FULL 04.07.13	Erect a four bedroom detached house and a pair of three bedroom semi-detached houses at 17 Homeleigh Newbridge, Newport.	Awaiting views of consultees.
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.

13/0434/FULL 23.07.13	Create a new building in the rear yard area to join the newly erected building to house the sites skips and the site vehicles/machinery that will be stored in the building overnight at GLJ Recycling Units 5-9, Fern Close, Pen-y-fan Industrial Estate, Pen-y-fan, Newport.	Awaiting amended plans.
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.
13/0438/OUT 03.07.13	Erect nine medium-sized dwellings on Land At Former Supac Electrical Co Ltd Gellideg Industrial Estate, Gellideg Lane Maesycwmmmer.	Awaiting view of consultees.
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.
13/0465/FULL 01.07.13	Demolish existing buildings and erect 29 dwellings (comprising of a mix of 1 bed apartments and 2 & 3 bedroom houses) with all associated infrastructure and landscaping at The Greenfly & CATS House, Newport Road, Bedwas, Caerphilly.	Considering 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.
13/0479/FULL 26.06.13	Erect new house at Former Holly House Nursing Home, Victoria Road, Fleur-de-lis, Blackwood.	Awaiting views of consultees about amended plans.
13/0487/FULL 28.06.13	Erect new dwelling for nursery manager associated with Pughs Garden Centre Nursery Gwaun Gledyr Uchaf Nursery Gypsy Lane, Groeswen, Cardiff.	Awaiting views of agricultural consultant.
13/0488/FULL 01.07.13	Erect a single wind turbine, with a maximum blade to height of 77 metres, along with accompanying access track, crane hardstanding, substation, associated underground cabling and temporary construction compound at Gelli-wen Farm, Bedwellty Road, Markham, Blackwood.	Subject to further discussion and consideration.

13/0498/FULL 04.07.13	Erect two-storey extension to rear of dwelling at 9 Crescent Road, Risca, Newport.	Discussing amendments with applicant.
13/0501/FULL 04.07.13	Erect dormer bungalow with garage at Plot 34 Cemaes Road, Croespenmaen, Newport.	Awaiting views of consultees.
13/0511/OUT 16.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly.	Awaiting views of consultees.
13/0530/FULL 18.07.13	Erect second-storey side extension providing bedrooms and bathroom, side conservatory and front canopy with internal alterations at New House, Beili Glas Road, Fleur-de-lis, Blackwood.	Awaiting views of consultees about amended plans.
13/0531/FULL 16.07.13	Replace existing kitchen extension with two-storey kitchen and bedroom extension and associated internal alterations at 7 Moriah Hill, Risca, Newport.	Awaiting bat survey.
13/0533/LBC 18.07.13	Restore the presently derelict cottages to include the construction of new 'catslide' rear bathroom/kitchen additions and also form new car parking at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Subject to further discussion and consideration.
13/0538/COU 24.07.13	Change use from commercial premises at ground floor to two bedroom ground floor residential flat 1 at 25 Glan-y-nant, Fochriw, Bargoed.	Subject to further discussion and consideration.
13/0542/FULL 17.07.13	Replace existing building with 2 no. detached houses at Carlton Heights Victoria Road, Maesycwmmmer, Hengoed.	Awaiting views of consultees about amended plans.
13/0545/COU 18.07.13	Convert public house and flat to retail ground floor and nine self contained flats in upper floors with two and single-storey rear extensions and external alterations at Panteg Hotel, The Square, Abertridwr, Caerphilly.	Awaiting bat survey and consideration of amended plans.
13/0548/CLEU 23.07.13	Obtain a Lawful Development Certificate for an existing use as a property for car/vehicle sales and display at Senator House, 6 Sir Alfred Owen Way, Pontygwindy Industrial Estate, Caerphilly.	Subject to discussion concerning additional information.
13/0552/FULL 24.07.13	Erect extension for additional workshop and office with w.c. and erect chain link fence 1.8m high at Bryngwyn Service Station, Bryngwyn Street, Fleur-de-lis Blackwood.	Clarifying ownership issues.

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.	Queried plan with Solicitors.
11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Waiting for approval of the documents from planning/conservation and new plan.
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.	Asked for comments on amended 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. Solicitors are making enquiries.
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.	Sent drafts. They say they didn't receive so re-sent.
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.	Sent documents for signature.
12/0269/NCC 03.04.12	Vary Condition 2 of Planning Permission 08/0539/OUT (erect residential development and associated access) to provide a further three years for the submission of Reserved Matters on Land At Gellideg Industrial Estate, Gellideg Lane, Maesycwmmmer, Hengoed	Agent seeking to renegotiate terms. Chased.
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.	Solicitors trying to resolve title issues. Chased but no response. Still not responding. Told them if no response will refer back to planning with recommendation for refusal.

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.
13/0416/FULL 12.06.13	Construct 17 dwellings and associated works on Land At Mill Road, Caerphilly.	New matter.
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. Chased an update.
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. Chased.
12/0578/OUT 25.07.12	Erect residential development of 57 dwellings on Land West Of Old Pant Road, Panside, Newbridge.	Sent amended draft.
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.	Engrossments sent.
12/0898/FULL 20.12.12	Erect residential development comprising 22 residential units (12 houses, 10 flats) at Land At Tyn Y Wern Terrace, Trethomas, Caerphilly.	Sent drafts for approval.
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.	Requested title.

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 requesting title. Chased.
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.	In progress of agreeing draft.

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
13/0012/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
13/0015/CERT 13/0049/CLEU	Halo Developments Ltd Mr P Angel High Street Blackwood NP12 1BA	Obtain a Certificate of Lawful Existing Operation for the setting out on site and the part construction of the access roadway, including the provision of underground drainage, undertaken as required to implement the scheme approved under planning consent ref P/06/0336 at Woodview Isycoed Cottages Cwmgelli Blackwood	15.08.13
13/0016/REF 13/0433/FULL	Mr L Pearce 23 Cherry Tree Close Bedwas Caerphilly CF83 8HB	Erect a four bedroom dwelling at Land off Pontypandy Lane, South Pandy Road, Caerphilly	16.09.13

13/0017/REF 13/0158/FULL	Mr L Harris 13 Carlton Terrace Crosskeys Newport NP11 7BU	Convert bungalow to two-storey dwelling with extension and loft rooms at Martindale, Pennar Lane, Pentwyn-Mawr, Newport	23.09.13
13/0018/REF 12/0610/OUT	Mr G Boughton-Smith Glen Burmie St Cenydd Road Trecenydd Caerphilly CF83 2RP	Erect development comprising (Plot 1) a bespoke split level detached house with undercroft car parking at Glen Burmie, St Cenydd Road, Trecenydd, Caerphilly	23.09.13