

AGENDA ITEM NO. 5(b)

PLANNING COMMITTEE

12 FEBRUARY 2014

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

**APPLICATION
NUMBER
EAST AREA**

LOCATION

Preface Item
13/0424/RET

16 Field's Park Road, Pentwynmawr, Newbridge

13/0836/LA

Full Moon Waste Transfer Site, Full Moon Access Road,
Wattsville, Newport

NORTH AREA

13/0438/OUT

Land at Former Supac Limited, Gellideg Industrial Estate,
Gellideg Lane, Maesycwmmmer, Hengoed

13/0784/FULL

Former Aberbargoed Primary School, Heol Ysgol Newydd,
Aberbargoed, Bargoed

13/0827/FULL

Land at Unit 9 Penallta Industrial Estate, Hengoed

SOUTH AREA

13/0253/FULL

Ty Canol Farm, Hendredenny, Caerphilly

PREFACE ITEM

APPLICATION NO. 13/0424/RET

APPLICANT(S) NAME: Mr G Worwood

PROPOSAL: Retain decking with additional privacy screen

LOCATION: 16 Field's Park Road Pentwyn-Mawr Newport
NP11 3NQ

The application to retain the decking constructed on the roof of the garage at 16 Field's Park Road was reported to the meeting of the Planning Committee on 10 July 2013. The Officer's recommendation was to refuse permission for reasons of visual impact, overbearing impact and loss of privacy, in line with an earlier refusal of permission (12/0654/RET) and consistent with a subsequent resolution to take enforcement action against the unauthorised development.

However, the Committee resolved to defer consideration to enable a further report to be prepared that would recommend any conditions to be attached to a grant of permission.

Members had raised matters that it is considered should be clarified in this further report, as follows:

1. Similar developments nearby
The only similar development in Field's Park Road is within the rear curtilage of No. 26, comprising a similar arrangement of decking/balustrading on the roof of a garage and linking across to the rear of the house. There is strong evidence to suggest that at the time that the decking at No.16 was brought to the Council's attention, the decking/balustrading erected at No. 26 had been in place a number of years and would at that time have become lawful, i.e. immune from enforcement action. All other garages/outbuildings in the rear curtilages of Field's Park Road are smaller in scale and are without roof decking.
2. Use of garage roof without decking
It has been suggested that in the event of enforcement action being taken and the decking/balustrading being removed, the occupiers of No.16 could continue to use the garage roof as a sitting-out area. While this is indeed possible, it is considered that the removal of the decking link to the dwelling would make access to the roof difficult. Further, the absence of balustrading round the perimeter of the roof would result in a less secure and attractive environment for sitting out.

RECOMMENDATION: That permission be refused in accordance with the original report to Committee on 10 July 2013. However, if Members are minded to grant permission in accordance with the resolution of that Committee, the following conditions are suggested:

- 01) The additional privacy screens indicated on the submitted drawing shall be erected within one month of the date of this permission, and shall thereafter be retained in place at all times.
REASON: In the interests of residential amenity.
- 02) Notwithstanding the submitted drawing, additional screening to the existing balustrading shall be erected within one month of the date of this permission in accordance with details to be agreed in writing with the Local Planning Authority.
REASON: In the interests of residential amenity.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0836/LA 10.01.2014	Caerphilly County Borough Council Mr N Wilstead Ty Pontllanfraith Blackwood Road Pontllanfraith Blackwood NP12 2YW	Erect a portal framed building on and around the newly constructed dry-recycleables reinforced concrete slab Full Moon Waste Transfer Site Full Moon Access Road Wattsville Newport NP11 7BD

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: The application site is an area of land adjacent to the Full Moon roundabout with access from the road leading to the Sirhowy Valley Country Park.

Site description: The site is civic amenity facility with an existing access onto the drive leading to the Sirhowy Valley Country Park. Within the site there is a main building to the side of the location of the proposed building. The external space is divided up into parking, sorting and operational areas. The whole site is predominantly surrounded by a tree screen. The area of the proposed building is currently occupied by a three-sided walled enclosure with a catch net over it.

Development: The erection of a building to provide a covered area for the existing civic amenity use for processing dry recycable materials.

Dimensions: Base: 20 metres by 17 metres. Height: To eaves 7 metres, to ridge 10 metres.

Materials: This is a steel portal structure clad in dark green profile sheeting.

Ancillary development, e.g. parking: None.

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Application No 13/0836/LA Continued

PLANNING HISTORY

2/11131 - Waste Transfer Station and Civic Amenity Site - Refused 27.10.93.

2/11295 - Waste Transfer Station and Civic Amenity Site. - Granted 27.08.93.

P/02/0257 - Modify existing civic amenity facility including provision of new recycling facilities and additional skips and security cabin - Granted 25.04.02.

P/04/0084 - Amend hours of opening of waste transfer hall to 8.00 a.m. to 5.00 p.m. seven days a week - Granted 26.02.04.

12/0674/LA - Retain a concrete pad 20m x 16m x 2.5m high on three sides with a lightweight litter containment net to a height of 7.4m on three sides and over the top to form a bay to receive dry recyclable kerbside collected waste - Granted 08.11.12.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within a settlement boundary.

Policies: SP9 (Waste Management), CW2 (Amenity) and CW3 (Highways).

NATIONAL POLICY Not applicable.

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? Part of the site is within a Coal Mining referral area but not the location within which the proposed building is sited.

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Application No 13/0836/LA Continued

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objections.

Principal Valuer - No comment.

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Extent of advertisement: The application has been advertised on site and one neighbouring property has been consulted.

Response: No response has been received.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies:

Local Development Plan Policy SP9 (Waste Management) is principally aimed at the provision of a sustainable and integrated approach to waste management. The application site is an extant recycling facility. This application is for the enclosure of part of the site that is currently used for processing dry recyclables. It is needed because rain affects that process adversely.

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Application No 13/0836/LA Continued

The proposed enclosure of the area will improve the process and consequently therefore improve sustainability in accordance with policy. Policy SP9 also seeks to encourage in-building facilities such as that proposed. The proposal therefore complies with Policy SP9.

Policy CW2 (Amenity) requires all development to have regard to its impact upon adjacent and surrounding land or uses. The application site whilst within a settlement boundary is actually relatively isolated from its neighbours. To the north it is bounded by a wooded area, the river Sirhowy and the A4048. To the south is forest. The enclosure of the existing sorting area will improve the external impacts of the recycling use that there may be, although this benefit is not specifically sought given the isolation of the site. In terms of visual amenity, trees surround the site and the existing main building is screened by them. It is possible to see the main building from the A4048 when the trees are not in leaf. The proposed building is clad in dark green profile sheets and situated next to the existing building. It will be higher than the existing building, however its visual impact outside the site is likely to be similar to that of the existing building, i.e. very limited and local. The proposal therefore complies with Policy CW2.

Policy CW3 (Highways) should also be considered. The proposed building is for the enhancement of an existing activity within the site. This should not materially affect the existing traffic flows.

Comments from Consultees: No objections received.

Comments from public: None.

Other material considerations: The period for consultation regarding this application expires on 13.02.14 and subject to no objection or any material change in circumstance it is recommended that a decision be issued in accordance with the following recommendation.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0438/OUT 03.07.2013	Supac Limited Ms S Morgan Unit 3 Goatmill Road Industrial Estate Merthyr Tydfil CF48 3TD	Erect nine medium-sized dwellings Land At Former Supac Electrical Co Ltd Gellideg Industrial Estate Gellideg Lane Maesycwmmmer Hengoed CF82 7SH

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The site is located within the settlement boundary to the east of Maesycwmmmer and to the south of the A472 on the eastern side of Gellideg Lane. To the north of the site is an area of land comprising the cleared site of former industrial/commercial buildings and their curtilage, which is subject of an outline planning approval reference 08/0539/OUT for residential development of 95 units. To the east and south lies the Bryn Meadows Golf Club, the boundaries comprising established hedgerows and trees. The western edge of the site is bounded by the road, beyond which is an area of countryside subject of Tree Preservation Order no.32/60, and also falls within the Special Landscape Area. This is mixed woodland, boggy in part with a culvert at its boundary with the carriageway. The culvert acts as a boundary for the tree growth against the carriageway and is set back 2m from the kerb. Industrial units are located to the south-west of the site and the Gellideg Heights residential site is located to the north-west of the site.

Site description: The application site is a brownfield site and is currently occupied by a disused industrial building and its yard. It is a trapezoidal shaped piece of land, situated on the eastern side of Gellideg Lane. Access to the site is gained via steel gates, set back off Gellideg Lane at a point just north of the access from the lane to Gellideg Heights housing estate. The long northern boundary of the site is a relatively shallow slope with some overgrowth and self-seeded trees. At the crest is a post and chain link fence delineating the boundary from the footpath that leads to Bryn Meadows Golf Course. The eastern boundary has a chain link fence, which also forms an edge with the golf course grounds.

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Application No 13/0438/OUT Continued

The topography of the site rises from north to south but the area of the existing building and yard has been cut into the land and forms a plateau.

Development: Outline planning consent is sought in respect of the redevelopment of the site for the residential development of nine houses. All matters are reserved for subsequent approval. An illustrative layout indicates a scheme for the nine four-bedroom houses with associated amenity space, with the provision of an improved access road and internal road with turning head directly off Gellideg Lane. The site layout shows two-storey houses, developed as a cul-de-sac. The plot lengths from front to back allow houses to have outshot gables, bays and dormers to make elevational relief avoiding the need for 'flat fronted' dwellings to cope with 21 and 10.5 visual amenity and separation distances. The road is slightly sinuous as Gellideg Lane.

Dimensions: The site has an area of 0.6 hectares.

Dimensions (upper and lower limits for height, width and length of each building): Maximum 9m in depth x 15m width x 7m high, minimum 9m width x 12m in depth x 7m high.

Materials: This is an outline application and details of materials are reserved however the following palette has been indicated: -

Blue black roof slates or tiles
A mixture of facing brick and render to elevations
Vertically emphasised windows
Stone effect detailing
Open frontages with landscaping and low-level enclosures.

Ancillary development, e.g. parking: Off-street parking in respect of each dwelling.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within settlement boundary, Policy HG1.40 committed housing site land at Gellideg Height 3.91 hectares in total and Policy NH1.4 North Caerphilly special Landscape Area.

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Application No 13/0438/OUT Continued

Policies:

Strategic Policies

SP2 - Development Strategy in the Northern Connections Corridor, SP6 - Place Making, SP14 - Total Housing Requirements and SP21 - Car Parking Standards.

Countrywide Policies

CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design Considerations - Highways, CW4 - Protection of the Water Environment, CW6 - Trees, Woodland and Hedgerow Protection, CW10 - Leisure and Open Space provision, CW11 - Affordable Housing Planning Obligations, CW15 - General Locational Constraints, supplementary planning guidance contained in LDP 1 - Affordable Housing Obligations, LDP2 - Education Contributions, LDP5 - Parking Standards and LDP6 - Building Better Places to Live.

NATIONAL POLICY

Planning Policy Wales, 5th Edition, November 2012, Chapter 4 - Planning for sustainability

TAN 2 - Planning for Affordable Housing, TAN5 - Nature Conservation and Planning, TAN 10 - Tree Preservations Orders, TAN12 - Design, TAN 18 - Transport and TAN 22 - Planning for Sustainable Buildings, Manual for Streets.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

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

CONSULTATION

Strategic & Development Plans - The proposal concerns a small part of the Gellideg Heights housing allocation (HG.140). Assuming that the development of this relatively small parcel of the overall site would not prejudice the development of the remainder of it, there are no policy grounds for objection, notwithstanding the need for the proposal to adhere to all usual planning considerations.

Glam/Gwent Archaeological Trust - No adverse comments but provides advice.

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Application No 13/0438/OUT Continued

Transportation Engineering Manager - No objection subject to conditions relating to the improvement of Gellideg Lane, the provision of a 2m wide footway, access provision, visibility splays and car parking provision.

Head Of Public Protection - Has no objection to the development subject to conditions in respect of any contamination of the site, and dust and noise suppression during development.

Senior Engineer (Land Drainage) - Requires comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with as required by the Flood & Water Management Act 2010. He also provides advice to be conveyed to the developer.

Dwr Cymru - Confirms that both foul water and surface water discharges must be drained separately from the site and no surface shall be allowed to connect, either directly or indirectly to the public sewerage system unless otherwise approved by the Local Planning Authority. They provide advice to be conveyed to the developer.

Police Architectural Liaison Officer - The Code for Sustainable Homes Planning Statement prepared and submitted by the agent CW Architects suggests that points associated with security and Secured by Design compliance will not be sought. If, as indicated, it were not the intention of the developers to apply for Secured by Design certification I would recommend that Secured by Design principles are considered in the design of this development. The Gwent Police Architectural Liaison Unit would welcome the opportunity to offer advice to the developers regarding Secured by Design principles prior to a reserved matters planning application being submitted.

CCBC Housing Enabling Officer – No affordable housing is required in respect of this scheme.

Rights Of Way Officer - Restricted Byway 216 Bedwas passes to the west of the proposed site and Footpath 215 Bedwas passes to the east of the site; neither should be obstructed during works or as a result of the application.

Countryside And Landscape Services - Council's Ecologist requires conditions are attached to any consent in respect of the provision of roosts and a means of access for bats into the new dwellings as a biodiversity enhancement and also details of the provision of nesting sites for House Sparrows and Swifts into the new dwellings. Topographical and arboricultural surveys in respect of any detailed site layout should be submitted.

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Application No 13/0438/OUT Continued

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Extent of advertisement: The application has been advertised on site and 9 neighbouring properties have been consulted.

Response: One.

Summary of observations:.- concern that the access will adversely affect trees subject of TPO order no.32/06.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area? The Code for Sustainable Homes Planning Statement prepared and submitted by the agent CW Architects suggests that points associated with security and Secured by Design compliance are not sought. If, as indicated, it is not the intention of the developers to apply for Secured by Design certification Heddlu Gwent Police recommend that Secured by Design principles are considered in the design of this development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

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

The main issues in respect of the residential development of this site are considered to be the compatibility of the use with surrounding land uses, the effect of the development upon the character of the surrounding area and upon the amenity of occupiers of neighbouring properties, and also in terms of highway safety.

The site is within the settlement boundary and allocated as part of a larger allocation for housing in the Council Approved Local Development Plan. Policy HG1.40. The land to the north and east has the benefit of planning permission (ref:08/0539/OUT) which includes provision for a road link through to Gellideg Lane. This development is to be developed independently of that approved site but its potential impact on the future development of the neighbouring site is taken into consideration in the assessment of this application.

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Application No 13/0438/OUT Continued

Within the Northern Connections Corridor, the development strategy that underpins the LDP seeks to promote sustainable development that focuses significant development on both brownfield and greenfield sites and which makes the most efficient use of the existing infrastructure (Policy SP2 refers). Development at this location adheres to this broad policy objective. The proposal promotes the full and effective use of previously developed (brownfield) land and serves to concentrate development in a sustainable location within the existing settlement. The proposal concerns a small part of the Gellideg Heights housing allocation (Policy HG.14) and will not prejudice the development of the remainder of the allocated site.

The Strategy is also supportive of new development that will support existing settlements, and which will enhance the role and function of settlements in line with their status in the hierarchy. The provision of new residential development within Maesycwmmmer will serve to contribute to the type and mix of housing in the village and will also provide additional support for the neighbourhood shops serving the needs of the local area. Development at this location therefore adheres to Policy SP4 Settlement Strategy.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design consideration : Highways) of the LDP.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land. The proposed development site lies to the south of the A472 within the settlement area of Maesycwmmmer and offers the opportunity to provide housing, which will be close to residential areas and local facilities. This is an outline application with all matters reserved for subsequent consideration. As with any outline planning application for development there is a requirement to provide an increased level of detail to be submitted. In this respect an indicative site layout has been proposed, which identifies 9 dwellings to be constructed in a cul-de-sac, with vehicular access obtained via the existing vehicular access point to the west of the site leading off Gellideg Lane. The proposal is considered to be acceptable in terms of scale, use, density, and layout and adequate off-street parking and amenity is provided in respect of each dwelling. In consideration of policy SP6 the outline proposal satisfies two of the four relevant factors, a sustainable location and efficient use of land.

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Application No 13/0438/OUT Continued

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. In terms of the impact of the development upon the amenity of adjacent properties or land it is noted that this is an outline application with the detail and appearance of the proposed dwellings reserved for subsequent approval.

Policy CW3 sets out criteria in terms of highway design considerations. In this respect this Council's Group Manager (Transportation Planning) has raised no objection to the development subject to conditions being attached to any consent relating to the improvement of Gellideg Lane, the provision of a 2m wide footway, access provision, visibility splays and car parking provision in accordance with supplementary planning guidance contained in LDP5 - Parking Standards.

Policy SP7 - Planning Obligations makes provision for the Council to seek to secure planning obligations that are necessary in order to remove obstacles to planned development. The proposal is below the threshold whereby the Council would seek to provide education and leisure and open space provision. In terms of affordable housing, Policy CW11 of the LDP, which deals with the provision of affordable housing is relevant. However this Council's Housing Strategy Officer has confirmed, based upon the valuations figures provided no affordable housing is required.

An objection has been raised regarding the potential impact the development may have on the trees protected under Tree Preservation Order (TPO) 32/06. In this respect it is considered appropriate to attach conditions to any consent requiring a topographical and arboricultural survey in respect of the site and the area of the trees protected under the TPO that may be affected. The combination of the topographical and arboricultural survey should then inform the site layout, but it should be noted that the protected trees are on the opposite side of the road to the proposed houses.

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent. The views of the Coal Authority are awaited with regard to the treatment of former mining features at the site.

Comments from public: See above.

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Application No 13/0438/OUT Continued

Other material considerations: None.

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the siting, design and external appearance of any buildings to be erected, the means of access to the site and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

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Application No 13/0438/OUT Continued

- 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) 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.

- 07) 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.

- 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.

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Application No 13/0438/OUT Continued

- 10) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new dwellings shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) and TAN 5 Nature Conservation and Planning (2009).
- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nesting sites for House sparrows and Swifts into the new dwellings; shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) and TAN 5 Nature Conservation and Planning (2009).
- 12) Prior to the commencement of works on site a scheme of land drainage 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.
- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

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Application No 13/0438/OUT Continued

- 14) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.
- 15) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 43 metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 16) Gellideg Lane shall be improved, in a manner to be agreed in writing with the Local Planning Authority, before any works commence and be completed in materials as approved by the Local Planning Authority before the development is brought into beneficial use. The improvements shall include for the widening of the existing lane to 5.5m, the provision of a 2m wide footway on both sides of the lane, together with adequate street lighting and highway drainage.
REASON: In the interests of highway safety.
- 17) The level of car parking provision throughout the residential development shall be in accordance with the requirements of the Local Planning Authority's Adopted Supplementary Planning Guidance LDP5 Car Parking Standards.
REASON: In the interests of highway safety.

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Application No 13/0438/OUT Continued

- 18) The plans and particulars submitted in accordance with Condition 01) shall include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 5.2.2 of BS5837, 2005, Trees in relation to construction - Recommendations) or general landscape factors) must be shown.
 - b) the details of each tree as required at para. 4.2.6 of BS5837 in a separate schedule.
 - c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.
 - d) the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring ground.
 - e) the details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.
 - f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.
 - g) No tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998. In this condition a "retained tree" means an existing tree that is to be retained in accordance with the plan referred to at paragraph (a) above.
- REASON: To safeguard the vegetation that is considered to be worthy of retention in the interests of visual amenity 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, CW3 and CW4.

The applicant is advised of the comments of Senior Engineer (Land Drainage) Dwr Cymru/Welsh Water, Glam/Gwent Archaeological Trust, Heddlu/Gwent Police and Rights of Way Officer.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0784/FULL 04.11.2013	United Welsh Housing Association C/o TKA Architects/GJ Planning Mr J Hurley Sophia House 28 Cathedral Road Cardiff CF11 9LJ	Demolish former primary school and develop site for 26 affordable residential units, access arrangements and associated works Former Aberbargoed Primary School Heol Ysgol Newydd Aberbargoed Bargoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Former Aberbargoed Primary School, Heol Ysgol Newydd, Aberbargoed,

Site description: The site is located within the settlement boundary for Aberbargoed and encompasses the former Aberbargoed Primary School and associated hard standing. School Street forms the boundaries of the site to the north-west and Heol Ysgol Newydd to the south-west and south-eastern boundaries. The south-western boundary is formed by a nursery and associated car park.

The site is located within a sustainable location in close proximity to local shops, services and amenities. The site is also well located in terms of access to regular and convenient public transport.

Development: Full planning permission is sought in respect of the demolition of former primary school, and development of the site for 26 affordable residential units, access arrangements and associated works. The site provides frontage onto School Street and Heol Ysgol Newydd, which will provide access to the site.

The development consists of:

- 3 x 2 bedroom bungalows.
- 1 x 3 bedroom bungalow.
- 1 x 1 bedroom bungalow.
- 6 x 1 bedroom apartments.
- 8 x 3 bedroom houses.
- 7 x 2 bedroom houses.

Cont..

Application No 13/0784/FULL Continued

The existing stone boundary wall along the western boundary of the site is to be retained. The remaining boundaries of the site will comprise a 600mm stone boundary wall surmounted with railings along the access onto School Street and Heol Ysgol Newydd and a 1.8m high close-boarded fence to the west and eastern boundaries of the site.

The application is supported by a Design and Access Statement, Preliminary Ecological Assessment and Bat Survey Report.

Dimensions:

House type A - 5.8m x 8.8m.

House type B - 5.8m x 8.8m.

House type C - 5.8m x 9m.

House type D - 5.6m x 8.4m.

House type E - 5.6m x 8.4m.

House types F & G - 9m x 10.2m.

House type H & I - 9.2m x 7.6m.

House type J (Apartments) - 24m x 9m.

Materials:

Schedule of Materials: Blue/Grey roof tiles, white UPVC fascias and soffits, black upvc rainwater goods, white upvc windows and rear doors, GRP entrance doors with glazed panels, red multi facing brick /heads, yellow multi-facing brick heads, buff colour re-con stone walling, re-con stone cills, black painted metal railings and stained timber sheds/fence panels.

Ancillary development, e.g. parking: 41 car parking spaces equating to 2 spaces per house and 1 space per bungalow and flat.

PLANNING HISTORY

5/5/93/0232 - Replace existing demountable classroom unit with new mobile classroom unit. Granted 08.07.93.

5/5/94/0253 - Erect single mobile classroom unit. Granted 17.02.95.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary.

Cont..

Application No 13/0784/FULL Continued

Policies: Strategic Policies: SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place Making, SP15 - Affordable Housing Target and SP21 - Parking Standards.

Countywide Policies: CW1 - Sustainable Transport, Accessibility and Social Inclusion, CW2 - Amenity, CW3 - Design considerations - Highways, CW8 - Protection of Community and Leisure Facilities, CW10 - Leisure and Open Space Provision, CW11 - Affordable Housing Obligation, CW15 - General Locational constraints, supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP2 - Education Obligations, LDP5 - Parking Standards, LDP6 - Building Better Places to Live and LDP7 - Householder Developments,.

NATIONAL POLICY

Planning Policy Wales, 5th Edition, November 2012.

Sustainability: 4.3 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 4.4.2 of PPW sets out a series of objectives which development proposals should seek to achieve - those of key relevance to the application include the following:-

- Promote resource-efficient and climate change resilient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on Greenfield sites.
- Locate developments so as to minimise the demand for travel, especially by private car.
- Play an appropriate role to facilitate sustainable building standards that seek to minimise the sustainability and environmental impacts of buildings.

Housing: 4.4 It is highlighted at Paragraph 9.3.4 of PPW that "In determining applications for new housing Local Planning Authorities should ensure that the proposed development does not damage an area's character and amenity. Increases in density help to conserve land resources, and good design can overcome adverse effects, but where high densities are proposed the amenity of the scheme and surrounding property should be carefully considered."

Good Design: 4.5 It is set out within PPW that "meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales, from the construction or alteration of individual buildings to larger development proposals." (Paragraph 4.10.2).

Cont..

Application No 13/0784/FULL Continued

4.6 PPW advises at Paragraph 4.10.9 "the visual appearance of proposed development, its scale and its relationship to its surroundings and context are material planning considerations." PPW goes on to advise that Local Planning Authorities should reject poor design, however "they should not attempt to impose a particular architectural taste or style arbitrarily."

4.7 Development proposals should give consideration to addressing climate change, as set out within Paragraph 4.10.6 of PPW as follows: "Good design should ensure that development contributes to tackling the causes of climate change (by reducing greenhouse gas emissions) and to effective adaptation to the consequences of climate change. An integrated and flexible approach to design, including location, density, layout and built form, will be an appropriate way of contributing to climate responsive development."

Sustainable Building: 4.8 PPW sets out a series of standards, which it expects should be met in order to assist in moving towards more sustainable building in Wales. Paragraph 4.11.4 of PPW sets out the following standards in regards to residential development:

Applications for 5 or more dwellings received on or after 1st September 2009 and applications for 1 or more dwellings received on or after 1st September 2010 to meet Code for Sustainable Homes Level 3 and obtain the following credits under issue Ene1 - Dwelling Emission Rate:-

- 6 credits where Version 2 (May 2009) of the "Code for Sustainable Homes - Technical Guide" applies to the development on registration under the Code;
- 1 credit where Version 3 (November 2010) of the "Code for Sustainable Homes - Technical Guide" applies to the development on registration under the Code.
- Technical Advice Note 2 (TAN) 2 - Planning and Affordable Housing, Technical Advice Note (TAN) 12 - Design (2002), Technical Advice Note 16 - Sport Recreation and Open Space, Technical Advice Note (TAN) 18: Transport (2007), Technical Advice Note (TAN) 22: Planning for Sustainable Buildings (2010), Manual for Streets.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont..

Application No 13/0784/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not an issue in respect of this application.

CONSULTATION

Countryside And Landscape Services - Requests conditions are attached to any consent requiring a demolition method statement to take account of possible roosting bats, the protection of birds during the bird breeding season and bat roost provision and bird nest provision as biodiversity enhancements. An advisory note is provided to be conveyed to the developer.

Principal Valuer - No adverse comments.

CCBC - Mr Bleddyn Hopkins - Requests an education contribution of £38,080 based upon 16 qualifying dwellings.

Head Of Public Protection - Requests conditions are attached to any consent to deal with any contamination of the site.

CCBC Housing Enabling Officer - The proposals meet the strategic housing needs of the housing department.

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

Outdoor Leisure Development Officer - Requests, in accordance with the conditions set out in Policy CW10 of the LDP, the provision of a well designed useable open space as an integral part of the development, appropriate formal children's play facilities either on or off site, and adequate outdoor sports provision or financial contribution to enhance local sports facilities. In this instance the council would be seeking a financial contribution in respect of formal play and outdoor sports of £850 per dwelling.

Cont..

Application No 13/0784/FULL Continued

Head Of Public Services - The Authority does provide a kerbside collection service for refuse, recycling, food waste and garden waste. The developer has provided bin storage areas but these need to be sufficient to store 2 wheeled bins and a recycling box per property (the onus is on the resident to place the containers at the kerbside for collection on the set days, returning them to the store thereafter). Council refuse vehicles will only travel over adopted highway. Containers would need to be brought out to a collection point where the highway is not adopted.

Transportation Engineering Manager - No objection to the development subject to conditions being attached to any consent in respect of visibility splays and off-street parking provision. The developer will also be required to enter into a Section 106 Agreement to secure £10,000 in respect of highway improvements, namely the implementations of a one-way traffic regulation order along Heol Ysgol Newydd. He advises that an additional parking space is required in respect of plot 25 and the turning head areas throughout the estate should be in accordance with the Authority's Highway Design Standards.

Dwr Cymru - Provides advice to be conveyed to the developer in respect of foul water and surface water discharges from the site.

Police Architectural Liaison Officer - No objections to the development but would ask that the site be developed to the standards found within Secured By Design.

Wales & West Utilities - Confirm the existence of their apparatus within the vicinity of the site and provide advice to be conveyed to the developer in respect of the same.

Glam/Gwent Archaeological Trust - The proposed works will permanently remove the building rather than alter its layout and therefore it is their opinion that a photographic record of the interior and exterior should be made prior to the commencement of the development. They do not have any objection to the positive determination of the current application, but recommend that a condition ensuring that a photographic record is made, which will ensure the building's preservation by record to mitigate the negative impact of the development.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 51 neighbouring properties have been consulted.

Cont..

Application No 13/0784/FULL Continued

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

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

In terms of the compatibility of the use with surrounding land uses, it is noted that the site is located within the settlement boundary for Aberbargoed therefore it is considered that in policy terms the residential development of the site is consistent with Policy SP5 of the LDP i.e. it promotes the full and effective use of urban land and serves to concentrate new development within the existing settlement.

General development control considerations are set out in policies SP6 (Place making), CW2 (Amenity) and CW3 (Design considerations: Highways) of the LDP.

Strategic Policy SP6 sets out criteria relating to place making, notably that development should seek an appropriate mix in respect of the role and function of its settlement, seek a high standard of design, designs out crime, seek locations that make the most of sustainable transport and accessibility principles and realises the efficient use of land.

Cont..

Application No 13/0784/FULL Continued

The proposed development site lies to the west of the A4049 within the settlement area of Aberbargoed and offers the opportunity to provide housing, which will be close to residential areas and local facilities. The redevelopment of the site to allow for the more efficient use of the land is supported in principle in policy terms. The proposal is considered to be acceptable in terms of design elements, scale, use, density, and layout and adequate off-street parking and amenity is provided in respect of each dwelling. In consideration of policy SP6 the proposal is considered acceptable.

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. In terms of the impact of the development upon the amenity of adjacent properties, it is considered that the proposed development does not result in the amenity of the occupiers of neighbouring properties being adversely affected.

In terms of highway safety, Policy CW3 of the LDP is relevant. Transportation and Engineering Manager has raised no objection to the development subject to the imposition of conditions referred to above and subject to the developer entering into a Section 106 Agreement to secure £10,000 in respect of highway improvements in the form of improved traffic management along Heol Ysgol Newydd, to include appropriate signage and road markings.

Policy SP7 of the LDP relates to planning obligations and the Council will seek to secure Section 106 Agreements (S106) accordingly, where they are considered necessary to remove obstacles to planned development, meet local needs and make development more sustainable. In this respect the applicant will be required to enter into a Section 106 Agreement in respect of education provision. Based on 16 qualifying dwellings this will amount to £38,080.

Policy CW10 requires that all new housing sites capable of accommodating 10 or more dwellings or exceeding 0.3ha in gross site area will be required to make adequate provision for leisure and open space provision. In this respect the applicant is required to make a contribution to support off site children's play facilities and sport provision, and a figure of £850 per dwelling is considered appropriate. .

Comments from Consultees: The concerns of the statutory consultees referred to above may be addressed by attaching appropriate conditions to any consent.

Comments from public: None.

Cont..

Application No 13/0784/FULL Continued

Other material considerations: Following the introduction of the Community Infrastructure Levy, a Planning Obligation must meet all of the following tests.

- (a) It is necessary to make the development acceptable in planning terms.

A Section 106 Agreement will be sought because this development will add pressure on local schools, and the sum required - £38,080 is based on the Council's Adopted Supplementary Planning Guidance LDP2 Education Obligations. Highway concerns can be overcome by the introduction of a one-way system, and the £10,000 is needed to promote that. Policy CW10 of the LDP requires the provision of adequate leisure facilities, and that will be secured through a contribution of £850 per dwelling.

- (b) It is directly related to the development.

The need to address school provision, highway matters, and leisure provision arise directly as a result of the proposed development.

- (c) It is fairly and reasonably related in scale and kind to the development.

The total sum is reasonable when compared to the costs of construction and the value of the houses. The total contribution is based on the number of dwellings, which means that the larger the development, the greater the impact on the education facilities, road network, and leisure facilities, and therefore the higher contribution.

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

RECOMMENDATION: that (A) the applicant enters into a Section 106 Agreement under the Town and Country Planning Act to pay a commuted sum of £38,080 in respect of education facilities, £10,000 in respect of highway improvements and £850 per unit to support offsite children's play facilities and sport provision. (B) that following the completion of the Agreement Officers be authorised to GRANT planning permission subject to the following conditions.

Cont..

Application No 13/0784/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 03) 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.
- 04) 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.
- 05) 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.

Cont..

Application No 13/0784/FULL Continued

- 06) Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting photographs should be deposited with the adopted Caerphilly Historic Environment Record, operated by the Glamorgan-Gwent Archaeological Trust (Heathfield House, Heathfield, Swansea, SA1 6EL. Tel.01792655208).
REASON: As the building is of historic and cultural significance the specified records are required to mitigate the impact of the development.
- 07) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.
- 08) The development hereby approved relates to the details received on 20.1.14, drwg 002 rev.B, 003 rev.B and 001 rev.A by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 09) Prior to the commencement of demolition works associated with the development hereby approved, a method statement for demolition of the school that minimises disturbance to nesting birds and, as a precautionary measure to potentially roosting bats, including timing of work, shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved method statement.
REASON: To ensure proper measures are taken to safeguard protected species, in the interests of biodiversity.

Cont..

Application No 13/0784/FULL Continued

- 10) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats into the new buildings along the western edge of the development shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012), paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
- 12) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nests for House sparrow, House Martin and Swift shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To ensure that proper measures are taken to safeguard the habitat of priority species, in the interests of biodiversity.
- 13) Unless otherwise agreed in writing with the Local Planning Authority, each dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes (Version 3) Level 3 and achieve one credit under issue 'Ene1- Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010 or any equivalent subsequent guide updating or replacing that guidance.
REASON: To comply with the requirements of Planning Policy Wales 2010 and Technical Advice Note 22: Planning for Sustainable Buildings.

Cont..

Application No 13/0784/FULL Continued

- 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) Notwithstanding the approved plans before beneficial occupation 42 off-street parking spaces shall be provided within the curtilage of the site in accordance with a scheme to be agreed in writing with the Local Planning Authority and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.
REASON: In the interests of highway safety.
- 17) 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.
- 18) 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.

Cont..

Application No 13/0784/FULL Continued

- 19) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4 metres x 25 metres for both junctions. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.

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 applicant is advised of the comments of Glam/Gwent Archaeological Trust, Head of Public Services, Heddlu/Gwent Police, Wales and West Utilities, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water, Council' Ecologist and Transportation Engineering Manager.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0827/FULL 05.12.2013	Rocco Plant Limited C/o GVA Mr O Griffiths One Kingsway Cardiff CF10 3AN	Change the use of land to scrap yard including weighbridge, temporary steel containers (to provide staff office/canteen/toilet facilities) and storage units, ferrous loading area and associated storage bins, car/lorry parking and boundary fencing Land At Unit 9 Penallta Industrial Estate Hengoed CF82 7SU

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is situated at the western edge of Penallta Industrial Estate off North Road.

Site description: The application site is a triangular shaped parcel of land at the edge of this established industrial estate. The land is currently used for the parking of trailers by a haulage contractor and it is flat with no buildings or other structures on the site. There is an earth bund to the north-west boundary of the site with a stream beyond that. There are also mature trees to the north-west and southern boundaries of the site and a weldmesh fence to the eastern boundary.

There is a haulage contractor's depot to the east of the site with industrial units to the south, and open countryside immediately to the west and north. Approximately 125m to the west are the dwellings at Cae Ffynnon, Penybryn.

Development: The application seeks full planning consent for the change of use of the land to a scrap yard. The development includes the provision of two metals storage and sorting areas, a weighbridge, temporary steel containers (to provide staff office, canteen and toilet facilities) and lorry and car parking areas together with boundary fencing. Seven car parking spaces will be provided with one space for an articulated lorry.

Cont..

Application No 13/0827/FULL Continued

Dimensions: The site has maximum dimensions of some 95m by 125m and has an area of 0.7ha.

Materials: The containers will be steel with a steel palisade fence to the boundary.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

P/99/0930 - Erect an inert waste transfer station - Granted 10.02.00.

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), SP9 (Waste Management), CW2 (Amenity), CW3 (Design Considerations: Highways), CW5 (Protection of the Water Environment), CW13 (Use Class Restrictions - Business and Industry), CW15 (General Locational Constraints) and EM2 (Employment Sites Protection).

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

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

Chapter 7 of Planning Policy Wales (2012) gives advice on Economic Development in Wales.

Cont...

Application No 13/0827/FULL Continued

Paragraph 4.6 of TAN 21 Waste states: - 4.6 Recovery facilities range from small community schemes, to traditional metal recycling, and large multi-stream separation and materials recovery facilities. The waste resource may be treated by physical, chemical, thermal or biological processes to make it easier to handle, transport, recycle or dispose of. More modern facilities may have limited impacts, but noise, dust, odour and other emissions are likely to require careful consideration as well as the heavy goods transport generated by such development. All waste facilities, although providing valuable waste recovery opportunities may be considered to be 'bad neighbour' development and the planning considerations in Annex C should be observed. Opportunities may exist for the recycling of construction and demolition wastes either close to where they arise so that the operation forms part of site preparation for new development, or at a permanent processing site.

Innovative and viable local recovery initiatives should be encouraged and best practice shared between Local Planning Authorities where environmentally acceptable. UDPs should facilitate the provision of recovery facilities by indicating where such development could take place, generally in existing industrial areas, ports or brownfield sites.

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

CONSULTATION

Gelligaer Community Council – No objection.

Transportation Engineering Manager – No objection subject to conditions concerning HGV turning facilities and parking.

Head Of Public Protection - No objection subject to conditions concerning hours of operation, acoustic fencing and reversing alarms.

Senior Engineer (Land Drainage) – Provides drainage advice.

Dwr Cymru – Provides advice and recommends conditions regarding drainage matters and water supply.

Natural Resources Wales - No objection.

Rights Of Way Officer – Public footpaths in the locality should not be obstructed.

Cont..

ADVERTISEMENT

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

Response: Two letters of objection have been received from the owner of the haulage contractors yard adjacent.

Summary of observations:

1. The application has not been advertised correctly.
2. A great deal of water runs off this site onto adjacent land. All of this water should be contained within the site.
3. Noise mitigation measures have been proposed to protect the amenity of the residential properties to the west. This will cause the noise to be channelled back towards the industrial estate thereby creating noise issues within the estate.
4. An area of public highway has been included within the site. This area should not be included within the site as it is public highway and serves as the access to the adjacent site.
5. The area shown for the parking of vehicles will not be used for such purposes causing visitors to park elsewhere on the site.
6. The parking space shown for the articulated lorry is not located in a practical location where it can be used easily.
7. It is not felt that the 6 storage bins provided can accommodate the 200 tonnes per week of materials expected at the site.
8. The highway in the area cannot cope with the expected vehicular movements at the site.
9. The location of the weighbridge will not allow vehicles to enter and leave the site in a forward gear.
10. The proposed use will have a detrimental impact on the visual amenity of the industrial estate.
11. The proposal will have a detrimental impact on wildlife.

SECTION 17 CRIME AND DISORDER ACT

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

Cont..

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are encapsulated within the objections raised by the member of the public and as such they are considered in turn below.

1. The application was originally advertised on the basis of the address provided by the applicant. This is normal practice. The objector suggested that this was misleading to members of the public and therefore the applicant was asked to amend the description of the location. This was done and the application was re-advertised with the amended details. The objector has relatively recently moved from another unit within the industrial estate but retained the address allocated to his previous unit. Letters in respect of the original description and the amended description were sent to the objector's current property at Unit 9 Penallta Industrial Estate and as such it is considered that the application was advertised in the correct manner.
2. Both Dwr Cymru/Welsh Water and the Senior Engineer (Land Drainage) have been consulted on this application and neither have objected subject to the imposition of a condition requiring the submission of a comprehensive scheme. It is considered that the imposition of such a condition would be acceptable in planning terms. Natural Resources Wales have also been consulted on the application and they have also raised no objection to the application but have provided advice for the applicant regarding the need to apply for an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2010. In that regard it is considered that any potential issues regarding the discharge of water from the site can be adequately addressed by the imposition of suitably worded conditions.

Cont..

Application No 13/0827/FULL Continued

3. From the Technical Report prepared by MLM Acoustics and submitted with the application it is shown that noise levels experienced at the adjacent industrial units would be at a level of moderate annoyance as defined in TAN11 - Noise. It is considered that this level of noise is acceptable within an industrial estate where higher levels of background noise are inevitable due to the nature of the activities carried out therein. The noise levels at the nearest residential properties are at much lower levels and as such it is considered that the proposal is acceptable from a noise perspective subject to the imposition of suitable conditions as suggested by the Council's Pollution Control Officer.
4. It is acknowledged that an area of adopted highway is included within the application site and a notice under Article 8 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 has been served on the Council as land owners. However, the plans do not show any works being carried out to this section of the highway and in any event the consent of the Highway Authority would be required to do so.
5. The on site parking area has been considered by the Transportation Engineering Manager and he is satisfied that it is acceptable from a highway safety perspective. The Local Planning Authority can only request the provision and maintenance of off-street parking and if vehicles are parked elsewhere on the estate causing an obstruction to the highway then this is a matter for the Police.
6. Parking for lorries has been considered by the Transportation Engineering Manager and he is satisfied that there is adequate space within the site to accommodate such a vehicle within the site without compromising the operation of the business. As such it is acknowledged that it would be difficult to park an articulated lorry in the position indicated on the submitted plans but this would not be sufficient to refuse the application as alternative provision can be made.
7. It is acknowledged that some materials may be stored within the site but not inside the containers indicated on the submitted plans. However, it is not felt that this would be unacceptable in an industrial estate provided that the height of the materials is kept at an acceptable level. A suitably worded condition to that effect could be attached to any consent granted.

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Application No 13/0827/FULL Continued

8. The capacity of the surrounding roads has been considered by the Transportation Engineering Manager and he is satisfied that it is acceptable from a highway safety perspective.
9. A swept path analysis plan has been submitted by the applicant indicating that articulated vehicles can enter and leave the site in a forward gear subject to the protection of an area within the site for vehicular movements. Again a suitably worded condition can be attached to any consent granted to achieve this.
10. Penallta Industrial Estate is allocated in the Caerphilly County Borough Local Development Plan as a Secondary Site where appropriate sui generis uses are acceptable. In that there is an existing civic amenity site on the estate it is felt that this type of use is acceptable. The visual amenity of the site can be protected by the imposition of conditions restricting the height of materials stacked on the site and by the existing trees surrounding the land.
11. There is no evidence of any protected species in the area and the layout of the site has been carefully planned such that there would be no impact on the mature trees and the stream adjacent to the site boundary. In that regard it is not felt that there would be any detrimental impact on the ecology of the area as a result of this application.

In conclusion it is considered that the proposed use is supported in policy terms and as such is acceptable from a planning perspective subject to the imposition of suitable conditions.

Comments from consultees: No objections raised. The comments of consultees can be accommodated by conditions with the exception of those requested by Dwr Cymru\Welsh Water which are covered by its own legislation.

Comments from public: None.

Other material considerations: None.

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Application No 13/0827/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) The development hereby approved relates to the details received on 28th January 2014 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
- 03) Notwithstanding the submitted plan no materials shall be stored outside of the ferrous loading areas indicated on the approved plan, and the area hatched in green on the plan shall be kept free of all buildings or obstructions for the manoeuvring of vehicles within the site.
REASON: In the interests of highway safety.
- 04) The development shall not be beneficially occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 05) The gates hereby approved shall not open outwards over the public highway.
REASON: In the interests of highway safety.
- 06) No process shall be carried out on site outside the hours of 8.00 a.m. to 5.00 p.m. Monday to Friday and 9.00 a.m. to 12.00 p.m. on Saturdays and not at all on Sundays and Bank Holidays.
REASON: In the interests of residential amenity.
- 07) Prior to the commencement of operations on the site hereby approved, details of a 2.5m high fence as stated in acoustic report (AB/100049/R1) shall be submitted to and agreed in writing with the Local Planning Authority. The acoustic fence shall be constructed of timber, of at least 15mm thickness, with all panels overlapping and sealed. Any gaps between the acoustic fence and the ground should be minimised. The development shall be completed prior to commencement of the use hereby approved and maintained thereafter in accordance with the agreed details.
REASON: In the interest of residential amenity.

Cont..

Application No 13/0827/FULL Continued

- 08) All vehicles within the control of the site operator shall be fitted with broadband (white noise) reversing alarms.
REASON: In the interest of residential amenity.
- 09) Prior to the commencement of works on site a scheme of land drainage 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.
- 10) Materials shall not be stacked or deposited to a height exceeding 4m.
REASON: In the interests of the visual amenity of the area.
- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of bat boxes in perimeter trees shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
- 12) Prior to the commencement of any works on site, details of the provision of bird boxes in perimeter trees shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012) and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).

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.

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

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Application No 13/0827/FULL Continued

I recommend that at least 5 bat boxes and 5 bird boxes should be provided. These should be woodcrete boxes that require less maintenance and are longer-lasting than traditional timber boxes. There are several types of boxes available from a variety of suppliers, including RSPB, NHBS, Amazon, BTO, etc. For example, the Schwegler 1FF Bat Box or Schwegler 2FN Bat Box would be suitable for bats and Schwegler 26mm and 32mm nest boxes (woodcrete) for birds. The submitted details should pinpoint the location of the boxes in the perimeter trees, number, aspect (N,S,E,W,NE,NW,SE or SW) and type of boxes, and when they will be installed. Ideally, the bat boxes should be erected at different aspects, so that the bats can move between boxes if the temperature is too hot or cold. Advice on the siting of bat and bird boxes is available online at the Bat Conservation Trust or RSPB websites.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0253/FULL 15.04.2013	E M Morris Partnership E R Morris, S L Morris & R M Morris Ty Canol Farm Hendredenny Caerphilly CF83 2RL	Construct a second rural enterprise dwelling Ty Canol Farm Hendredenny Caerphilly CF83 2RL

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The site of the proposal is located to the south of and immediately adjacent to the residential curtilage of Ty Canol farmhouse, at Ty Canol Farm, Hendredenny, Caerphilly.

Site description: The site of the proposal is located in the field parcel to the south of the group of farm buildings, currently in use as arable land.

Development: This application is for a second rural enterprise residential dwelling on the Ty Canol farmstead.

Dimensions: The dwelling/building would be 13.5m in width, and 8.8m in depth (front to rear), with a maximum height to the ridge of 7.3m. The curtilage would measure 25m by 32m. The submitted details include a double garage that would measure 5.2m x 6.8m.

Materials: The buildings would be constructed of a mixture of white rendered walls, stone faced walls and detailing, a slate roof with red clay ridge tiles. The windows would be white upvc, and the dormer cheeks and gables would be lead covered.

Ancillary development, e.g. parking: All domestic car parking would be contained within the curtilage, and a shared driveway would serve both the existing and the proposed dwelling.

PLANNING HISTORY

12/0312/FULL - Erect a rural enterprise dwelling - Withdrawn 09.01.13.

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Application No 13/0253/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is outside the settlement boundary in a Special Landscape Area and a Sandstone Safeguarding Area.

Policies: Policies SP3 (Development Strategy - SCC), CW2 (Amenity), CW3 (Design Considerations - Highways), CW15 (General Locational Constraints), and NH1.4 (North Caerphilly - Special Landscape Area).

NATIONAL POLICY:

Planning Policy Wales (2012); Technical Advice Note 6: Planning for Sustainable rural communities (2010); Technical Advice Note 12: Design (2009).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This site is within the coalfield, but no report is required.

CONSULTATION

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

Head Of Public Protection - No adverse comments.

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

Dwr Cymru - No objection.

Countryside And Landscape Services - No objection, but makes comments that are referred to in the analysis below.

Agricultural Consultant - The proposal passes both the functional and financial tests and is considered to be acceptable.

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ADVERTISEMENT

Extent of advertisement: Nine neighbours were notified by letter, and a site notice was displayed in the highway near the site entrance.

Response: Three letters/emails have been received.

Summary of observations:

- The existing enterprise is large and overbearing.
- Large vehicles use the narrow lane to the site to the detriment of the safety of other users including the nearby primary school.
- A public footpath may be affected.
- The lorries harm the hedgerows and verges.
- Vehicles visit the site late at night.
- Water runs from the access and eroded banks onto the lane, flooding it after rain.

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? None. However, it is proposed to attach a condition to provide ecological enhancements to the scheme.

ANALYSIS

Policies: This application seeks permission for a second rural dwelling to serve Ty Canol Farm.

One of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable farm workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the farm concerned and not on the personal preference or circumstances of any of the individuals involved.

Cont..

Application No 13/0253/FULL Continued

Applications for planning permission for second dwellings should be carefully assessed to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence.

TAN 6: Planning for Sustainable Rural Communities, provides detailed guidance as to how planning policy should be applied in respect of second dwellings on established farms, and indicates that proposals should satisfy a number of criteria:

"The Assembly Government wishes to encourage younger people to manage farm businesses and promote the diversification of established farms. To support this policy objective it may be appropriate to allow a second dwelling on established farms that are financially sustainable... The two exceptions to the policy are:-

- Where there are secure and legally binding arrangements in place to demonstrate that management of the farm business has been transferred to a person younger than the person currently responsible for management, or, that transfer of management is only conditional upon grant of planning permission for the dwelling. The younger person should demonstrate majority control over the farm business and be the decision maker for the farm business; or,
- There is an existing functional need for an additional 0.5 or more of a full time worker and that person obtains at least 50% of a Grade 2 Standard Worker salary, (as defined by the latest version of the Agricultural Wages Order), from the farm business.

"In these circumstances a rural enterprise dwelling may be considered favourably... These special policy exceptions will only apply to the first additional dwelling to be attached to an established farm this TAN comes into force and not to subsequent dwellings.

"It must also be demonstrated that the management successor or part time worker is critical to the continued success of the farm business, and that the need cannot be met in any other reasonable way, e.g. through the re-organisation of labour responsibilities. In addition, where all the criteria specified above are met this authority should ensure that the new dwelling is tied to the holding by way of a legal agreement."

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Application No 13/0253/FULL Continued

New permanent dwellings should only be allowed to support established rural enterprises providing:-

- the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so (the Financial Test);
- the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing accommodation in the locality which is suitable and available for occupation by the worker concerned (the Functional Test); and
- other normal planning requirements, for example siting and access, are satisfied.

Ty Canol Farm has been farmed by the applicants and their family for three generations. The farm has diversified significantly from grazing livestock production in the recent past into free-range egg production and equine enterprises. All of these enterprises would be considered as appropriate rural-based businesses which may require accommodation in the open countryside under TAN 6.

The current planning application for a second dwelling on the holding relates principally to the activities of the free-range egg production unit and the expanding beef production business.

The submitted supporting statement indicates that the proposed dwelling will assist in the managed transfer of the agricultural business to the next generation. However, there has been no legally drafted transfer documentation supplied to reinforce this assertion. Nevertheless, it is stated that Mr Robert Morris (the son) already manages the expanding beef enterprise as well as the 12ha of cereals. His father currently manages the poultry business but it is anticipated that the son will gradually take over the enterprise.

Since the application relates to the beef and poultry enterprises and the equine business operates as a separate legal entity, the Council's appointed Rural Consultant's appraisal discounts the activities of the equine enterprise.

The poultry business was established in the early 1990s. It is considered that the business is a well-established rural enterprise.

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Application No 13/0253/FULL Continued

The Rural Consultant has undertaken a thorough appraisal of the supporting documents and concludes that the proposal for a second dwelling at the farm meets the requirements and passes both the Functional and Financial tests.

In respect of criterion (e) Section 4.4.1 of TAN 6, the proposal is also assessed against 'normal planning requirements, for example, siting and access', i.e. assessment against LDP Policies CW2 (amenity), CW4 (natural heritage protection), CW6 (trees, woodland and hedgerow protection) and CW15 (general locational constraints). The layout and design have been considered, as has the size of the dwelling in respect of the size of the enterprise (TAN 6 - Financial Test). In this respect the proposed dwelling as submitted in this application is slightly reduced in size in relation to that submitted in the earlier application (subsequently withdrawn) to attempt to ensure it relates properly to the size of the enterprise. The proposed dwelling remains as a four bedroom, dormer bungalow that 'leans' towards the accommodation needs of the owner and his family, however it is not considered sufficiently unacceptable as to warrant refusal and this has been verified by the agricultural consultant. The building is sited close to the existing farmhouse to reduce its visual isolation, but its position also ensures that adequate surveillance of the main access into the farm is maintained for both dwellings. Some perimeter planting around the side and rear are shown on the submitted site layout plan, but the details are vague and a landscaping condition should be attached to require additional details from the applicant. In addition, details of boundary treatment should be required to ensure the development is appropriate to the rural setting. Permitted development rights in respect of extensions and outbuildings within the curtilage should be removed to ensure the Local Planning Authority retains control over possible future alterations to the scheme.

In respect of Policy NH1.4 of the LDP, the proposal is within a working farmstead, well related to the existing group of buildings, and immediately adjacent to an existing residential curtilage. It is considered therefore that it would not have any harmful effects upon features of landscape interest, nature conservation or the landscape setting of this location to the west of Hendredenny housing estate.

Policy CW22 (locational constraints – minerals) sets out a number of criteria that should be considered where a development is proposed in a sandstone safeguarding area. However, in this case the weight that should be given to the policy is limited because the development is part of an existing farmstead, which would have to be removed to allow access to any mineral, and the site is within 200m of residential properties. Also, there are no current proposals to extract minerals in this area.

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Application No 13/0253/FULL Continued

Comments from Consultees:

Transportation Engineering Manager raises no objection, subject to conditions, and requests the Standard Planning Obligation for Highways improvements in the Caerphilly Basin area.

Head Of Public Protection has no adverse comments.

Senior Engineer (Land Drainage) raises no objection but requests a comprehensive drainage scheme.

Countryside and Landscape Services do not object but comment that better locations for the proposed dwelling are available at the site. It is suggested that this location would result in the sprawl of farm development in a southerly direction. However, the proposed location is that which is submitted and has to be addressed in this assessment. The holding currently consists of a number of buildings, none of which are appropriate for conversion to a dwelling.

The applicant has chosen this site for practical reasons, and this assessment has demonstrated that it satisfies all the normal planning requirements. Whilst the resultant dwelling would be visible from the surroundings, the proposed site is neither isolated from the farmstead, nor would it be prominent in the landscape. It would be located immediately adjacent to the existing farmhouse, and without a substantive argument against this particular location, a decision to refuse the application would be difficult to sustain.

Dwr Cymru/Welsh Water raises no objection.

Comments from public: In response to the comments the Transportation Engineering Manager raises no objection to the additional traffic that one additional dwelling would generate. The dwelling would not have any impact upon the residential or visual amenity of the houses on Hendredenny housing estate. The proposed dwelling would have no impact upon the public right of way through the farmstead (Eglwysilan FP67).

Other material considerations: The existing dwelling house not only has a planning condition attached to it, but is also subject to a legal agreement to ensure that it is in agricultural occupancy. It is proposed that the second dwelling at this farm should be also controlled by planning condition to maintain that link and ensure it is occupied only by a family whose main wage earner is employed in either agriculture or forestry.

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Application No 13/0253/FULL Continued

In addition, the applicant has agreed to sign a Section 106 Agreement in respect of the Caerphilly Basin Strategic Highway Network Obligation.

A Planning Obligation must meet all of the following tests.

(a) It is necessary to make the development acceptable in planning terms.

A Section 106 Agreement will be sought because this development will add additional traffic to the strategic highway network of the Caerphilly Basin, which currently operates at capacity during peak periods. Following public consultation, which included house builders, the Council has adopted Supplementary Planning Guidance LDP3, Caerphilly Basin Strategic Highway Network Obligation, which requires a financial contribution, currently £5,500.00, for each new dwelling constructed within the defined Caerphilly Basin area as a reasonable means of addressing this capacity problem. The money contributed by this development will be used with other similarly collected monies to finance the necessary improvements to the strategic highway network.

(b) It is directly related to the development.

This development will add additional traffic to the strategic highway network of the Caerphilly Basin, which currently operates at capacity during peak periods, thereby aggravating existing congestion problems.

(c) It is fairly and reasonably related in scale and kind to the development.

The unit sum - at present £5,500.00 - is reasonable when compared to the costs of construction and the value of one house. The total contribution is based on the number of dwellings, which means that the larger the development, the greater the impact on the road network, and therefore the higher contribution.

RECOMMENDATION that (A) the application is DEFERRED to allow the completion of a Section 106 Obligation requiring the payment of £5,500.00 (index linked) for each dwelling for highway improvements in the Caerphilly Basin area.

(B) Upon completion of the legal agreement permission be GRANTED in accordance with the following conditions:

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Application No 13/0253/FULL Continued

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the commencement of works on site a scheme of land drainage shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which they relate is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.
- 03) The development shall not be first 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.
- 04) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwelling hereby permitted is first occupied.
REASON: In the interests of the visual amenities of the area.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no enlargement of the dwelling hereby approved shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 06) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no 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 visual and residential amenity.

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Application No 13/0253/FULL Continued

- 07) The occupancy of the dwelling shall be restricted to those:
- a) solely or mainly working or last working on a rural enterprise in the locality where there is or was a defined functional need; and the widows, widowers or civil partners of the above and any resident dependants; or if it can be demonstrated that there are no such eligible occupiers, to those:
 - b). who would be eligible for consideration for affordable housing under the Local Authority's Housing Policies; and the widows, widowers or civil partners of the above and any resident dependants.
- REASON: An unrestricted residential occupation would be contrary to local and national policy.
- 08) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats, and nesting opportunities for house-nesting birds (house sparrow, house martin, starling or swift), into the new building shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new dwelling hereby approved is first occupied.
- REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 of the Natural Environment and Rural Communities Act 2006, Planning Policy Wales (2012), paragraph 1.4.3 of TAN 5 Nature Conservation and Planning (2009).
- 09) 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.
- 10) 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.

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Application No 13/0253/FULL Continued

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water and Countryside and Landscape Services comments in respect of ecology 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: SP3, CW2, CW3, CW15 and NH1.4.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
13/0790/NCC 06.11.2013	Mr & Mrs R Owens Pentre Poeth Farm Penllwyn Lane Machen Caerphilly CF83 8RL	Vary Condition 1 of planning consent 08/1227/FULL (Erect extension to existing dwelling) to extend the time within which development can commence Pentre Poeth Farm Penllwyn Lane Machen Caerphilly	Granted 07.01.2014
13/0806/COU 12.11.2013	Nos Da Healthcare Mr T Rich 8 Under Cardiff Road Bargoed CF81 8NZ	Change the use from A1 (Retail Shop) to A2 (Offices) 7 Under Cardiff Road Cardiff Road Bargoed CF81 8NZ	Granted 07.01.2014
13/0162/COU 06.03.2013	Mr F Cardelli Valendre Hall St Mellons Cardiff CF3 2UZ	Convert stone barn to a three bedroom dwelling Gwaun Gledyr Isaf Farm Old Nantgarw Road Groeswen Cardiff	Granted 13.01.2014
13/0751/OUT 16.10.2013	Mr & Mrs M Morgan Golwg-Y-Nant 1 Brooklands Close Maesycwmmmer Hengoed CF82 7RH	Erect a single two-storey detached dwelling with associated car parking Land Adjacent To 1 George Street Argoed Blackwood	Granted 13.01.2014
13/0828/ADV 26.11.2013	Glenside Commercials Limited Mrs Lovering Unit 18 Greenway Bedwas House Industrial Estate Bedwas Caerphilly CF83 8DW	Erect a totem sign and three flags to advertise the business on the premises Glenside Commercials Ltd Unit 18 Greenway Bedwas House Industrial Estate	Granted 13.01.2014
13/0804/FULL 12.11.2013	Mr L Malnati 16 Heol Tasker Nelson Treharris CF46 6JB	Convert garage to extra living space to include lounge, shower room, toilet and modify the utility room 16 Heol Tasker Nelson Treharris CF46 6JB	Granted 14.01.2014

13/0817/FULL 19.11.2013	Mrs K Nowak 30 Pwllglas Road Cefn Fforest Blackwood NP12 3NF	Erect fence 30 Pwllglas Road Cefn Fforest Blackwood NP12 3NF	Granted 14.01.2014
13/0823/FULL 22.11.2013	Mr G Powell 10 Heol Gwaun Rhos Caerphilly CF83 3ER	Erect single-storey extension to side of property comprising w.c., utility room and playroom 10 Heol Gwaun Rhos Caerphilly CF83 3ER	Granted 14.01.2014
13/0832/FULL 27.11.2013	Dr & Mrs Royal 4 Cae Uwchllyn Caerphilly CF83 1TY	Erect single-storey rear extension 4 Cae Uwchllyn Caerphilly CF83 1TY	Granted 14.01.2014
13/0841/ADV 04.12.2013	Lloyds Pharmacy Limited Miss G Owen Sapphire Court Walsgrave Triangle Coventry CV2 2TX	Erect one internally illuminated fascia sign, one internally illuminated projecting sign and one non-illuminated panel sign Lloyds Pharmacy Ltd 12 Bedwlwyn Road Ystrad Mynach Hengoed	Granted 14.01.2014
13/0813/FULL 14.11.2013	Rochester Midland Corporation Mr W Hopkins Unit 24 Heol Glan-Yr-Afon Nine Mile Point Industrial Estate Cwmfelinfach Newport NP11 7HZ	Erect 2.1m high palisade fence around car park area and an 8m sliding gate adjacent to highway Unit 24 Heol Glan-Yr-Afon Nine Mile Point Industrial Estate Cwmfelinfach	Granted 15.01.2014
13/0825/FULL 25.11.2013	Charter Housing Association Mr T Harris Exchange House The Old Post Office High Street Newport NP20 1AA	Construct five dwelling houses with associated external and drainage works including junction improvement works to Pentwyn Road Trinant Infants School And Nursery Unit (Former) Wesley Terrace Llanerch Lane Trinant	Granted 15.01.2014
13/0843/FULL 05.12.2013	Mr C Land 6 Lon-Y-Llwyn Nelson Treharris CF46 6HU	Erect first floor extension at rear 6 Lon-Y-Llwyn Nelson Treharris CF46 6HU	Refused 15.01.2014

13/0821/FULL 21.11.2013	Mr J Cox 63 Addison Street Cefn Fforest Blackwood NP12 1EN	Erect two-storey rear extension and garage 63 Addison Street Cefn Fforest Blackwood NP12 1EN	Granted 16.01.2014
13/0429/FULL 12.06.2013	Mr & Mrs Sutherland Rudry Mill Farm Rudry Caerphilly CF83 3EB	Remove existing store at ground floor level and replace with single storey extension and first floor extension over the existing utility room Rudry Mill Farm Rudry Caerphilly CF83 3EB	Granted 17.01.2014
13/0108/RET 18.02.2013	Mr J Portsmouth The Barn Old Nantgarw Road Nantgarw Cardiff CF15 7UN	Retain alterations to garage to include dormer window to front, velux roof lights to rear, lean-to extension and convert to living accommodation The Barn Old Nantgarw Road Nantgarw Cardiff	Granted 22.01.2014
13/0244/FULL 05.04.2013	Executors Of The Estate Of J B Hood Mr M Hood C/o Rees Wood Terry Solicitors 9 St Andrews Crescent Cardiff CF10 3DG	Demolish dilapidated two- storey store/office and construct two, two-bed town houses 4 Bristol Terrace Bargoed CF81 8YA	Granted 22.01.2014
13/0693/FULL 24.09.2013	Mr A Mullan St Field Farm Heol-Y-Felin Cefn Hengoed Hengoed CF82 8FL	Erect stables, parking area, hay and muck store and associated works St Field Farm Heol-Y-Felin Cefn Hengoed Hengoed	Refused 22.01.2014
13/0812/LA 15.11.2013	CCBC Mr N Wilstead Senior Assistant Engineer Engineering Projects Group Ty Pontllanfraith Pontllanfraith Blackwood NP12 2YW	Retain concrete block/masonry wall in excess of 1 metre high partially constructed under planning consent 09/0590/FULL Land Adjacent To Caery Glwys Mountain Road Bedwas Caerphilly	Granted 22.01.2014

13/0831/FULL 27.11.2013	Mr C Lewis Addison House Addison Street Cefn Fforest Blackwood NP12 1EN	Erect detached garage, spa and garden store Addison House Addison Street Cefn Fforest Blackwood	Granted 22.01.2014
13/0816/FULL 14.11.2013	Ystrad Mynach Boys And Girls Club Lisburn Road Ystrad Mynach Hengoed CF82 7AS	Erect flat-pack storage unit to side Ystrad Mynach Boys And Girls Club Lisburn Road Ystrad Mynach Hengoed	Granted 23.01.2014
13/0822/RET 22.11.2013	Mr & Mrs G Boggiani 11 Blenheim Close Magor Caldicot Monmouthshire NP26 3ND	Retain the replacement stable and the change of use of stable B as a stable block and garage/workshop and retain the change of use to stable A as a commercial stable use and ancillary building Cefn Porth Uchaf Farm Cefn- Porth Road Lisvane Cardiff	Granted 23.01.2014
13/0833/FULL 28.11.2013	Mrs A Ponsford 12 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Demolish front arch to car port to make way for new single- storey side extension to existing garage conversion 12 Underwood Terrace Abertridwr Caerphilly CF83 4BQ	Granted 23.01.2014
13/0838/FULL 29.11.2013	Ms S Hughes 19 Brookland Road Pontymister Risca Newport NP11 6BH	Erect single-storey extension 19 Brookland Road Pontymister Risca Newport	Granted 24.01.2014
13/0552/FULL 24.07.2013	Mr M Davies Bryngwyn Service Station Bryngwyn Street Fleur-de-lis Blackwood NP12 3RZ	Erect extension for additional workshop and office with w.c. and erect chain link fence 1.8m high Bryngwyn Service Station Bryngwyn Street Fleur-de-lis Blackwood	Granted 27.01.2014
13/0656/FULL 10.09.2013	Parish Of Caerphilly PCC C/o Belmont Mrs D McAndrew 51 St Martin's Road Caerphilly CF83 1EG	Modify vehicular entrance, extend car park, provide new small west door and improve access for tower door St Martin's Church St Martin's Road Caerphilly	Granted 27.01.2014

13/0788/COU 01.11.2013	Mr I Bray 8 Lon Pennant Cwmgelli Blackwood NP12 1EL	Change the use from music studio to children's nursery, including the siting of a portable building and the provision of car parking and playgrounds Units 1- 5 Block B Britannia Centre For Enterprise Britannia Blackwood	Granted 27.01.2014
13/0826/RET 26.11.2013	Mr M Norris 53 Blaen lfor Caerphilly CF83 2NW	Retain existing outbuilding comprising precast sectional concrete shed 53 Blaen lfor Caerphilly CF83 2NW	Granted 27.01.2014
13/0834/FULL 29.11.2013	Mr J Park 37 Heol Rhos Caerphilly CF83 2BE	Erect single-storey extension to rear of property 37 Heol Rhos Caerphilly CF83 2BE	Granted 27.01.2014
13/0811/FULL 06.12.2013	Mr D Thomas 5 Glyn Eiddew Llanbradach Caerphilly CF83 3PH	Erect two-storey extension 5 Glyn Eiddew Llanbradach Caerphilly CF83 3PH	Refused 31.01.2014
13/0844/FULL 06.12.2013	Dragon Fleetcare Limited Mr S Evans 11A - 12A Trecenydd Business Park Trecenydd Caerphilly CF83 2RZ	Provide a new internal vehicle spray booth with proposed external extractor chimney 11A - 12A Trecenydd Business Park Trecenydd Caerphilly CF83 2RZ	Granted 31.01.2014

**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.	Considering revised conditions submitted by applicant.
P/02/0265 13.03.02	First periodic review of planning conditions (Environment Act 1995) at Cae Glas Small Mine, Fochriw.	Seeking clarification about the status of the application.
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.
12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Seeking agreement to Section 106 requirements.

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.	Awaiting amended plans.
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 flood consequences assessment.
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.
12/0637/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.
12/0676/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.

12/0735/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.
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.
13/0196/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 views of consultees and subject of further discussion.
13/0227/FULL 02.04.13	Construct dwelling at Plot Adjacent To Twyn House, Draethen, Newport.	Awaiting views of consultees about bat survey.
13/0228/CON 02.04.13	Demolish stone store at Plot Adjacent To Twyn House, Draethen, Newport.	Awaiting views of consultees about bat survey.
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.	Bat survey submitted and under 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.	Subject to discussion and consideration.

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 and amended landscaping.
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.
13/0483/FULL 28.06.13	Install three wind turbines and construct associated infrastructure on land used for grazing, the maximum height to blade tip of each turbine will be 110m above existing ground level and infrastructure associated with the wind turbines including on-site access tracks, lay-bys and turning areas, with ditch culverts where required, permanent crane hardstanding areas and external switchgear buildings for each turbine, a substation, underground on-site electrical cabling and the creation of a temporary construction compound and laydown area at Pen Bryn Oer, Merthyr Road, Rhymney.	Subject to further discussion and consideration.
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.
13/0532/FULL 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 arrangements and boundary treatments etc. at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Subject to further discussion and consideration.
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.
13/0534/RET 19.07.13	Retain horse stable and tack room with bat mitigation provision, retain existing house and regularise garage and external works including main entrance and driveway lighting at The Meadows Gypsy Lane, Groeswen, Cardiff.	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.

13/0548/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.
13/0612/FULL 14.08.13	Erect one detached dwelling at Land At Mill Court, Mill Road, Caerphilly.	Subject to further discussion and consideration.
13/0656/FULL 10.09.13	Modify vehicular entrance, extend car park, provide new small west door and improve access for tower door at St Martin's Church, St Martin's Road, Caerphilly.	Discussing impact of proposed access changed,
13/0669/FULL 13.09.13	Erect new dwelling at 23 Commercial Road, Machen, Caerphilly.	Subject to further discussion and consideration.
13/0674/RET 19.06.13	Retain change of use from petrol filling station to hand car wash at Star Hand Car Wash, Nant Court, Glenview Terrace, Llanbradach.	Considering site uses at the site and their impact.
13/0702/RET 27.09.13	Retain the change of use from agricultural land to a farm based educational and activity centre, with the retention of the associated office, classroom, animal shelters and ancillary accommodation at Lylac Ridge, Dan Y Graig Stables, Dan Y Graig Road, Risca.	Awaiting information about parking and access.
13/0705/OUT 27.09.13	Erect residential development at Wimpole Gordon Road, Blackwood.	Awaiting tree survey.
13/0712/OUT 04.10.13	Erect detached two bedroom dwelling at Land At Homeleigh, 1 Tuckers Villas, And Adjacent To 13 Woodbine Road, Blackwood.	Discussing highway matters.
13/0725/RET 07.10.13	Retain retaining wall at 97 Caerphilly Road, Senghenydd, Caerphilly.	Awaiting structural calculations.
13/0726/FULL 08.10.13	Erect two bay extension to existing storage building at Robert Price (Builders Merchants) Ltd, 145 Pontygwindy Road, Caerphilly.	Considering impact on neighbouring houses.
13/0756/FULL 17.10.13	Erect disabled bungalow and associated external works at Land Adjacent To 27 Oakfield Street, Llanbradach, Caerphilly.	Awaiting comments about noise assessment.
13/0759/FULL 18.10.13	Erect steel framed agricultural building at Derwen Fferm, Twyn Sych Farm Lane, Rudry.	Considering other work carried out at the site as well.

13/0777/NCC 28.10.13	Vary condition 1 of planning consent 08/0287/FULL (Erect three-bedroom, three-storey detached dwelling) to extend the period within which the development can commence at 19A Corbett Crescent, Caerphilly.	Awaiting Agreement to Section 106 requirements.
13/0782/NCC 29.10.13	Vary condition 7 of planning consent 08/0310/FULL (Convert Grade II listed roofless ruin into 2 two-bedroom cottages) to revise the caravan park access location at Beddau Farm 2 St Cenydd Road, Trecenydd, Caerphilly.	Subject to discussions about access to neighbouring caravan site.
13/0793/OUT 06.11.13	Erect two detached dwellings at Land Adjacent To 23 Kingswood Close, Hengoed.	Subject to further discussion and consideration.
13/0797/FULL 07.11.13	Erect detached dwelling with off road parking and associated works at 9 Coed-Yr-Eos, Caerphilly.	Awaiting amended parking layout.
13/0799/CLEU 08.11.13	Obtain a Lawful Development Certificate for the existing use of storing and servicing company vehicles, plant and mining machinery and as a heavy goods vehicle operating licensing centre at Caeglas Colliery, Fochriw Road, Fochriw, Bargoed.	Awaiting additional information.
13/0808/FULL 13.11.13	Erect 5 new build link houses with associated gardens, landscaping, access and car parking at Land At Cliff Road, Blackwood.	Subject to further discussion and consideration.
13/0809/CLEU 19.11.13	Obtain Lawful Development Certificate for the commencement of works to implement planning consent for 87 houses with associated garaging and car parking (reference 07/1524/FULL) at Former Suflex Estate, Newport Road, Pontymister, Risca.	Subject to further discussion and consideration.
13/0818/FULL 20.11.13	Remove existing extension and replace with new extension at 3 The Row, Draethen, Newport.	Awaiting amended plans.
13/0819/LBC 20.11.13	Remove existing extension and replace with new extension at 3 The Row, Draethen, Newport.	Awaiting amended plans.
13/0820/FULL 20.11.13	Erect a commercial stable block and tack room/food store on agricultural land including all engineering and associated works at Fferm Pont Carreg - Land Rhyd Y Gwern Lane, Machen.	Awaiting additional information.

13/0824/FULL 25.11.13	Erect a single 500kW wind turbine, access track and associated transformer enclosure at Land At Pen-y-fan Industrial Estate, Pen-y-fan, Newport.	Awaiting additional information.
13/0830/FULL 26.11.13	Erect extension to existing garage at Highwinds, New Bryngwyn Road, Newbridge, Newport.	Awaiting resolution of land ownership issues.
13/0837/LA 29.11.13	Erect new two/three storey teaching block, bus turning area, parking and external works at Y Gwyndy - Ysgol Gyfun Cwm Rhywni, Pontygwindy Road, Caerphilly.	Awaiting air quality information and noise survey.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
P/05/1091 25.07.05	Erect fifteen new dwellings on Land adjacent to Marne Street, Cwmcarn.	Draft agreement sent to Solicitors for consideration. Reminder sent. On hold pending resolution of issues at Cwmcarn school.
P/05/1683 23.11.05	Erect residential development at Austin Grange, Bartlett Street, Caerphilly.	Draft sent to applicant for consideration. Application under consideration by Agents.
P/06/0037 13.01.06	Redevelop site incorporating 545 residential units and 2.5 acres for a primary school at Waterloo Works, Machen.	Planning in discussions with developers over new terms.
08/0752/OUT 24.06.08	Erect residential and commercial development on Land At Hawtin Park, Gelli-Haf, Pontllanfraith, Blackwood.	In process of putting together a draft for sending and waiting to hear from Planning and other Officers.
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. No progress so put as dormant.
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. Chased.

11/0124/FULL 18.02.11	Create fishpond on Land At Fair Oak Farm, Woodland Terrace, Argoed, Blackwood.	Sent final draft and plans. Waiting for a response. Sent documents for signature.
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.	Comments received from Developer's Solicitors on Draft Agreement. Clarifying an issue with a restrictive covenant before providing a revised draft agreement. Applicants now in negotiations with Property over release of covenant. Chased solicitors for update as Property say they haven't heard anything.
11/0779/FULL 12.10.11	Erect single dwelling house on Land Within The Curtilage Of 59 The Bryn, Trethomas, Caerphilly.	Awaiting reply from Developer's Solicitors on a number of issues.
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.	Draft agreement forwarded for approval but no response. Reminder sent.
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 at Land At Gellideg Industrial Estate, Gellideg Lane, Maesycwmmmer, Hengoed.	Subject to discussions between Planning Officer and Applicants about terms of agreement.
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.	Draft agreements sent out at the end of October 2013 but no response. Reminder sent. Sent further copy at Solicitors request.
12/0441/FULL	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 No reply and unable to make progress. Emailed Planning.
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.	Correspondence returned by Royal Mail. Asked Planning if they know what has happened. No further progress. Closed as cant get any correspondence to applicant.

12/0518/FULL 09.07.12	Erect dormer bungalow based on previously lapsed outline permission (P/04/1637) at Barry Bungalow Brynhyfryd, Energlyn, Caerphilly.	Sent drafts and queried title.
12/0531/OUT 07.08.12	Erect mixed residential development comprising of fifteen new build dwellings at Land At Station Approach, Risca, Newport.	Sent Agent letter and asked Officers for comments.
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.	Engrossments sent out for signature.
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.	Received Solicitors details and preparing draft agreement.
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.	Received a request from Planning to take no further action for the present.
13/0364/COU 16.05.13	Change use from church to residential dwelling at Saron Congregational Church, Pandy Road, Bedwas, Caerphilly.	Agreements agreed subject to title issues being resolved. Waiting to hear about that.
13/0456/FULL 20.06.13	Erect two flats at Land Adjoining 201 Bedwas Road, Caerphilly,	Chased solicitors details.
13/0465/FULL 24.06.13	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, CF83 8BJ.	Sent comments back to solicitors on drafts.
13/0506/OUT 05.07.13	Erect residential development at Former British Legion Club, Heol Uchaf, Rhymney.	Sent drafts - chased.
13/0511/OUT 08.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly.	Sent drafts for comments. Waiting to receive comments.

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	Waiting for comments from Officers.
13/0615/FULL 15.08.13	Erect detached dormer bungalow on Land Adjoining, 62 Pandy Road, Bedwas, Caerphilly.	Sent drafts for comments.
13/0646/COU 03.09.13	Change use of ground floor from cafe/shop to apartment at 24 Church Street, Bedwas, Caerphilly, CF83 8EB.	Requested title details. Reminder sent.
13/0688/COU 24.09.13	Convert old stone barn/old coaching house into a four bedroom dwelling and integrated livery yard office at Cwm Farm, Caerphilly.	Requested title. Chased.
13/0722/COU 08.10.13	Convert first and second floor shop premises into two, two-bedroom apartments at 73 Cardiff Road, Caerphilly.	Sent drafts.
13/0805/NCC 12.11.13	Remove reference to the electricity substation in Condition 26 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) at Suflex Estate, Newport Road, Pontymister, Risca.	Sent Agent letter.

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
13/0022/REF 13/0288/FULL	Mr L Hawkins Graig Yr Hufen Farm Bungalow Graig Yr Hufen Road Senghenydd Caerphilly	Erect two bedroom dwelling with off road parking at Land Adjacent 10 Gwern Avenue Senghenydd Caerphilly CF83 4HA	21.10.2013
13/0024/NONDET 12/0875/FULL	Mr D T Jones Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Install one WTN 500kw wind turbine with an overall tip height of 64m and associated temporary infrastructure at Land At Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly	20.11.2013
13/0026/REF 13/0558/OUT	Mr M Williams Claremont Brynhoward Terrace Oakdale Blackwood NP12 0LD	Erect a detached dwelling with associated groundworks, access and car parking at Claremont Brynhoward Terrace Oakdale Blackwood NP12 0LD	17.12.2013

APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
13/0018/REF 12/0610/OUT	Erect development comprising (Plot 1) a bespoke split level detached house with undercroft car parking at Glen Burmie St Cenydd Road, Trecenydd, Caerphilly.	Dismissed 23/01/14	DEL
13/0019/REF 12/0612OUT	Erect development comprising (Plot 2) a bespoke two-storey dwelling with courtyard car parking at Glen Burmie St Cenydd Road, Trecenydd, Caerphilly.	Dismissed 23/01/14	DEL
13/0020/REF 13/0122/FULL	Erect rear and first floor extension to provide manager's residential accommodation at St Martin's Stores, 115 St Martin's Road, Caerphilly, CF83 1EH.	Allowed 21/01/14	DEL
13/0025/REF 13/0222/FULL	Erect ground floor extension and new roof at Llaregyb, 1 Pentwyn Isaf, Caerphilly.	Allowed 15/01/14	COMM