

AGENDA ITEM NO. 5(c)

PLANNING COMMITTEE

6TH AUGUST 2014

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

**APPLICATION
NUMBER**

LOCATION

EAST AREA

13/0520/OUT	Graig Cottage, The Graig, Cwmcarn, Newport.
14/0155/NOTA	Land south of Gelli Farm, Tredegar Road, Cwmgelli, Blackwood.
14/0276/FULL	Cwmcaesingrug Farm, Mynyddislwyn Mountain Road, Mynyddislwyn, Blackwood.
14/0409/FULL	15 New Park Road, Risca, Newport.
14/0412/FULL	7 West View Crescent, Oakdale, Blackwood.

NORTH AREA

Preface Item NA/14/0008	Land to the north of Penrhiw Farm, Trelewis, Treharris.
14/0250/LA	Hanbury Road Car Park, North Road, Bargoed.
14/0437/FULL	3 Bwl Road, Nelson, Treharris.

SOUTH AREA

14/0335/COU	Blockbuster Video Express, Unit 1, Piccadilly Square, Caerphilly.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
13/0520/OUT 19.12.2013	Llanover Estates Mr M Lennon 23A Gold Tops Newport NP20 4UL	Erect a 4 bedroom detached dwelling with integral garage Graig Cottage The Graig Cwmcarn Newport

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: Within a sporadic group of dwellings to the north of Nantcarn Road, The Graig, Cwmcarn.

Site description: The broadly rectangular sloping site, approximately 35m long by 20m wide (average), rises from the south-west corner to the north-east corner. The site is largely grassed with areas of shrub and small trees. Two larger trees are sited close to the southern site frontage. The southern, eastern and western boundaries of the site are bounded by public highway. The site is adjoined by a traditional two-storey cottage (Graig Cottage) and open hillside to the north, a split-level bungalow (Beechwood) to the east, a bungalow (Brookvale) to the south, and bungalows (Glenbrook and 1 & 2 Graig View Bungalows) to the west (on the opposite side of the Cwm Gofapi).

Development: Outline permission is sought for the erection of a detached two-storey dwelling with 'basement' garage. All matters are reserved for subsequent approval apart from access which is shown to be from the southern end of the site, with a further hardstanding off the lane at the north-east end of the site.

Dimensions: Height max 11.65m min 11.1m, length max 12m min 11m, width max 8m min 7.5m.

Materials: Painted render and natural stone walls, synthetic slate roof.

Ancillary development, e.g. parking: The scheme incorporates an integral single garage with additional parking on drive.

PLANNING HISTORY

No previous planning history.

Cont....

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site lies within the settlement boundary.

Policies: CW2 (amenity), CW3 (design considerations - highways), CW4 (natural heritage protection), CW6 (trees, woodland and hedgerow protection) and CW15 (general locational constraints).

NATIONAL POLICY Planning Policy Wales and TAN 12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Yes. The applicant has submitted a Coal Mining Risk Assessment, on the basis of which the Coal Authority has no objection subject to a condition requiring intrusive site investigation works, and remedial works if necessary, prior to the commencement of development.

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions regarding the precise location and gradient of the access and requiring adequate parking and turning facilities.

Head Of Public Protection - Requests conditions to address potential site contamination and the importation of materials.

Senior Engineer (Land Drainage) - Advises on the surface water and land drainage of the development and requests a comprehensive drainage scheme for consideration.

Dwr Cymru - Requests conditions regarding the drainage of the development.

Cont....

Application No. 13/0520/OUT Continued

Countryside And Landscape Services - no objection in principle but would wish to comment on details at a later stage.

Council's Ecologist - requests conditions requiring a method statement for the protection of reptiles, biodiversity enhancement measures, and to prevent site/vegetation clearance during the bird breeding season.

The Coal Authority - No objection subject to a condition requiring intrusive site investigation works and any necessary remedial works to be undertaken before the commencement of development.

Glam/Gwent Archaeological Trust - The works are unlikely to cause further adverse impact to the historic environment as it is not expected that significant archaeological remains would be discovered.

ADVERTISEMENT

Extent of advertisement: The occupiers of eight neighbouring dwellings were notified by letter and site notices were displayed.

Response:

- 4 letters (from 3 addresses).
- Letter representing 7 addresses.
- Petition with 18 signatures (from 11 addresses).
- Letter from Cwmcarn Residents Association.

Summary of observations:

- Out of keeping with the development in the immediate area, which is characterised by bungalows.
- Detrimental to the landscape quality of the adjoining land designated as Visually Important Local Landscape and 'Heritage Land.'
- Loss of a remaining open area.
- Inadequate access.
- Increased volumes of traffic within the area as a result of parking charges at the nearby Forest Drive.
- Overbearing impact on neighbouring dwellings.
- Loss of privacy.
- Loss of view.
- The site contains protected species.
- The site contains a shaft and levels, some unrecorded, from past mining operations.

Cont....

Application No. 13/0520/OUT Continued

- The site has been used for access to maintain a neighbouring culvert entrance, the blocking of which has caused flooding problems for Hollybush Cottages and Reece's Terrace.
- Development may undermine the adjoining highway.
- A number of utility cables/pipes cross the land.
- The site has historically given access to a water spout.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Council's Ecologist has advised that the site has potential to support nesting birds and reptiles, and requests conditions to ensure their protection.

ANALYSIS

Policies: The application site is located within the Settlement Boundary, and therefore the principle of residential development is considered acceptable providing material planning considerations do not indicate otherwise.

Policy CW2 states that development proposals must have no unacceptable impact on the amenity of adjacent properties or land; would not result in the over-development of the site; and the proposed use is compatible with surrounding land uses. All matters are reserved apart from access but extensive details have been submitted showing the design of the dwelling. It is considered those details show that the proposed development could be designed to accord with this guidance. The site is bounded to the east, south and west by existing residential development and to the north by the extent of the Settlement Boundary. Only one dwelling is proposed, and the proposed development will not detrimentally impact on the amenity of neighbouring properties. The developer has submitted cross sections through the site to show the relationship between the proposed dwellings and the properties that surround the application site.

Cont....

Application No. 13/0520/OUT Continued

From these drawing it is demonstrated that a two-storey dwelling can appropriately sit within the site and in relation to the properties that surround it. Furthermore, given the siting of the proposal, and the distance between it and the nearby properties, the development will not result in an overbearing or overshadowing impact. In terms of neighbouring privacy, this will be controlled at reserved matters stage when details of window positions are agreed.

Policy CW3 of the Local Development Plan relates to highway considerations and states that development proposals should have regard for the safe, effective and efficient use of the transportation network. The Transportation Engineering Manager raises no objection to the proposed development subject to conditions, and therefore it is considered that the proposed development satisfies Policy CW3.

Comments from Consultees: No objection from Consultees subject to conditions.

Comments from public:

- (i) Out of keeping with the development in the immediate area, which is characterised by bungalows - The Graig area is characterised by dwellings of various scale, materials and designs, and there is not considered to be a type of dwelling that characterises the area.
- (ii) Detrimental to the landscape quality of the adjoining land within designated as Visually Important Local Landscape and 'Heritage Land'. - The application site forms a natural infill opportunity within the existing settlement boundary. Use of appropriate materials for the external finishes of the development will ensure the development does not detrimentally impact on the visual amenity of the surrounding area. This will be controlled at Reserved Matters stage.
- (iii) Loss of a remaining open area - The application site is sloping and covered in brambles and other 'scrubby' vegetation. Therefore it is not considered that the area has significant value in terms of visual amenity.
- (iv) Inadequate access - The Transportation Engineering Manager raises no objection subject to condition, and therefore the existing access to the site is considered acceptable in highway safety terms.
- (v) Increased volumes of traffic within the area as a result of parking charges at the nearby Forest Drive - This proposal provides its own parking facilities and it would be unreasonable to refuse permission on the basis of the introduction of charges at nearby car parks. It would be difficult to show that one additional house would aggravate any existing congestion.

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Application No. 13/0520/OUT Continued

- (vi) Overbearing impact on neighbouring dwellings - This issue has been addressed in the analysis section above and is not considered to represent an impact that would warrant a refusal of planning permission.
- (vii) Loss of privacy - This issue has been addressed in the analysis section above and is not considered to represent an impact that would warrant a refusal of planning permission.
- (viii) Loss of view - This is not a material planning consideration.
- (ix) The site contains protected species - The Council's Ecologist has requested conditions be attached to any planning permission to ensure no unacceptable impact on any protected species that may be on site.
- (x) The site contains a shaft and levels, some unrecorded, from past mining operations - The applicant has submitted a Coal Mining report and a condition will be attached to any planning permission to control this matter.
- (xi) The site has been used for access to maintain a neighbouring culvert entrance, the blocking of which has caused flooding problems for Hollybush Cottages and Reece's Terrace - Right of access onto land is a private legal matter between the interested parties.
- (xii) Development may undermine the adjoining highway - It is the responsibility of the developer to ensure this does not occur, and such matters will also be controlled by the Highway Authority.
- (xiii) A number of utility cables/pipes cross the land - This matter will be the responsibility of the land owner/developer.
- (xiv) The site has historically given access to a water spout - Right of access onto land is a private legal matter between the interested parties.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the 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 access, appearance, landscaping, layout and scale of the development 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. Cont....

Application No. 13/0520/OUT Continued

- 03) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 04) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 05) 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)
- 06) No development or site or vegetation clearance shall take place until a method statement for the protection of reptiles has been submitted to and agreed in writing with the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details
REASON: To ensure that reptiles are protected.
- 07) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of nest sites and bat roosts into the new dwelling shall be submitted to the local authority for approval. The approved details shall be implemented before the new dwelling hereby approved are first occupied.
REASON: To provide additional roosting for bats and nest sites for house nesting birds 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).

Cont....

Application No. 13/0520/OUT Continued

- 08) 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.
- 09) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.
- 10) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGGA 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.
- 11) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 12) Prior to the construction of the foundations of the development hereby approved details showing the finished floor levels of the building hereby approved in relation to a fixed datum point off-site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.

Cont....

Application No. 13/0520/OUT Continued

- 13) The precise location of the proposed means of access onto the public highway shall be agreed in writing with the Local Planning Authority prior to the provision of that facility. Thereafter the development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 14) Prior to the occupation of the dwelling hereby approved parking shall be provided in accordance with the Council's Adopted Supplementary Planning Guidance LDP5 Car Parking Guidelines, and shall incorporate a turning facility to ensure that vehicles can enter and leave the site in a forward gear.
REASON: In the interests of highway safety.
- 15) The proposed vehicular driveway shall have a maximum gradient not exceeding 12.5% (1 in 8)
REASON: In the interests of highway safety.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water, Head of Public Protection, Transportation Engineering Manager, Senior Engineer (Land Drainage), Council's Ecologist and The Coal Authority that are brought to the applicant's attention.

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0155/NOTA 17.03.2014	Mr D Lewis Gelli Farm Tredegar Road Cwmgelli Blackwood NP12 1BZ	Erect barn to secure farm machinery and store hay and fodder Land South Of Gelli Farm Tredegar Road Cwmgelli Blackwood NP12 1BZ

APPLICATION TYPE: Agricultural Notification

SITE AND DEVELOPMENT

Location: The application site is on the southern side of the Tredegar Road, opposite Cwmgelli.

Site description: The site is largely part of an enclosed, flat compound but also includes the supporting bank to the south.

Development: It is proposed to erect a barn for the storage of cattle fodder and farm machinery. The building is permitted development allowed by the Town and Country Planning (General Permitted Development) Order 1995 as amended, but before carrying it out, the applicant has to notify the Council to see whether prior approval is required for the siting, design and appearance of the building.

Dimensions: The building would be 20m long, 3.65m high to the eaves, 10m wide, and 5.5m high to the ridge.

Materials: Grey cladding and white render, and grey fibre cement slates.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

2/11936 - Erection of Stables - Granted 22.07.1994.

07/1569/LBC - Carry out general refurbishment and front extension - Granted 30.07.2010.

Cont....

Application No. 14/0155/NOTA Continued

07/1573/FULL - Create vehicle compound - Refused 14.02.2008 - Dismissed on Appeal 26.01.2009.

09/0911/RET - Retain raised bund area including mitigating landscape scheme and provide an enclosure for agricultural storage (engineering operation) - Granted 25.08.2010.

11/0569/NCC - Change Condition (4) of 09/0911/RET to allow a tree planting programme around the existing - Refused 16.09.2011 - Dismissed on Appeal 15.12.2011.

12/0047/NCC - Vary Condition (4) of 09/0911/RET to replace steel post fence with - Granted 14.03.2012.

12/0454/NOTA - Erect a pre-fabricated barn - Not Permitted Development 26.06.2012.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is outside the settlement and in a green wedge.

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

NATIONAL POLICY Planning Policy Wales 2014.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

Cont....

Application No. 14/0155/NOTA Continued

CONSULTATION

Head Of Public Protection - No objections.

Senior Engineer (Land Drainage) - No objections subject to a condition concerning drainage.

Countryside And Landscape Services - No objections provided the building is contained within the existing compound.

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Extent of advertisement: The application has been advertised on site and by the direct consultation of three properties.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
None, other than the need for the applicant to ensure that the building is secure.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

ANALYSIS

Policies:

This notification has to be considered in two stages. First, the Local Planning Authority has to decide whether prior approval of the siting, design and appearance of this building is required. If it is required, then the second stage is to consider whether those aspects of the development are acceptable. With respect to the first stage, the following conclusions were drawn when the matter was considered by officers under delegated powers.

Cont....

Application No. 14/0155/NOTA Continued

"PERMITTED DEVELOPMENT. The applicant has confirmed that the farm is operating as a business, and the development is on a parcel of land larger than one hectare, within a holding greater than 5 hectares. The building is to be used for storing cattle fodder and machinery; therefore, it is capable of being permitted development even though it is within 400 metres of a dwelling. The other pertinent limitations are: that it should be no greater than 465 square metres in area, it should not exceed 12 metres in height, and it should not be within 25 metres of the metalled part of a classified road. The building complies with those criteria. The land on which it is located appears to have a mixture of uses including agriculture since there is a large area of fodder storage. It is therefore concluded that the development is permitted by Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995.

"PRIOR DETERMINATION. In view of the site's location within a green wedge, its isolated location remote from other buildings and advice received from the agent that it is intended to cut and fill or extend the embankment to accommodate the development, it would be prudent to seek the prior determination of the siting, design and appearance of this building."

Turning to the second stage, following discussions with the case officer, the applicant has submitted amended plans to reduce the impact of the scheme. Originally it was proposed to erect the building in an east-west orientation that would have resulted in a need to extend the plateau on which the structure would sit. It is now proposed to turn the building through 90 degrees thereby doing away with the need to extend the plateau.

The building would be outside the settlement boundary but it would be associated with agriculture. The site is within a green wedge as defined by the LDP, where development proposals that would not maintain the open character of the area will be resisted. Agricultural buildings are found in such areas because they normally have to be located on the agricultural holding. This building would be screened from the west by existing hedgerows, whilst to east is the Sirhowy river valley. The site is on the western edge of the green wedge, relatively close to the edge of the settlement, and so the proposed building would not cause any significant harm to the open character of the area. The scale of the building is compatible with its location, and is a sufficient distance from housing for there not to be any harm to residential amenity.

At present the compound is defined by a green painted palisade fence of some two metres in height. It is proposed to remove that fence as part of this development, which will enhance the appearance of the area.

Cont....

Application No. 14/0155/NOTA Continued

Comments from Consultees: The views of Consultees can be accommodated by condition.

Comments from public: None.

Other material considerations: In granting approval for a development the Council would normally impose a condition requiring development to be commenced within 5 years. In this case that condition is imposed by the 1995 Order.

RECOMMENDATION: That approval is granted for the submitted details.

This permission is subject to the following condition(s)

- 01) The development hereby approved relates to the details received on 30 June 2004 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.
 - 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 occupation of the building hereby approved, a scheme for the removal and disposal of the existing palisade fencing that surrounds the site, including timescales, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the fencing shall be removed in accordance with the agreed scheme.
REASON: In the interest of visual amenity.
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Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0276/FULL 06.05.2014	KS SPV50 Ltd C/o Laurence Associates Mr R Marsden 14-15 Lemon Street Truro Cornwall TR1 2LS	Provide photovoltaic solar park and ancillary infrastructure Cwmcaesingrug Farm Mynyddislwyn Mountain Road Mynyddislwyn Blackwood NP12 2BG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is a group of field parcels to the south of the gun club at Mynyddislwyn and to the east of the communication masts at Mynydd y Lan. Access to the site is along an existing field entrance that joins the highway approximately 220 metres south of St Tudor's Church.

Site description: The fields are in pasture and predominantly surrounded by open countryside. The nearest buildings are the gun club and the nearest structures are the communication masts. The position is elevated with some commanding views of distant areas from the north through to the west and down to the south. Eastward views are slightly less open as the land rises towards Mynydd y Lan and other more close-by areas are obscured by the site's topography. The site is approximately 600 metres from a Scheduled Ancient Monument (Twyn Tudor) and the listed Church of St Tudor. The location is approximately at the centre of Mynyddislwyn Special Landscape Area as defined in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010. The land to the east of the site is a Site of Interest for Nature Conservation. The fields within the site are classified as Grade 4 agricultural land.

Development: A 10 megawatt solar farm.

Dimensions: The site comprises 21.12 hectares of which approximately 20 hectares will be laid out with rows of south facing lines of solar panels that are between 2.65 and 2.80 metres in length, approximately 5 metres wide, with a similar gap between the rows. There will be ten inverter stations that are small buildings with footprints of 6 by 2.5 metres in length and one central station where there will be a transformer (1.5 by 1.5 metres) a switch gear building (4 by 2.5 metres) and a slightly larger power distribution building (4.8 by 6.7 metres).

Cont....

Application No. 14/0276/FULL Continued

To the boundary there will be a security fence (2.1 metres high) together with some increase in height of the existing stone walls and some additional hedgerow/tree planting. There will also be a number of other additional features such as security cameras, a temporary access close to St Tudor's, internal tracks to the stations, cable trenches and an environmental enhancement buffer zone to the eastern boundary.

Materials: The solar panels are mounted on steel beams that are inserted into the ground (no concrete foundations required). The security fence is of a deer proof type. The stations and transformers have concrete pads and the buildings are painted green. The cabling between the rows and stations is underground.

PLANNING HISTORY

13/0053/FULL - Erection of two wind turbines - Refused 11.07.13.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Agricultural land outside the settlement in the Mynyddislwyn Special Landscape Area, adjacent to Mynydd y Lan Site of Interest for Nature Conservation.

Policies: CW2 (Amenity), CW3 (Design Considerations - Highways), CW4 (Natural Heritage Protection) and CW19 (Rural Development and Diversification).

NATIONAL POLICY

Welsh Assembly Practice Guidance Planning Implications of Renewable and Low Carbon Energy 2011.

Planning Policy Wales 2014.

Technical Advice Note 8 Planning for Renewable Energy July 2005.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Prior to the submission of the application a screening request was submitted and a screening opinion was issued.

Was an EIA required? The screening opinion issued determined that an Environmental Impact Assessment would be required given the size of the development and the impacts principally upon the Special Landscape Area and the local road network.

Cont....

Application No. 14/0276/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? - Yes. The Coal Authority has been consulted.

CONSULTATION

Torfaen CBC - No objection.

Cadw - Further visualisations have been requested and have been provided by the applicant. In Cadw's opinion, the impact of the proposed development on the setting of Twyn Tudor, and Scheduled Ancient Monuments within a 5km buffer of the proposed development is likely to be minor and is acceptable.

Transportation Engineering Manager - No objection subject to conditions.

Head Of Public Protection - No objection is raised subject to two conditions regarding dust and noise suppression.

Countryside And Landscape Services - The Council's Landscape Architect agrees with the submitted Landscape and Visual Impact Assessment and recommends conditions to improve the appearance of the centre station and the screening of the site, and a management plan for the proposed additional tree planting.

Senior Engineer (Land Drainage) - No objection subject to the agreement of details of drainage. General advice is provided.

Rights Of Way Officer - Footpaths 88 & 88A in the Community of Risca cross part of the site and must not be obstructed.

Minerals Officer - No objection.

Civil Aviation Authority - No objection.

The Coal Authority - The site includes areas that are subject to previous coal mining. The Coal Authority has considered the submitted Mining Risk Assessment and raises no objection to the proposed development.

Council For The Protection Of Rural Wales - No response.

Dwr Cymru - No objection.

Cont....

Application No. 14/0276/FULL Continued

Gwent Wildlife Trust - A "holding objection" has been received from the Trust who consider that further survey work in respect of Great Crested Newts should be undertaken in mid-summer. It is also suggested that all the ponds in adjacent land should be surveyed. It is suggested that a minimum buffer zone of 10 metres should be provided at the eastern boundary with the SINC.

Joint Radio Company Limited - No objection.

Merthyr Tydfil County Borough Council - No objection.

Natural Resources Wales - No objection is raised. It is noted that the development within a Special Landscape Area and that this is a matter for the Council's Landscape Architect to consider. It is noted that the development should not adversely affect Great Crested Newts and a condition is recommended to require the works to be carried out in accordance with the submitted Environmental Statement.

Police Architectural Liaison Officer - No objection is raised and advice is provided regarding security.

Conservation & Design Officer - Having considered the submitted and additional information provided it is considered that impact of the proposed development upon Twyn Tudor and St Tudor's will be minor and therefore not unacceptable.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site in 20 locations, in the press, and 29 neighbouring properties have been consulted.

Response: Five letters have been received.

Summary of observations:

The first letter received supports the application for the following reasons:

- With regard to the churchgoers of St Tudors the development is "unlikely to cause them any inconvenience."
- The development "will provide a considerable contribution to the area's power needs whilst reducing our carbon footprint."
- It is suggested that it may be necessary to consider a size/weight limit with regard to the loads travelling along the lanes.

Cont....

Application No. 14/0276/FULL Continued

Four letters have raised the following objections:

- The solar farm is on the side of a hill where it will be visually "alien and intrusive."
- Increased traffic could adversely affect the foundations of St Tudor's.
- The site clearance and other works (drainage) "could impact upon other land users."
- There may be "possible spillage of chemicals used in solar facilities, such as dust suppressants, dielectric fluids etc."
- "The construction and operation of solar facilities generate particulate matter which can be a significant pollutant."
- "Photovoltaic panels may contain hazardous materials so there is a potential for environmental contamination if they are damaged or improperly disposed of."
- Glare can have adverse side effects including "flights into Rhoose Airport."
- Solar panels only produce electricity on "sunny days" not during cloud or at night.
- The development would have an adverse impact upon property values.
- The area is "rich in birdlife and typical countryside beauty" that one writer finds essential to "spiritual and mental well being."
- Instead of solar farms in the countryside, a less visually intrusive solution would be for panels to be fitted on existing industrial buildings and "automatically" fitted onto new ones.
- The solar panels will "overshadow" St Tudors and be "highly visible from both nearby roads and footpaths extensively used by walkers and cyclists."
- Lapwing nesting may be adversely affected and they "are on the RSPB red list."
- The development "does not benefit any of the surrounding population" by for example offering cheaper electricity or significant employment.
- Proposals for renewables should be considered on "brown field or reclamation sites."
- The scheme is for private profit.
- The Forestry Commission is removing trees "from the tops of surrounding valleys to preserve the skyline and heritage of these beautiful places" whereas by contrast this scheme will harm the skyline.

Cont....

SECTION 17 CRIME AND DISORDER ACT

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

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? Yes.

European protected species are known to be on site - Great Crested Newts.

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

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

The three tests were applied and answered as follows:

- Test i) The proposal will provide the supply of a clean source of renewable energy that will have long term benefits to the wider environment
- Test ii) The location and aspect of this site makes it one of the least visually obtrusive locations for a solar farm of this size.
- Test iii) Great Crested Newts are likely to be present on site, using the field boundaries as terrestrial habitat. The applicant has submitted a Method statement that would avoid impact on any great crested newts present. Natural Resources for Wales have confirmed that the development will not result in a detriment to the maintenance of the favourable conservation status of the Great Crested Newt.

ANALYSIS

Policies:

CW19 (Rural Development and Diversification) The applicant has cited Policy CW19 as a policy consideration. The reasoned justification to Policy CW19 states "Diversification is essentially changing an existing facility that is no longer suited to its original purpose to another use that will benefit the local community, economy and people."

This policy is therefore aimed at conversions and more local considerations than this proposal, which is for the production of sustainable energy that has much wider implications.

It is the case though that Welsh Assembly Practice Guidance Planning Implications of Renewable and Low Carbon Energy 2011 part 8.4.16 does predict that a "significant proportion of proposals for solar PV arrays will be on agricultural land" and as such can support farm diversification (as per Planning Policy Wales 2012 part 7.3).

That practice guidance explains that whilst many solar proposals will be on agricultural land it is not expected that such land should be of a high grade. The application site is not high grade in accordance with that expectation.

Technical Advice Note 8 Planning for Renewable Energy July 2005 part 3.15 states that "other than in circumstances where visual impact is critically damaging to a listed building, ancient monument or a conservation area vista, proposals for appropriately designed solar PV systems should be supported". Whilst at the time this guidance was written it probably was aimed at solar PV systems on buildings or near to them it does explain that there must be a weighing of the balance of the impact upon the historical environment. There are as will be explained in other parts of this report a listed building (St Tudor's Church) and an ancient monument (Twyn Tudor) to the west of the application site. Except from the top of the Church tower or the top of Twyn Tudor views of the solar arrays will be very limited to those walking at ground level in the proximity of these historical features. In weighing the impact from these locations and the visual interpretation of the historical features it is considered they will not be "critically damaging" (as is expanded upon in other parts of this report), and the particular impact of the development within the Special Landscape Area is discussed in more depth by the Council's Landscape Architect.

CW3 (Design Considerations - Highways) this policy is addressed by the Transportation Engineering Manager below.

Cont....

Application No. 14/0276/FULL Continued

CW2 (Amenity) requires that development should not have an adverse effect upon adjacent properties. The nearest neighbours are the Gun Club; it is not considered that the solar farm would have an adverse impact upon the Club.

CW4 (Natural Heritage Protection) this policy is addressed in the Consultee sections below relating to the landscape and near by historical features.

Comments from Consultees:

Countryside and Landscape Services: The Council's Landscape Architect has considered the methodology used to undertake the Landscape and Visual Impact Assessment it appears to be in accordance with what is currently regarded as best practice. The Zone of Theoretical Visibility clearly shows that the greatest opportunity for views of the site occurs in an arc from the southwest, through the west to the north of the site, due to the site's slope and aspect. The potential for visual impact is also limited to either close or distant views, as mid distant views would generally be from the mid valley sides and are foreshortened by the topography or curtailed by the abundance of hedges and small woodland copses.

A range of measures have been proposed to mitigate the visual effects upon close range views such as extending the length/height of key sections of dry-stone boundary wall, limited tree and hedgerow planting, setting the development back from key features (St Tudors Church, Twyn Tudor Motte) and site boundaries.

The Landscape Character value of the site and its immediate surroundings, which are part of the Mynyddislwyn Special Landscape Area, are assessed as "Medium", its condition as "Fair" and its sensitivity to change as "Medium." The assessment of significance of effect upon Landscape Character also considered the potential effects upon the 5 LANDMAP character areas; the Special Landscape Area, other locally designated sites and the St Tudor's Church and Twyn Tudor Motte. The significance of effect upon the Special Landscape Area and the LANDMAP visual and sensory aspect area were considered to be "moderately adverse." The significance of effect upon the remaining 4 LANDMAP aspect areas was assessed as "minor adverse." The significance of effect upon the other designated sites, St Tudor's Church and Twyn Tudor Motte was assessed as "negligible to neutral." The Landscape Architect concurs with the Landscape Character assessment.

Cont....

He also points out that there is the potential for distant views of the site from elevated parts of Blackwood, (Cefn Fforest, Hengoed, Oakdale and the Bryn) and in such views the dark colour and the regular alignment of the panels crossing the open fields would be noticeable, against the lighter palette of adjacent fields; however, with regard to open views from within the settlements there are generally mitigating factors such as:

- Direct views from properties tend to be limited to those properties at the settlement edge or areas of open space; in other instances views are generally restricted by the street alignment, and adjacent properties.
- In many instances views of the site and its wider countryside setting would also encompass views of settlement and intervening development thus weakening the perceived quality of the overall view.
- Distant views will also be significantly affected by light, cloud and weather conditions.
- Whilst some residents within these settlements could potentially experience visual effects they would only be "moderate adverse."

At the time this application was lodged there were no other large-scale solar parks, operational, consented or within the planning system, within the assessment area so there is no scope for cumulative impacts. The Landscape Architect does not therefore raise objection to the proposed development. However it is recommended that the proposed block-stone cabinet at the "Centre Station" be stone clad, to enable it to sit more comfortably within its wider setting, and that the height of two additional sections of existing dry-stone wall to the southern boundary of the site be raised in height by 300- 600 mm to prevent views of the site from the car park adjacent to Twyn Tudor Motte.

With regard to the setting of listing buildings and any special architectural or historic features of interest that it possesses, the proposal will generally preserve the existing situation.

The Council's Ecologist concurs with the Environmental Statement that has identified the site as being of generally low nature conservation interest and managed as tightly grazed improved sheep pasture. The field boundaries are primarily dry stone walls or post and wire fence. The site lies immediately adjacent to Mynydd y Lan Site of Importance for Nature Conservation, which is common land and has been designated for its semi-natural upland acid grassland and heath. The nature conservation interests associated with the SINC are unlikely to be affected by the proposal, although animals present on the SINC site, may move across the application site from time to time.

Application No. 14/0276/FULL Continued

The Environmental Statement has considered the potential for several protected species including bats, badger, nesting birds, reptiles, and great crested newt. Only great crested newts, reptiles and nesting birds have the potential to be affected by the proposal. Great Crested Newts are known to be breeding in a pond 234m from the site. Great Crested Newts are protected. They rely on ponds for breeding and will use the terrestrial habitat around a pond up to a distance of 1km for feeding, shelter and for hibernating. The application site is therefore likely to provide terrestrial habitat for the newts that use the near by ponds.

In this instance, the short sward created by the grazing sheep are likely to be currently limiting the extent of use of the application site by Great Crested Newts, with greatest potential for their use being restricted to the dry stone walls around the perimeter of the fields and the rough grassland strip along the eastern boundary of the site. The applicant has provided a working method statement in Section 6.8 of the Environmental Statement that if implemented will avoid harm to newts and as such are unlikely to require a European Protected Species Licence from Natural Resources Wales. Natural Resources Wales have responded in their letter confirming that subject to the implementation of the Method Statement provided, they do not consider that the proposed development will result in a detriment to the maintenance of favourable conservation status of the Great Crested Newt.

There is some potential for nesting birds in three mature beech trees, in the dry stone walls and along the narrow rough grassland on the east of the site. The assessment considers the site to be unsuitable for ground nesting birds such as lapwing and skylark, although it concludes that they are likely to be present on the adjacent SINC. Whilst records from the local record centre, show that lapwing have bred on the adjacent Mynydd y Lan common, there are no confirmed records of breeding on the application site although birds have been observed in the area at the start of the breeding season in 2012. The Ecologist concurs with the conclusion drawn in the Environmental Assessment that the current management conditions exhibited on the site are currently unsuitable for breeding ground nesting birds, and that unless conditions change they are unlikely to use the site for breeding. Timing of works can also be controlled by condition to avoid the nesting period.

Any potential for reptiles on site is likely to be associated with the dry stone walls around the perimeter of the fields and the rough grassland strip along the eastern boundary of the site. The submitted method statement for dealing with Great Crested Newts will also ensure that reptiles are not adversely impacted.

Cont....

Application No. 14/0276/FULL Continued

The Transportation Engineering Manager has considered the information that has been submitted regarding the existing traffic that uses the lane from the north down to Pentwynmawr and the submitted recommendations to control the construction traffic. It is considered that subject to a revised Construction Traffic Management Plan construction traffic can be adequately controlled. Further conditions are recommended to require a condition survey, wheel wash facilities, temporary car park and construction details of the permanent access.

The Head of Public Protection has raised no objection subject to two standard site control conditions requiring the submission of details to be agreed in relation to dust and noise suppression. Given that this is a very remote location with no adjacent or nearby residential properties a dust suppression condition would not satisfy the planning test of reasonableness. It is also to be noted that the construction of a solar farm that principally requires metal posts to be driven into the ground, and it is not anticipated that there would be any significant dust created, therefore the planning condition test of necessity is also likely to fail. Similarly with regard to noise whilst there are properties that are possibly within hearing distance this is a very sparsely populated area and the proposed works, apart from driving the support steels into the ground, does not involve heavy construction or demolition. The condition would not therefore be reasonable.

The Council's Rights of Way Officer points out that Footpaths 88 and 88A in the Community of Risca cross part of the site and must not be obstructed. Both rights of way run along the northern border outside the application site except for the temporary access near St Tudor's. The temporary access is an existing field access to the east of the graveyard. It is therefore already serving both walkers and the agricultural use of the land. The construction phase is temporary and it should be possible to manage the different pedestrian and construction traffic. A condition therefore should be imposed to require a management plans for the period of the construction phase. In addition because the access is temporary and has been considered accordingly the condition should require the cessation of the use of the access post construction. This condition should also concur with the requirements of the Transportation Engineering Manager.

Gwent Wildlife Trust have issued a holding objection and requested further investigation regarding Great Crested Newts. However the Council's Ecologist advises that nearby ponds have been surveyed independently in 2013 and 2014 by the Caerphilly County Borough Ecologists and volunteers from the Caerphilly Biodiversity Partnership, and have confirmed the presence of Great Crested Newts in two ponds approximately 235m north of the site, but none have been recorded in the ponds located closer to the application site. It is also to be noted that National Resources Wales consider the submitted method statement regarding Great Crested Newts to be acceptable.

Cont....

Application No. 14/0276/FULL Continued

The Trust has also recommended that the 5 metre buffer zone on the eastern side of the site be extended to 10 metres. To the east of the site is a Site of Interest for Nature Conservation (SINC - Mynydd y Lan, West of Cwmcarn). Whilst the Council's Ecologist does not support the increasing the size of the buffer, there is though a need to ensure by condition that the buffer that is provided is appropriately managed.

No objection subject to conditions has been received from the Senior Engineer (Land Drainage).

No objection has been received from Torfaen CBC, Merthyr CBC, Minerals Officer, Civil Aviation Authority, Coal Authority, Police Architectural Liaison Officer and Joint Radio Company.

Comments from public:

The first letter received supports the application and those comments are noted.

Four letters have raised the following objections:

- The solar farm is in the side of a hill where it will be visually "alien and intrusive." The solar farm is in an elevated position in a Special Landscape Area. The visual impact is though limited and has been assessed separately in this report by the Council's Landscape Architect.
- Increased traffic could adversely affect the foundations of St Tudor's. Traffic will only significantly increase during the construction phase. The Church is set back from the road by 40 to 50 metres. The lane is very narrow and has significant bends thus any traffic is unlikely to be moving fast enough to cause significant vibration.
- The site clearance and other works (drainage) "could impact upon other land users."
This concern is not supported by any evidential basis.
- There may be "possible spillage of chemicals used in solar facilities, such as dust suppressants, dielectric fluids etc."
This concern is not listed in Government guidance and has not been raised by the Head of Public Protection and is not supported by any evidential basis.
- "The construction and operation of solar facilities generate particulate matter which can be a significant pollutant."
This concern is not listed in Government guidance and has not been raised by the Head of Public Protection and is not supported by any evidential basis.

Cont....

Application No. 14/0276/FULL Continued

- Photovoltaic panels may contain hazardous materials so there is a potential for environmental contamination if they are damaged or improperly disposed of.”
There has been a discourse in the media on this topic primarily regarding the use of hazardous chemicals in the manufacture of photovoltaic panels. There is also an on-going debate as to the recycling of the panels. There have also been recent announcements regarding the future manufacture of much more efficient panels that involve less hazardous processes.
Notwithstanding these areas of discussion and research, the siting and use of panels to generate power is not identified as an environmental hazard in current planning guidance. With regard to disposal, the panels should be required by condition to be removed from site at the end of their life.
- Glare can have adverse side effects including "flights into Rhoose Airport.”
No objection has been received from the Civil Aviation Authority. It is also to be noted that the site is around 30 kilometres from Rhoose, thus there should be no impact upon planes landing or taking off.
- Solar panels only produce electricity when on "sunny days" not during cloud or at night.
This observation is not accurate as solar panels do produce electricity (albeit less) when the sun is obscured by cloud. More importantly it misses the crucial point that electricity can be produced during the day when the wind speeds are low therefore providing an alternative source of power in the renewable energy portfolio.
- The development would have an adverse impact upon property values.
Protecting individual property values is not a planning consideration, as decisions should be made in the public interest.
- The area is "rich in birdlife and typical countryside beauty" that a writer find essential to "spiritual and mental well being.”
The ecological impact of the development has been considered by the Council's Ecologist and is presented separately in this report.
- Instead of solar farms in the countryside, a less visually intrusive solution would be for panels to be fitted on existing industrial buildings and "automatically" fitted onto new ones.
This observation and suggestion is arguably correct, however the current application should be considered on its merits in accordance with the development plan and current guidance.
- The solar panels will "overshadow" St Tudors and be "highly visible from both nearby roads and footpaths extensively used by walkers and cyclists.”
The visual impact of the development has been considered by the Council's Landscape Architect and is presented separately in this report, however, it is to be noted that the assertions of "overshadowing" and "high visibility" from roads etc are not substantiated.

Cont....

Application No. 14/0276/FULL Continued

- Lapwing nesting may be adversely affected and they "are on the RSPB red list." The ecological impact of the development has been considered by the Council's Ecologist and is presented separately in this report above.
- The development "does not benefit any of the surrounding population" by for example offering cheaper electricity or significant employment. The developer may provide community benefit separately from this application and a unilateral offer is currently being considered. This offer may or may not be fulfilled; it is not a planning obligation and cannot be taken into planning consideration. It is also to be noted that the considerations above do not conclude that there will be significant or damaging impact. With regard to employment it is to be noted that the site does not lie within an area identified in the Local Development Plan for employment.
- Proposals for renewables should only be considered on "brown field or reclamation sites." The reuse of previously developed land is a general planning preference; however, proposals for renewable energy are not limited to such sites. Moreover as recognised by Welsh Assembly Practice Guidance the likelihood is that a "significant proportion of proposals for solar PV arrays will be on agricultural land."
- The scheme is for private profit. It is not a planning requirement that development should be non-profit.
- The Forestry Commission is removing trees "from the tops of surrounding valleys to preserve the skyline and heritage of these beautiful places" whereas by contrast this scheme will harm the skyline. The visual impact of the development has been considered by the Council's Landscape Architect and is presented separately in this report.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 14/0276/FULL Continued

- 02) Within 25 years and 6 months following completion of construction of development, or within 6 months of the cessation of electricity generation by the solar PV facility, whichever is the sooner, the panels, their supporting structures and associated stations and control buildings together with the security fencing, ground equipment, cabling, access paths and plant, shall be removed from the site and the site shall be subsequently restored in accordance with a scheme the details and timing of which shall have been submitted to and approved in writing by the Local Planning Authority.
REASON: To retain effective control in the interest of visual amenity.
- 03) No external lighting shall be installed or operated during the operation of the site.
REASON: In the interests of nearby amenity and to safeguard the ecological interests of the site in accordance with Policies CW2 and CW4 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 04) Prior to the commencement of the development hereby approved a construction phase management plan relating to the temporary construction access shall be submitted to and agreed in writing with the Local Planning Authority. The construction phase management plan shall include details of the access measures to control construction traffic into and out of the site in relation to both the adopted highway and public footpaths. The access shall be managed in accordance with the agreed plan during the construction phase and thereafter its use in association with the production of solar energy and maintenance of the panel's and associated plant and structures shall cease.
REASON: To ensure the safe use of the access during the construction phase.
- 05) Prior to the production of electricity by the solar park hereby approved a management plan for the existing and proposed trees shown in drawing number P14-EI01-D dated 19.03.2014 shall be submitted to and agreed in writing with the Local Planning Authority and the development shall be carried out in accordance with the agreed management plan.
REASON: In the interest of visual amenity.
- 06) Prior to the construction of the centre station and inverter stations details of the external finishes shall be submitted to and agreed in writing with the Local Planning Authority. Those details shall include natural finishes such as stone and slate for the external surfaces of the central station building and printed colour examples of the muted shades for the inverter stations. The development shall be completed and maintained thereafter in accordance with the agreed finishes.
REASON: In the interest of visual amenity.

Cont....

Application No. 14/0276/FULL Continued

- 07) Revised details of drawing No P14-1402-EI01-D dated 19.03.2014 shall be submitted to and agreed in writing with the Local Planning Authority. The revised details shall include the heights of the existing stone walls and the raising of the height of the stone wall adjacent to Twyn Tudor and St Tudor. All raising of the stone walls shown in the revised drawing shall be completed prior to the first production of electricity by the development hereby approved.
REASON: In the interest of visual amenity.
- 08) A scheme of non-mains surface water 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 prior to the first production of electricity by the development hereby approved.
REASON: To ensure the development is served by an appropriate means of drainage.
- 09) No works shall commence on site until a revised Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall provide a detailed report on the proposed route to be taken to the application site to include the adequacy of the route and details of any necessary improvements required to the highway network to allow the movement of the delivery vehicles. The Plan shall indicate the proposed delivery times, the size and number of delivery vehicles to be used together with details of a public awareness exercise to inform local residents and businesses in the area. The construction of the development hereby approved shall be carried out in accordance with the approved revised Construction Traffic Management Plan.
REASON: In the interest of highway safety and the free flow of traffic.
- 10) Prior to the commencement of the development hereby approved a Condition Survey of the construction traffic route shall be carried out and submitted to and agreed in writing with the Local Planning Authority. A further survey of that route shall be carried out on completion of the development and submitted to and agreed in writing with the Local Planning Authority.
REASON: In the interest of highway safety.
- 11) Notwithstanding the submitted plans the development shall not commence until construction details of the site access to serve the development during the production of electricity has been submitted to and approved in writing by the Local Planning Authority. That access shall thereafter be completed in accordance with the agreed details prior to the production of solar energy commencing.
REASON: In the interests of highway safety.

Cont....

Application No. 14/0276/FULL Continued

- 12) Prior to the commencement of works on site, a scheme to prevent mud and other debris being deposited on the public highway, shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed scheme.
REASON: In the interests of highway safety.
- 13) Prior to the commencement of the development hereby approved details of a temporary construction phase car park shall be submitted to and agreed in writing with the Local Planning Authority. The details to be agreed shall include the post construction restoration of the land. The agreed temporary construction phase car park shall be maintained free of obstruction for parking use during the construction phase and thereafter it shall be removed and the land restored to the agreed condition.
REASON: To ensure adequate parking provision during construction.
- 14) The development hereby approved shall be implemented in accordance with Section 6.8 of the Cwm Cae Singrug Farm, Mynyddislwyn Wales Proposed Installation of Solar Photovoltaic Park Environmental Statement Volume 2, April 2014 prepared by Laurence Associates.
REASON: To provide adequate protection to protected species.
- 15) Prior to the commencement of the development hereby approved details of the management of the buffer zone on the eastern boundary of the site shall be submitted to and agreed in writing with the Local Planning Authority. The buffer zone shall be managed in accordance with the agreed details for the duration of the production of solar power.
REASON: To provide suitable habitat for protected species.
- 16) Works of site or vegetation clearance associated with the development hereby approved shall not take place during the bird-breeding season, March to August inclusive in any given year, unless otherwise approved 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.

Advisory Note(s)

1. Please find attached the comments of Rights of Way Officer, Police Architectural Liaison Officer, Senior Engineer (Land Drainage) and the Coal Authority that are brought to the applicant's attention.

Cont....

Application No. 14/0276/FULL Continued

2. The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: Policies CW2, CW3 and CW4.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0409/FULL 24.06.2014	Mr P Phillips 15 New Park Road Risca Newport NP11 7AE	Erect garage on hardstanding to rear of property 15 New Park Road Risca Newport NP11 7AE

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Located on the eastern side of New Park Road, Risca.

House type: The host dwelling is a mid-terraced two-storey property.

Development: Erection of garage on hardstanding to rear of property. This application is reported to Planning Committee because the applicant is an employee of the Council.

Dimensions: The proposed garage measures 5 metres wide, 6 metres in length, 2.4 metres high to the eaves, 3 metres high to the ridge.

Materials: Pine walls, pine roof with shingles, wooden framed single glazed window, red metal roller shutter door.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation: The land is within the settlement boundary.

Cont....

Application No.14/0409/FULL Continued

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

Guidance Notes 3 and 7 of Supplementary Planning Guidance LDP7.

NATIONAL POLICY:

Planning Policy Wales (2014).

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? - No report required in this case because this is a householder development.

CONSULTATION

Transportation Engineering Manager - raises no objection subject to conditions.

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Extent of advertisement: Five neighbouring properties were consulted, site notice posted.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

Application No.14/0409/FULL Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Development of less than 100 square metres of new build that does not result in the creation of a new dwelling; development of buildings that people do not normally go into, and conversions of buildings in lawful use, are exempt from CIL. This application falls into one of these categories and therefore no CIL is payable.

ANALYSIS

Policies: The proposed garage is in proportion to the scale of the site and its design and materials are acceptable within its surroundings. The garage does not impact on the space about the host dwelling or the neighbouring property and it is smaller in scale and subservient to the main dwelling. The garage would not be over dominant in relation to the existing and surrounding properties, therefore when considering the context of the existing and surrounding properties, as well as the neighbouring outbuilding, and the resulting development it is felt that the proposed garage would be acceptable in this instance. It should also be noted that there would be no unacceptable impact on the amenity of the adjacent properties or land, the proposal would not result in the over-development of the site and the proposal would have no greater impact on the safe, effective and efficient use of the transportation network.

Therefore the proposal is compliant with policies in the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010, Supplementary Planning Guidance LDP7, Planning Policy Wales (2014) and TAN 12: Design.

Comments from consultees: The Council's Transportation Engineering Manager raises no objection subject to conditions requiring the garage, sited as shown on the submitted plan, to be fitted with inward-opening doors or roller shutter, which will not open out over the highway and no doors to be added or replaced which would open over the highway. Also, no surface water run-off shall be discharged onto the highway.

Comments from public: None.

Other material considerations: None.

Cont....

Application No.14/0409/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) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) The use of the garages hereby approved shall be limited to that ancillary and incidental to the enjoyment of the dwellings for the parking of vehicles only and for no other purpose.
REASON: In the interests of highway safety.
- 04) Prior to its first use the garage, sited as shown on the submitted plan, shall be fitted with inward-opening doors or roller shutter, which will not open out over the highway.
REASON: In the interests of highway safety.
- 05) No surface water run-off shall be discharged onto the highway.
REASON: In the interests of highway safety.

Advisory Note(s)

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0412/FULL 25.06.2014	Mr S O'Connor & Ms B Francis 29 Chepstow Close Cefn Fforest Blackwood NP12 1GP	Erect two-storey rear and single-storey side extensions and a detached double garage 7 West View Crescent Oakdale Blackwood NP12 0JG

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on West View Crescent, Oakdale.

House type: Two-storey semi-detached property.

Development: Two-storey rear extension and detached double garage. This application is reported to Planning Committee because one of the applicants is an employee of the Council.

Dimensions: The proposed two-storey extension would be 7.2 metres in width, 5.4 metres in depth, with a height of 7.6 metres to ridge level. The proposed garage measures 6.4 metres in width, 6.5 metres in length, with a height of 2.4 metres to eaves level and 5.0 metres to ridge level.

Materials: Black and white spar render and concrete roof tiles.

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

PLANNING HISTORY

No previous planning history.

POLICY

LOCAL DEVELOPMENT PLAN

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

Cont....

Application No. 14/0412/FULL Continued

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

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? As the application is for householder development, any coal mining legacy issues will be controlled by the building regulations.

CONSULTATION

Transportation Engineering Manager – No objection subject to conditions.

Conservation & Design Officer – No objections.

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

ANALYSIS

Policies: The proposed development should be considered in terms of its design and impact on the visual amenity of the area, as well as its potential impact on the residential amenity of neighbouring properties. In terms of the proposed two-storey rear extension, it is considered that it has been well designed in terms of its setting, scale, materials and roof design, and will integrate with the host dwelling. The development will wrap around the existing two-storey rear annex, and given the position of the existing windows on neighbouring properties, will not result in an overbearing or overshadowing impact on the property to the south, i.e. No. 8 West View Crescent. As the ridge level of the proposed extension is below that of the main dwellinghouse, the proposal will not increase any existing overbearing or overshadowing impact on the property to the north, i.e. No. 6 West View Crescent. Furthermore, as only east-facing windows are proposed in the extension there will be no impact on existing levels of privacy.

The proposed double garage is considered to be acceptable in terms of its setting, design and materials, and will integrate with the existing rear street scene, whilst not detracting from the existing level of neighbouring amenity. Conditions will be attached to the permission in the interests of visual amenity and highway safety.

Comments from consultees: Where appropriate they can be accommodated by condition.

Comments from public: None.

Other material considerations: The site is within Oakdale Conservation Area where special attention must be paid to the desirability of preserving or enhancing the appearance or character of that area. The proposed development will enhance the appearance of the conservation area.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 14/0412/FULL Continued

- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.
- 03) Prior to its first use the garage, sited as shown on the submitted plan, shall be fitted with inward-opening doors or roller shutter, which will not open out over the highway.
REASON: In the interests of highway safety.
- 04) The entrance apron shall be constructed prior to the first use of the garage hereby approved and in materials as approved in writing by the Local Planning Authority.
REASON: In the interests of highway safety.
- 05) Unless otherwise agreed in writing with the Local Planning Authority, the garage hereby approved shall be set back not less than 0.9 metres from the site boundary with the public highway.
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:
Policy CW2 and CW3.

PREFACE ITEM

APPLICATION NO. NA/14/0008

APPLICANT(S) NAME: Mr E J Thomas

PROPOSAL: A single 5kw wind turbine (up to 17.7m blade tip height) with associated hard standing area, substation/transformer and boundary fencing

LOCATION: Land to the North of Penrhiw Farm, Trelewis, Treharris

1. Merthyr Tydfil County Borough Council has sought this Council's observations on a planning application to erect a single wind turbine on land to the north of (0.2m) Penrhiw Farm, Trelewis, Treharris. The application site relates to a small parcel of agricultural land approximately 240m to the north of the farm buildings. The site is approximately 760 metres from the administrative boundary between Merthyr Tydfil County Borough Council and Caerphilly County Borough Council and 2.8 km from Gelligaer.
2. This single 5 kw wind turbine would measure 15 metres at hub height and have a rotor diameter of 5.5 metres. The electricity generated will be supplied directly to Penrhiw Farm via an underground cable measuring approximately 225 metres in length. No other ancillary infrastructure is proposed. The wind turbine will be decommissioned at the end of its operational life, which is anticipated to be in 20 to 25 years.
3. Having considered the potential impact upon the landscape character of the area and this part of the Gelligaer Common Historical Landscape the Divisional Landscape Architect does not believe that a single turbine of this size will cause a "significant adverse" impact or effect upon the Landscape Character of this part of the County Borough given the height of the turbine, the topography of the land in this area and the presence of the nearby Gelligaer Quarry.
4. The Transportation Engineering Manager advises that the size of components of a turbine of this size are not likely to require shipment including abnormal indivisible loads (AILs) and as such there would be no need for a Traffic Management Plan (TMP) in this instance. There would be no highway safety concerns in respect of transportation of the turbine within Caerphilly County Borough and as such no objection is raised to the application.

5. The Head of Public Protection notes that the nearest noise sensitive property (a small number of isolated dwellings) within Caerphilly County Borough has a fairly large separation distance of circa 1.4km away from the proposed wind turbine development and concludes that noise and shadow flicker impacts for borough residents are considered to be unlikely. It is for Merthyr Tydfil County Borough Council to consider the impacts of these issues on residents within their area. As such no objections are raised on Public Health and Protection grounds

RECOMMENDATION

Taking into account the aforementioned comments it is concluded that the effect of the proposed turbine on this Borough is acceptable. It is therefore recommended that Merthyr Tydfil County Borough Council be advised that this Council raises no objection to the application and that the comments should be forwarded to Merthyr for their consideration.

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0250/LA 17.04.2014	Caerphilly County Borough Council Directorate Of The Environment Tredomen Business Centre Tredomen Business Park Ystrad Mynach Hengoed CF82 7FN	Change the use of 6 car parking spaces to public space and erect public artwork with associated landscaping Hanbury Road Car Park North Lane Bargoed CF81 8QR

APPLICATION TYPE: Local Authority Application

SITE AND DEVELOPMENT

Location: Hanbury Road Car Park, North Lane, Bargoed, CF81 8QR. The site is located within the settlement boundary for Bargoed and relates to the northern section of Hanbury Road car park between Bargoed Library and the northern car park boundary, which adjoins the ramp to the bus station, and the section North Lane that connects the car park to High Street.

Site description: The proposed public space is set at the northern edge of the car park removing a total of six car parking spaces.

The application is supported by a Design and Access Statement (DAS). The DAS confirms the proposal has evolved following consultation from a range of key stakeholders including the Caerphilly Access Group and the South Wales Police Architectural Liaison Officer as well as internal departments of the Council. Proposals were exhibited at a public exhibition at Bargoed Library between 3rd and 14th February 2014 and the project reviewed as a result of comments made. Amended drawings have been submitted, which take into account amendments requested by the highways division.

Development: Full planning permission is sought in respect of the change of use of six car parking spaces to a new public space and to erect artwork with associated landscaping. The DAS describes the development to include a feature granite wall and seating. The main sculpture comprises three daffodils, standing over 6m tall, that will provide a beacon across the valley that will be lit at night by uplighters installed within the Caithness paving around the sculpture. The main daffodil sculpture comprises steel framework (stems) and the flowers will be in fibreglass. The benches and walls would be of granite. Stone setts would front the library and paving would replace brick pavements in the footway.

Cont....

Application No. 14/0250/LA Continued

The scheme also includes the replacement of trees throughout the whole car park to provide a more suitable tree species. The setting of the library (a Grade II listed building) will also be enhanced through the use of block paving in the carriageway fronting the library's rear entrance. Four existing twin arm lighting columns will be replaced following the laying of new cables, with one lighting column removed from the area of the proposed sculpture, and one new 8m steel lighting column to be erected to the rear of the proposed granite wall.

The proposal will create a focal viewing area for visitors to enjoy views across the valley and to the country park. It will also create a public space that could be utilised by the library to hold outdoor readings or children's storytelling. The scheme will aim to improve pedestrian movement in the 'lower town' connecting the bus/train station with the library, town centre and new retail development. The artwork consisting of a bunch of daffodils, will also act as a landmark sculpture for the Park that will provide a beacon across the valley, which creates a destination point for visitors arriving at the bus/train station.

Dimensions: 440mm wide x 500mm high feature wall together with a 325mm wide variable height feature wall. Daffodil Sculpture height of between 5.5m and 6m.

Ancillary development, e.g. parking: Existing trees within the car park to be replaced with a hardier species.

PLANNING HISTORY

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

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

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

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

12/0348/LA - Install a base of 1m³ underground level with ducting for power and BT connections, attach a CCTV column to the base and relocate existing CCTV column approx 20m away - Granted 10.07.12.

Cont....

Application No. 14/0250/LA Continued

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Policy SP5 - within the settlement boundary and within the Principal Town Centre of Bargoed (Policy CM1.1).

Policies: Strategic Policies SP1 - Development Strategy in the Heads of the Valleys Regeneration Area, SP6 - Place Making, SP21 - Parking standards
Countywide Policies CW2 - Amenity, CW3 - Design Considerations - Highways, CW15 - General locational constraints, supplementary planning guidance contained in Bargoed Town Centre Action Plan 2009.

NATIONAL POLICY

Planning Policy Wales, 6th Edition, February 2014, Chapter 4, Planning for sustainability.

Technical Advice Note 12 - Design, is also relevant and states at Para. 4.5:- "The visual appearance of proposed development, its scale and relationship to its surroundings are material considerations in determining planning applications and appeals. Planning permission should be rejected on grounds of poor design."

Welsh Office Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Not a specific issue in relation to this application.

CONSULTATION

Transportation Engineering Manager – No objections.

Head Of Public Protection - Require standard conditions in relation to any contamination of the site to be attached to any consent.

Cont....

Application No. 14/0250/LA Continued

Senior Engineer (Land Drainage) - Requests a condition is attached to any consent requiring, prior to the commencement of any development of the site comprehensive proposals showing how surface water and land drainage flows from the site will be dealt with as required by the Flood & Water Management Act 2010. He provides advice to be conveyed to the developer.

Principal Valuer - No comments.

Conservation & Design Officer - No observations.

ADVERTISEMENT

Extent of advertisement: The application has been advertised in the press, on site and 35 neighbouring properties have been consulted.

Response: Two.

Summary of observations:

- Concern regarding deliveries to Chisholms business premises situated at 25a High Street Blackwood.
- Loss of car parking spaces.
- Enquire where the money is coming from for this development commenting that the money would better spent investing in the town rather than a statue.

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, but as stated above, the Police have been involved in the design of this proposal.

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 are considered to be the design of the artwork, the impact of the development upon the amenity of the area and the setting of the Grade II listed library building and in terms of the loss of public car parking spaces.

Cont....

Application No. 14/0250/LA Continued

An objection has been raised regarding the money spent on this proposed artwork, which the objector suggests would be better spent investing in the town. This project is being funded from the European Regional Development Fund and was awarded funding from the 'Physical Regeneration' source after submitting a comprehensive business case comprising a package of projects that will regenerate the town centre. Bargoed has currently undergone public realm improvement; this artwork will enhance these works. The introduction of a public space at Hanbury Road Car Park will enhance the character of the town and capitalise on the site's proximity and views to the adjacent country park.

The proposal enhances the existing connection to the transport interchange namely the bus and train station and seeks to encourage visitors arriving at the transport interchange to use the footpaths that connect the town centre. The scheme also provides an environmental upgrade by replacing the existing trees within the car park with a species more suited to its harsh location and exposure to pollution. The proposal will use materials that are either natural (granite or sandstone) or are sourced locally, which will complement the surroundings and sustain the character of the local area. In this respect it is considered that the proposal is acceptable in terms of scale and design and relates well to the surrounding context.

The proposal would not have an adverse impact upon amenity and in this respect is considered to be in accordance with policies SP6 - Place making and CW2 - amenity.

In considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposal has been designed to take account of the surrounding built and natural environment and is also aimed at enhancing the public realm surrounding the impressive rear facade and entrance to Bargoed Library. It is considered the proposed sculpture will not harm the setting of the Grade II listed building.

Policy CW3 considers highway design and safety. An objection has been raised that the development will result in the loss of available car parking and also, will cause problems for incoming and outgoing deliveries to Chisholms Store at 25a High Street. Whilst there is a reduction in 6 public car parking spaces within the Hanbury Road Car Park, it is considered the 390 spaces offered by the recently opened Morrisons store, more than compensates for this loss of parking. A monthly car park survey has confirmed that since the opening of the Morrisons car park, the average take up of spaces in Hanbury Road car park has been around 68%. Bargoed Town Centre has over 740 spaces, which is comparative with the larger nearby centres of Blackwood and Caerphilly.

Cont....

Application No. 14/0250/LA Continued

The problem raised regarding potential problems associated with Chisholms appear to be historic and as a result of the entrance to the business being located on the steep sloping lane which connects the High Street with Hanbury Road Car Park. The proprietor has explained that deliveries into the store are normally taken from the High Street and despatches from the store are usually carried or transported down the lane to a waiting van in the car park. This system makes it easier to traverse the steeply sloping lane. It was noted at the time of the planning officer's visit that the turning head at the bottom of the car park adjacent to the lane was occupied by a car and a Chisholms van. The proposed development would impede the business from carrying out this current practice in terms of the use of the Hanbury Road Car Park. However a revised scheme has been submitted that includes a re-design of the turning head to accommodate a Chisholms delivery vehicle.

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: The concerns have been addressed.

Other material considerations: None.

In conclusion it is considered the proposed development does not conflict with local plan policies or national planning guidance 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) 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 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.

Cont....

Application No. 14/0250/LA Continued

- 03) 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.
- 04) 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.
- 05) The development hereby approved relates to the details received on 26.6.14 by the Local Planning Authority.
REASON: For the avoidance of doubt as to the details hereby approved.

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.

The applicant is advised of the comments of Senior Engineer (Land Drainage).

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0437/FULL 18.06.2014	Mr G Jones 3 Bwl Road Nelson Treharris CF46 6DT	Erect two-storey extension to rear of property 3 Bwl Road Nelson Treharris CF46 6DT

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is situated on the eastern side of Bwl Road approximately 20m from its junction with Shingrig Road.

House type: The application property is a small cottage type dwelling that is situated at the end of a terrace of three dwellings. The property has an existing single storey kitchen and store extension to the rear and side of the dwelling and a large rear and side garden. The property is finished in render with a tiled roof.

There is a two-storey extension to the rear of the adjacent dwelling at number 2 Bwl Road and the dwelling to the rear at number 144 Shingrig Road is at right angles such that its pine end faces the application property and this elevation has no windows in it.

Development: The application seeks full planning consent for the demolition of the store extension and the erection of a two-storey extension to the rear of the dwelling. The extension will accommodate a kitchen/diner on the ground floor with a bedroom on the first floor and will have an apex roof.

This application is reported to Planning Committee because the Agent is related to a member of staff.

Dimensions: The extension measures 5.2m wide by 4.6m long.

Materials: To match the host dwelling.

Ancillary development, e.g. parking: None.

PLANNING HISTORY

No previous planning history.

Cont....

POLICY

Site Allocation

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

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

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

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

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

CONSULTATION

None.

ADVERTISEMENT

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

Response: None.

Cont....

Application No. 14/0437/FULL Continued

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?
None.

EU HABITATS DIRECTIVE

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

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The proposed extension is considered to be acceptable from a design perspective and there would be no need for additional off-street car parking. As the adjacent property has an extension of the same length as that proposed here and the extension is an end of terrace there would be no impact on the amenity of the neighbouring dwellings. As there are no windows in the side elevation of the dwelling to the rear there would be no impact on the privacy of any neighbouring dwellings. In that regard the proposal is considered to be acceptable in planning terms.

Comments from consultees: No objections raised.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
14/0335/COU 27.05.2014	Vets 4 Pets Ltd Manor Barn Kingston Lisle Business Centre Kingston Lisle Wantage OX12 9QX	Change the use to veterinary surgery with ancillary retail use Blockbuster Video Express Unit 1 Piccadilly Square Caerphilly CF83 1PB

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: On the north-western side of Piccadilly Square, Caerphilly.

Site description: The host building is part of a single-storey property with a previous use/occupier as video rental (Blockbuster).

Development: Proposed change of use from a retail use (Class A1) to a veterinary surgery with an ancillary retail use.

Dimensions: The unit has a frontage of 11 metres width and a depth to the rear of 18 metres.

Materials: No external alterations to the building.

Ancillary development, e.g. parking: Shared parking (with Domino Pizza) of 16 spaces.

PLANNING HISTORY

5/5/90/0548 - Alter existing building and erect a link canopy - Granted 31.08.1990.

P/00/1135 - Erect new retail unit and car parking area - Granted 26.01.2001.

P/01/0277 - Change use to Class A3 (Pizza Parlour) - Granted 11.05.2001.

P/02/0161 - Erect ticket logo and fascia - Granted 10.04.2002.

P/01/1188 - Erect totem sign - Granted 10.07.2002.

Cont....

Application No. 14/0335/COU Continued

POLICY

LOCAL DEVELOPMENT PLAN:

Site Allocation

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

Policies

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

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

ENVIRONMENTAL IMPACT ASSESSMENT

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

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection.

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

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

ADVERTISEMENT

Extent of advertisement: 12 neighbours were notified by letter, and a site notice displayed.

Response: One letter of objection was received from the neighbouring hot food takeaway outlet.

Cont....

Application No. 14/0335/COU Continued

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

- 1) the animals in close proximity would be detrimental to their business, and customers of the hot food takeaway outlet wouldn't like a veterinary surgery next door, and
- 2) the proposed use would generate too much parking for the existing limited shared parking area.

SECTION 17 CRIME AND DISORDER ACT

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

None.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

ANALYSIS

Policies: The Council's Local Development Plan 'Objective 22' seeks to "Maintain the vitality, viability and character of the County Borough's town and village centres, and re-establish them as a focus for economic activity and community pride". Key to this Objective is promoting footfall and allowing change to increase economic activity.

In assessing this application for change of use from A1 retail to a veterinary surgery and ancillary retail use (Use Class D1), in the principal centre, the key considerations are given to Policy CW14.

Policy CW 14 provides policy constraints that aim to maintain the character, vitality and viability of the principal town centres, through placing restrictions on changes to the use of A1 retail units to other uses, unless the centre as a whole has been subject of a vacancy rate greater than 10% over a period exceeding the previous 12 months.

Cont....

Application No. 14/0335/COU Continued

In terms of Policy CW14, the last vacancy rate (October 2013) is under 10%, although this has been the first year in six that it has dropped below 10%. In respect of Policy CW14, the proposal to change the use of the ground floor of the premises to a D1 use would be contrary to the policy.

However, it is important to consider the positive effects an operating unit will have over a potentially empty unit and from this perspective consideration needs to be given to whether the unit meets the intentions of Objective 22 in promoting footfall and increasing economic activity. An empty unit does not promote footfall, whereby a unit in occupation will have benefit to some degree. In this case the proposed use is for a Class D1 veterinary surgery and ancillary retail use. Whereas the impact on footfall generated by most D1 uses would be unlikely to be significant, it is considered that the footfall generated by a veterinary surgery, especially with an ancillary retail use, is very likely to be greater.

Thus, with the attachment of a planning condition that would constrain the use of the premises to only as a veterinary surgery and ancillary retail use within the D1 Use Class, the proposed change of use is considered to be acceptable. The proposed use would provide employment opportunities similar to that of an A1 use.

On both counts it is considered that the proposed change of use would realise a significant enough contribution to outweigh the policy objection and allow the exception to Policy CW14.

Blockbuster went into Administration in January 2013 with all stores being closed by the middle of December 2013. This retail unit was occupied by another user until the end of March this year, but has been vacant since.

As such it is considered that the proposal to change the use of the unit from A1 to D1 use is acceptable, along with the other elements of the application and it is recommended that permission subject to conditions is granted.

Comments from Consultees: Comments included in the analysis above.

Comments from public: One letter of objection on the grounds that the proprietors of the pizza takeaway find having animals next door to be detrimental to their business and their customers would not like a veterinary surgery being in such close proximity to the food outlet. Also, they consider that the shared parking area would be inadequate. Firstly, the Head of Public Protection is satisfied that there would not be any conflict between the two uses, and secondly, the Transportation Engineering Manager is satisfied that the parking area is adequate for the two uses.

Cont....

Application No. 14/0335/COU Continued

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

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The premises shall be used for a veterinary surgery with ancillary retail and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification without the approval of the Local Planning Authority.
REASON: In the interests of retaining control of the development.

Advisory Note(s)

Please find attached the comments of Dwr Cymru/Welsh Water and Head of Public Protection that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3 and CW14.

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
10/0016/FULL 15.01.2010	Mr B Poyner 17 Butterworth Close Newport NP19 9LY	Erect seven two-storey dwellings The Former Coal Yard Pandy Road Bedwas Caerphilly	Granted 30.06.2014
10/0667/FULL 02.09.2010	Mr & Mrs Shinton Ty Gwyn Rhyd Y Gwern Lane Machen Caerphilly CF83 8NX	Renew planning permission P/05/1313 to construct two dwellings and associated external works Land Within Curtilage Of Ty Gwyn Rhyd Y Gwern Lane Machen Caerphilly	Granted 30.06.2014
11/0779/FULL 12.10.2011	Mr J F Ley 59 The Bryn Trethomas Caerphilly CF83 8GP	Erect single dwelling house Land Within The Curtilage Of 59 The Bryn Trethomas Caerphilly	Granted 30.06.2014
12/0277/FULL 11.04.2012	Williams & Jones Partnership Larchfield House Preggy Lane Crickhowell Powys	Convert existing building to 9 flats and erect 7 new build family houses on adjacent land Building 1 The Whitbread Enterprise Centre Rhymney Walk Rhymney	Granted 30.06.2014
12/0531/OUT 07.08.2012	Mr T Howell 3 Station Place Risca Newport NP11 6PX	Erect mixed residential development comprising of fifteen new build dwellings Land At Station Approach Risca Newport	Granted 30.06.2014
13/0865/FULL 20.12.2013	Mr C O'Leary 2 New Houses Gelliwen Street Penybryn Hengoed CF82 7FR	Construct three detached houses with ancillary works Land At Glyn Derwen Llanbradach Caerphilly	Granted 30.06.2014
14/0273/FULL 06.05.2014	Mr S Board 24 Wellspring Terrace Pontymister Risca NP11 6BE	Erect detached garage 24 Wellspring Terrace Pontymister Risca Newport	Granted 30.06.2014

14/0288/COU 06.05.2014	Ms C Linn 20 Mill Street Risca NP11 6EF	Change the use from hair salon to photographic studio with a self contained flat above and replace the shop front 69 Tredegar Street Risca Newport NP11 6BW	Granted 30.06.2014
14/0291/TPO 06.05.2014	Mr M Warrender Ty Derwen Halls Crossing Woodfieldside Blackwood NP12 0PF	Reduce crown of oak tree by four metres Ty Derwen Halls Crossing Woodfieldside Blackwood	Granted 30.06.2014
14/0284/FULL 07.05.2014	Mr D Hodge 18 Grove Road Risca Newport NP11 6GN	Erect double storey rear extension 18 Grove Road Risca Newport NP11 6GN	Refused 30.06.2014
14/0295/FULL 07.05.2014	Mrs L Gweyther-Jones 9 Bron Las Penpedairheol Hengoed CF82 7TB	Convert the existing garage to an internal room 9 Bron Las Penpedairheol Hengoed CF82 7TB	Granted 30.06.2014
14/0300/FULL 07.05.2014	Mr R Matthews 116 Newport Road Cwmcarn NP11 7LY	Erect a detached one bedroom dwelling Land Adjacent To 78 Newport Road Cwmcarn NP11 7LY	Granted 30.06.2014
14/0223/RET 08.04.2014	Mr I Davies Bedlwyn Farm Phillipstown New Tredegar NP24 6BT	Retain shelter bund planted with trees and fence Derlwyn Farm Top Of The Birch Lane New Tredegar NP24 6PL	Refused 01.07.2014
14/0254/FULL 22.04.2014	Mr S Ballantine Hillcroft Tonypistyll Road Pentwyn-Mawr Newport NP11 4HJ	Erect detached garage with first floor storage Hillcroft Tonypistyll Road Pentwyn-Mawr Newport	Refused 01.07.2014
14/0230/FULL 15.04.2014	Mrs K Parry 24 St Annes Gardens Abertridwr Caerphilly CF83 4BS	Erect decking at front of house 24 St Annes Gardens Abertridwr Caerphilly CF83 4BS	Granted 03.07.2014

14/0287/FULL 02.05.2014	Mr & Mrs J Lewis 19 Meadow Crescent Caerphilly CF83 1JX	Demolish existing single-storey extension and detached garage and erect two-storey extension to the side of the existing house incorporating a new garage 19 Meadow Crescent Caerphilly CF83 1JX	Granted 03.07.2014
14/0296/FULL 08.05.2014	Ferryman Limited Newbridge Road Industrial Estate Pontllanfraith Blackwood NP12 2XF	Retain existing B2 use Unit 1 Parc Ferryman - Block B Newbridge Road Industrial Estate Pontllanfraith	Granted 03.07.2014
14/0301/FULL 08.05.2014	Mrs A Markall 124 Porset Drive Caerphilly CF83 4PN	Demolish existing garage and storage to the side of the dwelling and construct new double-storey extension to the side and single-storey extension to the rear 124 Porset Drive Caerphilly CF83 1PN	Granted 03.07.2014
14/0303/FULL 09.05.2014	Mr Rogers 6 Glendale Gardens Fleur-de-lis Blackwood NP12 3TR	Erect single-storey side extension and two-storey rear extension 6 Glendale Gardens Fleur-de-lis Blackwood NP12 3TR	Granted 03.07.2014
14/0314/CLEU 12.05.2014	Mr A Stallard 10 Redbrook Court Caerphilly CF83 1ED	Obtain a Lawful Development Certificate for the existing extension 13 Graig-Yr-Wylan Caerphilly CF83 2QE	Granted 04.07.2014
14/0246/FULL 22.04.2014	Mr J Suller 32 Tanybryn Pontymister Risca Newport NP11 6JQ	Erect single-storey rear extension 32 Tanybryn Pontymister Risca Newport	Granted 07.07.2014
14/0304/FULL 12.05.2014	Mr S Conway 10 Heol-Y-Cwm Watford Caerphilly CF83 1NN	Erect two-storey extension to side and rear 10 Heol-Y-Cwm Watford Caerphilly CF83 1NN	Granted 07.07.2014
14/0306/FULL 12.05.2014	Mr P Harris Sunnyside Mathern Chepstow NP16 6JD	Erect extension to bungalow and carry out alterations 5 Fields Road Pontymister Risca Newport	Granted 07.07.2014

14/0309/FULL 12.05.2014	Mr & Mrs M Carey 61 Meadow Close Pengam Blackwood NP12 3RD	Convert garage to summerhouse 61 Meadow Close Pengam Blackwood NP12 3RD	Granted 07.07.2014
14/0312/FULL 12.05.2014	Mr D Lewis Gelli Dywyll Farm Tredegar Road Blackwood NP12 1BZ	Erect stable extension to existing garage The Old Barn Tredegar Road Cwmgelli Blackwood	Granted 07.07.2014
14/0313/FULL 12.05.2014	Ms A Loughran 18 Merthyr Road Princetown Tredegar NP22 3AE	Erect single-storey extension to the rear of property 18 Merthyr Road Princetown Tredegar NP22 3AE	Refused 07.07.2014
14/0316/FULL 12.05.2014	Mr B Owen 1 Victoria Road Rhymney Tredegar NP22 5NU	Erect side and rear single- storey extension 1 Victoria Road Rhymney Tredegar NP22 5NU	Granted 07.07.2014
14/0172/FULL 25.03.2014	Peter J Fahey & Associates Mr & Mrs P & A Fahey 2 Station Terrace Caerphilly CF83 1HD	Convert existing first floor offices into two self-contained one bedroom flats 1 & 2 Station Terrace Caerphilly CF83 1HD	Granted 08.07.2014
14/0179/FULL 26.03.2014	Mr C Morgan Cwmfilkins Cottage Tir-Filkins Cottages Woodfieldside Blackwood NP12 0NG	Demolish existing first floor dormer extension and construct first floor extension onto existing building footprint Cwmfilkins Cottage Tir-Filkins Cottages Woodfieldside Blackwood	Granted 08.07.2014
14/0228/FULL 15.04.2014	Mr & Mrs Jones Colinton St Martins Crescent Caerphilly CF83 1ER	Erect extensions with internal alterations and refurbishments Colinton St Martin's Crescent Caerphilly CF83 1ER	Granted 08.07.2014
14/0248/RET 17.04.2014	Mr N Jenkins Unit 13 Bowen Industrial Estate Aberbargoed Bargoed CF81 9EP	Retain the change of use from light industrial to a depot and erect a garage Unit 13 Bowen Industrial Estate Aberbargoed Bargoed	Granted 08.07.2014

14/0253/FULL 23.04.2014	Mr Parsons 26 Tor View Bedwas Caerphilly CF83 8HE	Erect single-storey front and rear extensions and relocate garage 24 Tor View Bedwas Caerphilly CF83 8HE	Granted 08.07.2014
14/0294/FULL 06.05.2014	Miss S Padfield & Mr D Boulton Pinewood Meadows Draethen Newport NP10 8GA	Erect single-storey kitchen extension to side and two-storey bedroom and utility room extension to the rear Pinewood Meadows Draethen Newport NP10 8GA	Granted 08.07.2014
14/0318/FULL 14.05.2014	SJM Architectural Services Mr S Mayley Old School House Stanley Road Garndiffaith Pontypool Torfaen NP4 7LH	Erect double-storey side extension to existing dwelling 8 Denbigh Court Hendredenny Caerphilly CF83 2UN	Refused 08.07.2014
14/0319/FULL 14.05.2014	Mr S Stephens 36 Melin Street Cwmfelinfach Newport NP11 7GZ	Erect single-storey extension 36 Melin Street Cwmfelinfach Newport NP11 7GZ	Granted 08.07.2014
14/0322/FULL 15.05.2014	Brindavan Care Ltd Mr S Selvakumaran Brindavan Care Home Commercial Street Aberbargoed Bargoed CF81 9BU	Remove existing conservatory/day room and construct a replacement day room and garden room Brindavan Care Home Commercial Street Aberbargoed Bargoed	Granted 09.07.2014
14/0186/FULL 27.03.2014	Mr M Whitby 47 Brynau Road Caerphilly CF83 1PF	Erect a single-storey extension to the side of the house comprising of a garage, utility room and shower room 47 Brynau Road Caerphilly CF83 1PF	Granted 11.07.2014
14/0192/FULL 31.03.2014	Miss R Sage 20 Mill Street Cwmfelinfach Newport NP11 7HH	Construct a first floor extension to the rear of the property to provide a new bathroom 20 Mill Street Cwmfelinfach Newport NP11 7HH	Granted 11.07.2014
14/0251/FULL 22.04.2014	Ms A Alexander 10 Gelli'r Felin Caerphilly CF83 2LF	Convert integral garage into a study 7 Gelli'r Felin Caerphilly CF83 2LF	Granted 11.07.2014

14/0307/FULL 12.05.2014	Mr L Willetts 25 Gelli-deg Street Maesycwmmmer Hengoed CF82 7QJ	Erect garage 23 Gelli-deg Street Maesycwmmmer Hengoed CF82 7QJ	Granted 11.07.2014
14/0321/CLEU 15.05.2014	Mr S Fisher 20 Ty Pucca Close Machen Caerphilly CF83 8LE	Obtain a Lawful Development Certificate for the existing single-storey rear extension 20 Ty Pucca Close Machen Caerphilly CF83 8LE	Granted 11.07.2014
14/0323/FULL 16.05.2014	Mr R Johns 6 John Street Bargoed CF81 8PG	Erect single-storey rear extension 36 Church Street Bargoed CF81 8RN	Granted 11.07.2014
14/0327/FULL 19.05.2014	Mr G Perry Ravenswood Medart Place Crosskeys Newport NP11 7DJ	Erect two-storey extension to rear of dwelling plus alteration works Ravenswood Medart Place Crosskeys Newport	Granted 11.07.2014
14/0330/RET 19.05.2014	Mr C Stark 41 Valley View Cefn Hengoed Hengoed CF82 7JG	Retain the conversion of garage to utility room 41 Valley View Cefn Hengoed Hengoed CF82 7JG	Granted 11.07.2014
14/0331/FULL 20.05.2014	Mr A Seabourne Tregenna House South Pandy Road Caerphilly CF83 3HS	Install glazed bi-folding doors to side elevation and glazed screen to rear elevation Tregenna House South Pandy Road Caerphilly CF83 3HS	Granted 11.07.2014
14/0336/FULL 20.05.2014	Mr R Rose 24 Victoria Street Llanbradach Caerphilly CF83 3NY	Erect single-storey double garage Land To The Rear Of Victoria Street Llanbradach Caerphilly	Granted 11.07.2014
14/0339/FULL 22.05.2014	Mr A Brain 5 Dynevor Terrace Nelson Treharris CF46 6PD	Erect single-storey kitchen and bathroom extension to rear of property 5 Dynevor Terrace Nelson Treharris CF46 6PD	Granted 11.07.2014
14/0344/FULL 22.05.2014	W Parkman & Daughters Ltd 19 Bridge Street West End Abercarn NP11 4SE	Erect replacement waste storage unit Cwrt Llys Ffynnon Newbridge Road Pontllanfraith Blackwood	Granted 11.07.2014

14/0341/FULL 23.05.2014	Mr J McFall 75 St David's Way Watford Caerphilly CF83 1EZ	Erect two-storey side extension to provide kitchen/dining room with bedroom above 75 St David's Way Watford Caerphilly CF83 1EZ	Granted 11.07.2014
14/0345/FULL 23.05.2014	Mr & Mrs Bailey 7 Islwyn Terrace Llanarth Road Springfield Pontllanfraith Blackwood NP12 2LJ	Erect first floor rear extension and single-storey rear extension 7 Islwyn Terrace Llanarth Road Springfield Pontllanfraith	Granted 11.07.2014
14/0348/FULL 27.05.2014	Mr & Mrs S Williams 17 St Fagans Street Caerphilly CF83 1FZ	Erect first floor rear extension 17 St Fagans Street Caerphilly CF83 1FZ	Refused 11.07.2014
14/0355/NCC 29.05.2014	Mr N Panayi 28 Skomer Island Way Caerphilly CF83 2AR	Convert integral garage to playroom 28 Skomer Island Way Caerphilly CF83 2AR	Granted 11.07.2014
14/0326/RET 19.05.2014	Blackwood Electrical Services Mr B Gibbs 8 Tynewydd Terrace Newbridge Newport NP11 4LU	Retain change of use of ground floor as an office for an electrical contractor with some storage of electrical equipment Shop Unit 8 Tynewydd Terrace Newbridge Newport	Granted 14.07.2014
13/0702/RET 27.09.2013	Ms J Raynel Lylac Ridge Dan Y Graig Stables Dan Y Graig Road Risca Newport NP11 6DR	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 Lylac Ridge Dan Y Graig Stables Dan Y Graig Road Risca	Refused 15.07.2014
14/0201/RET 01.04.2014	Miss C Jones Hyfrydol 23 Merthyr Road Princetown Tredgar NP22 3AE	Retain dwelling with basement and construct new balcony Hyfrydol 23 Merthyr Road Princetown Tredgar	Granted 15.07.2014

14/0236/FULL 14.04.2014	Senghenydd Youth Drop-In Centre The Old Caretakers House Senghenydd Community Centre Gwern Avenue Senghenydd Caerphilly CF83 4HA	Install 60m high meteorological mast for a period of two years to measure wind speed and direction Land North-East Of Graig-yr-Hufan Farm Graig-yr-Hufan Road Senghenydd Caerphilly	Granted 15.07.2014
14/0308/FULL 12.05.2014	Mr G Jenkins 57 Blaen Ifor Caerphilly CF83 2NW	Erect single-storey side extension 57 Blaen Ifor Caerphilly CF83 2NW	Granted 15.07.2014
14/0343/FULL 23.05.2014	Mr & Mrs J Davies 6 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Erect first floor extension over existing garage 6 Cilgerran Way Cefn Fforest Blackwood NP12 1GF	Granted 15.07.2014
14/0369/FULL 03.06.2014	Mr D Atwood 11 Linden Grove Caerphilly CF83 3BH	Erect single-storey rear extension 11 Linden Grove Caerphilly CF83 3BH	Granted 15.07.2014
08/1112/FULL 02.10.2008	Mrs A Watts 57 Pen-Y-Cae Mornington Meadows Caerphilly CF83 3BS	Separate five bedroomed detached property to provide two dwellings 57 Pen-Y-Cae Mornington Meadows Caerphilly CF83 3BS	Granted 16.07.2014
09/0817/FULL 19.10.2009	Mr T A Roden Unit 14 Crawford Street Industrial Estate Crawford Street Newport NP19 7AY	Provision of replacement play area and equipment Land Off Marne Street Cwmcarn Crosskeys Newport	Refused 16.07.2014
10/0505/OUT 13.07.2010	Williams Kerr & Jones Partnership C/o Gap Architectural & Engineering Design Services Mr S Hiles Nythfa Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AB	Erect light industrial/office park Block C Maerdy Industrial Estate Rhymney Tredegar	Granted 16.07.2014

12/0513/FULL 09.07.2012	Mr R Kerai 69 Meadow Crescent Pontymister Risca Newport NP11 6NN	Take down store and garage and erect a three bedroom link house and a self contained flat over the remaining store 73-75 Meadow Crescent Pontymister Risca Newport	Refused 16.07.2014
12/0705/FULL 01.10.2012	Bartondale (Wattsville) Ltd C/o Derek Prosser Associates Mr D Prosser 6 Rose Court Ty-Canol Cwmbran NP44 6JH	Substitute three detached houses to replace five approved houses Plots 44 - 48 Woodside Walk Wattsville Newport	Refused 16.07.2014
13/0741/FULL 14.10.2013	Mr D Reynolds Prospect House Goshen Street Rhymney Tredgar NP22 5NE	Demolish existing out-buildings, covered walkway, utility room and porch and replace with extension encompassing external yard and two outbuilding stores, a flat roof with central orangery to encompass the extent of the new extension Prospect House Goshen Street Rhymney Tredgar	Granted 18.07.2014
14/0215/FULL 07.04.2014	Mr J Jones Maerdy House Wellington Way Rhymney Tredgar NP22 5PZ	Construct a detached bungalow and garage Former Maerdy Garage Site Maerdy House Wellington Way Rhymney	Granted 18.07.2014
14/0302/RET 08.05.2014	Mr R Farmer 48 Gwaun-Hyfyrd Caerphilly CF83 3BR	Retain conservatory to rear of property 48 Gwaun-Hyfyrd Caerphilly CF83 3BR	Granted 18.07.2014
14/0325/COU 16.05.2014	New Life Christian Church Mr D Jefferies Melbourne House 58 St Marys Street Risca Newport NP11 6GQ	Change the use from a workingman's club to a church facility (place of worship) Nant Pennar Workmens Club 37 Llanover Street Abercarn Newport	Granted 18.07.2014

14/0337/FULL 21.05.2014	Mr S Noel Tyn-Y-Wern Primary And Nursery Schools Heol-Yr-Ysgol Trethomas Caerphilly CF83 8FL	Erect two telegraph poles to supply voice connection Tyn-Y-Wern Primary And Nursery Schools Heol-Yr-Ysgol Trethomas Caerphilly	Granted 18.07.2014
14/0340/FULL 23.05.2014	Mr V Walker 3 High Street Ynysddu Newport NP11 7JJ	Erect conservatory extension to rear of dwelling 3 High Street Ynysddu Newport NP11 7JJ	Granted 18.07.2014
14/0352/FULL 27.05.2014	Mrs Screen 25 Lewis Lewis Avenue Blackwood NP12 1JG	Erect external wheelchair lift/shaft in front garden 25 Lewis Lewis Avenue Blackwood NP12 1JG	Granted 18.07.2014
14/0357/FULL 28.05.2014	H Morgan 57 Sannan Street Aberbargoed Bargoed CF81 9BH	Erect two-storey extension to rear 57 Sannan Street Aberbargoed Bargoed CF81 9BH	Granted 21.07.2014
14/0332/FULL 20.05.2014	Mr M Bull 74 Newport Road Pontymister Risca Newport NP11 6LT	Erect outbuilding at end of rear garden to form home office and recreation facility 74 Newport Road Pontymister Risca Newport	Granted 22.07.2014
14/0366/FULL 02.06.2014	Mr A Packham 9 - 11 Penmaen Close Cefn Hengoed Hengoed CF82 7JD	Erect a garage extension to the side and a study extension to the rear 9 - 11 Penmaen Close Cefn Hengoed Hengoed CF82 7JD	Refused 23.07.2014
14/0371/NOTT 03.06.2014	BT PLC C/o Harlequin Group Mr S Whyman Innovation Centre Maidstone Road Chatham Kent ME5 9FD	Install Openreach broadband cabinet Land South of 14 Church Street Rhymney Tredegar	Prior Approval Not Required 23.07.2014

14/0372/NOTT 03.06.2014	BT Plc C/o Harlequin Group Mr S Whyman Innovation Centre Maidstone Road Chatham Kent ME5 9FD	Install Openreach broadband cabinet Land Outside 40 High Street Rhydney Tredegar NP22 5LP	Prior Approval Not Required 23.07.2014
14/0374/FULL 06.06.2014	Mr S Rose 5 Llewellyn Street Gilfach Bargoed CF81 8JL	Erect first floor extension to provide extra bedroom 5 Llewellyn Street Gilfach Bargoed CF81 8JL	Granted 23.07.2014
14/0356/RET 29.05.2014	Mr J Cooper 40 Ashville Oakdale Blackwood NP12 0JR	Retain raised decking area at rear of premises and erect a wooden storage shed 40 Ashville Oakdale Blackwood NP12 0JR	Granted 24.07.2014
14/0358/FULL 29.05.2014	Mrs M Curtis 39 Homeleigh Newbridge Newport NP11 4RR	Erect garage and garden store 39 Homeleigh Newbridge Newport NP11 4RR	Granted 24.07.2014
14/0092/FULL 11.02.2014	Fferm Pont Carreg Mr A Stallard 10 Redbrook Court Caerphilly CF83 1ED	Erect temporary agricultural residential dwelling to facilitate new enterprise Fferm Pont Carreg Land Off Rhyd Y Gwern Lane Machen Caerphilly	Refused 28.07.2014
14/0130/RM 06.03.2014	Karabar Ltd Mr G Karabar Unit 14 Withey Dyffryn Court Dyffryn Business Park Ystrad Mynach Hengoed CF82 7TT	Seek approval of the reserved matters regarding appearance, layout and scale in connection with the residential development approved under planning application P/06/0671 Plot 3 Church View Bedwellty Road Aberbargoed	Granted 28.07.2014
14/0354/FULL 28.05.2014	Mr S Alderman Springfield Bungalow Draethen Newport NP10 8GB	Replace existing flat roof of garage with a new pitched roof Springfield Bungalow Draethen Newport NP10 8GB	Granted 28.07.2014

14/0368/FULL 02.06.2014	Mr G Evans Tylers Arms Hotel Heol Fawr Nelson Treharris CF46 6NW	Erect single-storey extension to provide new kitchen and dining area and refurbish existing toilet facilities Tylers Arms Hotel Heol Fawr Nelson Treharris	Granted 28.07.2014
14/0375/FULL 09.06.2014	Mr N Suri Ty Melyn 113A St Martin's Road Caerphilly CF83 1EH	Erect single-storey rear extension and front porch Ty Melyn 113A St Martin's Road Caerphilly CF83 1EH	Granted 28.07.2014
14/0377/FULL 09.06.2014	Mr & Mrs Thomas 7 Caldicot Close Cefn Fforest Blackwood NP12 1HH	Erect single-storey extension to rear of property and reconfigure garage roof 7 Caldicot Close Cefn Fforest Blackwood NP12 1HH	Granted 28.07.2014
14/0382/FULL 09.06.2014	Price & Co Farming Ltd Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed CF82 8FY	Erect additional 2 bay extensions onto 7 existing agricultural buildings to house cattle Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Granted 28.07.2014
14/0398/NOTT 12.06.2014	Vodafone Limited C/o Savills Mr J Davies Wessex House Priors Walk East Borough Wimborne BH21 1PB	Replace existing mast and antennas with new fifteen column mast accommodating six no. antennas and replace single existing cabinet with two no. equipment cabinets Vodafone Communication Mast (GSM 4872) Unit 1 South Road Penallta Industrial Estate	Prior Approval Not Required 28.07.2014
14/0444/FULL 16.06.2014	Mr & Mrs J Nicholas Glyn Gwyn Farm High Street Trethomas Caerphilly CF83 8FU	Part demolish and erect extension to west elevation Glyn Gwyn Farm High Street Trethomas Caerphilly	Granted 28.07.2014

**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.
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.
12/0157/FULL 29.02.12	Sub-divide property to make two semi-detached two bedroom bungalows at Nantygledyr, 231 Bedwas Road, Caerphilly.	Seeking CIL details.
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 views of consultees.
12/0518/FULL 09.07.12	Erect dormer bungalow based on previously lapsed outline permission (P/04/1637) at Barry Bungalow Brynhyfryd, Energlyn, Caerphilly.	Seeking CIL details.
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.	Awaiting consultees views on wildlife.
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.	Awaiting consultees views about wildlife.

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.
12/0735/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.
13/0196/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.
13/0227/FULL 02.04.13	Construct dwelling on Plot Adjacent To Twyn House, Draethen, Newport	Seeking CIL details.
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.
13/0364/COU 16.05.14	Change use from church to residential dwelling at Saron Congregational Church Pandy Road, Bedwas, Caerphilly.	Seeking CIL details.
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.	Awaiting bat survey.
13/0533/LBC 18.07.13	Restore the presently derelict cottages to include the construction of new 'catslide' rear bathroom/kitchen additions and also form new car parking at 1-4 Susannah Houses, Susannah Road, Rhymney, Tredegar.	Awaiting bat survey.
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.

13/0548/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.
13/0646/COU 03.09.13	Change use of ground floor from cafe/shop to apartment at 24 Church Street, Bedwas, Caerphilly	Seeking CIL details.
13/0667/NCC 13.09.13	Vary Condition 1 of planning consent 07/1524/FULL (Construct 87 dwellings with associated garaging and car parking) to extend the period within which the development can commence at Suflex Estate Newport Road Pontymister Risca	Awaiting information about flooding.
13/0669/FULL 13.09.13	Erect new dwelling at 23 Commercial Road, Machen, Caerphilly	Seeking CIL details.
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 and their impact.
13/0705/OUT 27.09.13	Erect residential development at Wimpole Gordon Road, Blackwood.	Awaiting wildlife survey.
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.
13/0732/MIN 10.10.13	Mine approximately 6 million tonnes of coal from the Nant Llesg Surface Approximately 478.1 Ha Of Land West And South-West Of Rhymney, North And West Of Pontlottyn And Fochriw And Wholly Within The County Borough Of Caerphilly	Subject to further discussion and consideration.
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	Seeking CIL details.
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	Seeking CIL details.

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.
13/0803/FULL 08.11.13	Erect agricultural workers dwelling at Pen Yr Heol Las Farm Heol Las Energlyn Caerphilly CF83 2TT	Considering financial and functional information.
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.
13/0820/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 at Rhyd Y Gwern Lane, Machen.	Awaiting comments from Consultees.
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	Subject to further discussion concerning impact on neighbour.
14/0019/FULL 10.01.14	Erect detached dormer bungalow and car port on Land Adjoining Ty'n Derwen White Hart, Machen, Caerphilly	Seeking CIL details.
14/0024/FULL 13.01.14	Erect new residential development of four 6 bedroom dwellings with associated external works, parking and new garden areas, plus new access road and footpaths at Fwrrwm Ishta Inn 68 Commercial Road, Machen Caerphilly.	Subject to further discussion and consideration.
14/0025/OUT 13.01.14	Erect dwelling at 2-4 Coed Moelfa Road Abercarn Newport NP11 5LF	Awaiting information about impact on trees.
14/0030/RM 14.01.14	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale reserved under planning application 13/0219/NCC to construct three new dwellings on Land South Of Alma Cottages, Bedwas, Caerphilly	Awaiting amended plans with regard to levels.

14/0045/NCC 17.01.14	Seek approval of the reserved matters regarding access, appearance, landscaping, layout and scale reserved under planning application 13/0219/NCC to construct three new dwellings on Land South Of Alma Cottages Bedwas Caerphilly	Awaiting sections.
14/0070/FULL 31.01.14	Vary condition 01 of planning consent 08/0900/FULL (Construct commercial development, ground floor retail, first floor offices with external works) to extend the period within which the development can commence on Land At 2, 4 & Former Beulah Methodist Church Pontygwindy Road Caerphilly	Subject to further discussion and consideration.
14/0088/FULL 10.02.14	Erect extension to retail section of service station and relocate valetting and car wash facilities at St David's Service Station & Unit C Pengam Road Industrial Estate, Pengam Road, Pengam	Awaiting amended plans concerning highway matters.
14/0091/FULL 11.02.14	Erect a one bedroom agricultural dwelling to replace temporary caravan at Hill View Poultry, Caerllwyn Farm, Abertridwr Caerphilly	Awaiting additional information concerning viability.
14/0118/FULL 03.03.14	Erect temporary agricultural residential dwelling to facilitate new enterprise at Fferm Pont Carreg, Land Off Rhyd Y Gwern Lane, Machen, Caerphilly	Awaiting additional information about financial and functional justification.
14/0120/FULL 28.02.14	Erect ground floor and first floor extension to provide a first floor to the bungalow, change the use of 101 square metres of pasture land to create a driveway, remove and replant 15 metres of hedgerow and install photovoltaic roof panels at Brynteg, Pandy Lane Llanbradach, Caerphilly	Awaiting amended plans concerning highway matters.
14/0129/NCC 06.03.14	Erect single-storey garage with storage area on Land Opposite 8 Fields Park Terrace, Crosskeys, Newport	Awaiting amended plans concerning design.
14/0133/RET 07.03.14	Retain the allotment site with numerous allotment plots, parking provisions, storage sheds and boundary fencing at Graig-y-Rhacca Community Allotments Addison Way Graig-y-Rhacca Caerphilly	Awaiting details about extent of site.

14/0136/RET 10.03.14	Retain an air filtration unit and associated changes to car park including the relocation of a disabled parking space at PHS, Unit 14B, Greenway Bedwas House Industrial Estate, Bedwas, Caerphilly	Awaiting further details of equipment.
14/0143/FULL 12.03.14	Erect two-storey double garage to side of property at Ty Bryn King's Hill Hengoed	Subject to further discussion and consideration.
14/0165/FULL 24.06.14	Construct a new two-storey, six bedroom dwelling house (C3) with associated landscaping and car parking to replace demolished dwelling at 2 Glyn Glas Thornhill Caerphilly	Subject to further discussion and consideration.
14/0169/RET 24.03.14	Retain garage at Knightswood St David's Avenue Woodfieldside Blackwood	Subject to further discussion and consideration.
14/0205/COU 02.04.14	Change the use to a five tent glamping site at Land At Cheywoone Machen Caerphilly	Subject to further discussion and consideration.
14/0216/FULL 07.04.14	Change the use from Goldmine Bar to form four dwellings at The Goldmine Bar And Grill Bridge Street Newbridge	Awaiting information from NRA.
14/0224/NOT 09.04.14	Demolish single-storey stone/block built building with corrugated sheet roof at Rhydri Primary School Machen Caerphilly	Awaiting method statement.
14/0227/COU 15.04.14	Change the use of vacant A1 shop to a beauty, hair and tanning salon to be 'sui generis' at 1 Ffrwd Terrace Llanbradach Caerphilly	Subject to discussion concerning parking.
14/0236/FULL 14.04.14	Install 60m high meteorological mast for a period of two years to measure wind speed and direction at Land North-East Of Graig-yr-hufen Farm Graig-yr-hufen Road Senghenydd Caerphilly	Subject to further discussion and consideration.
14/0239/NCC 16.04.14	Vary condition 3 of 09/0688/OUT (Erect residential development) to extend the time period for the approval of reserved matters on Land At Albertina Road Treowen, Newport	Seeking CIL details.
14/0242/OUT 16.04.14	Construct 4 No. two bedroom terrace type dwellings at Land Opposite 164 - 174 Jubilee Road Elliot's Town New Tredegar	Awaiting further information about highways.
14/0271/FULL 30.04.14	Erect a dwelling at Land Adjacent To 10 Coed-Y-Pica Abertridwr Caerphilly CF83 4ET	Subject to further discussion and consideration.

14/0289/FULL 02.05.14	Redecorate the store frontage, install a new plant condenser, relocate existing AC condensers and install a new timber fence 1.8 metres in height at The Co-operative Food, 51-53 Church Street Bedwas, Caerphilly	Awaiting further information about the plant.
14/0299/RET 07.05.14	Proposed change of use from detached garage to two-bedroom dormer bungalow at Little Acre, 10 New Bryngwyn Road Newbridge, Newport.	Awaiting amended layout plans.
14/0310/FULL 09.05.14	Erect 2 two-bedroom semi-detached houses on Land Adjacent To 1 Pantycelyn Street , Ystrad Mynach Hengoed	Subject to further discussion concerning highways.
14/0328/FULL 19.05.14	Erect a detached six bedroom dwelling on Land Adjacent To Brook House Pandy-Mawr Road, Bedwas, Caerphilly	Seeking CIL details.
14/0333/FULL 20.05.14	Erect new dwelling at Plot 23 Old Brewery Lane, Rhymney, Tredegar	Seeking CIL details.
14/0334/COU 20.05.14	Change the use from police station to residential dwelling at 37 Maindee Road Cwmfelinfach, Newport	Seeking CIL details.
14/0351/CON 27.05.14	Demolish existing hospital building plus associated outbuildings at Redwood Memorial Hospital, The Terrace Rhymney, Tredegar	Subject to further discussion and consideration.

APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

APPLICATION NUMBER & DATE RECEIVED	DESCRIPTION & LOCATION OF DEVELOPMENT	COMMENTS
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.
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.
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.	Moving forward with 106 as we need to keep separate from covenant issue. Draft with Solicitors for comments.
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.	New instructions through. Sent new draft internally for comments.
12/0371/FULL 15.05.12	Erect two detached three-bedroom houses on Land Adjacent to 88 Abernant Road, Markham, Blackwood.	Draft with Agent.
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.	Engrossments sent out. Waiting for signed docs and legal fees. Chased.
13/0253/FULL 16.04.13	Construct a second rural enterprise dwelling at Ty Canol Farm, Hendredenny, Caerphilly.	Sent draft for approval.
13/0456/FULL 20.06.13	Erect two flats at Land Adjoining 201 Bedwas Road, Caerphilly,	Sent documents to the Solicitors. Chased.
13/0479/FULL 02.04.13	Erect new house at Former Holly House Nursing Home, Victoria Road Fleur-de-lis, Blackwood.	Waiting advice from Ecologist. Told works have been undertaken. Planning said to hold file in abeyance while they investigate.

13/0511/OUT 08.07.13	Demolish Goodrich Hotel and erect residential development and associated works at Goodrich Hotel, Van Road, Caerphilly	Sent engrossments. Didn't complete before CIL deadline. Asked Planning for an instruction.
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.	Agreement sent out. Chased.
13/0756/FULL 17.10.13	Erect disabled bungalow and associated external works on Land Adjacent To 27 Oakfield Street Llanbradach, Caerphilly.	New instruction.???
13/0784/FULL 19.11.13	Demolish former primary school and develop site for 26 affordable residential units, access arrangements and associated works at Former Aberbargoed Primary School, Heol Ysgol Newydd, Aberbargoed.	Sent engrossments for signature.
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 Solicitors letter. Chased.
13/0810/OUT 19.12.13	Demolish and provide residential re-development together with associated vehicular and pedestrian accesses, car parking, landscaping, ancillary development and retain community garden at Former Blackwood Junior School, Pentwyn Road, Blackwood.	Drafts with other side.
13/0869/OUT 19.12.13	Erect housing development (6 no. 3 bedroom dwellings) at Former Newbridge Clinic, Ashfield Road Newbridge, Newport.	Queried title evidence. Sent drafts.
13/0873/OUT 23.12.13	Erect housing development (eight dwellings) on Land At Park Road Newbridge, Newport.	Sent Solicitors letter.
13/0875/COU 24.12.13	Convert barn into dwelling at Gwern-y-Domen, Gwern-y-Domen Farm Lane, Rudry.	Sent agent letter.
14/0232/FULL 15.04.14	Erect detached house and garage at Land Adjacent To 88 Abernant Road, Markham, Blackwood.	Sent Solicitors letter.

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
14/0003/COND 13/0441/RET	Daisymoon Designs Ltd Mr W Rees Banalog Farm Banalog Terrace Hollybush Blackwood NP12 0SF	Retain the change of use from barn-workshop to a workshop at Banalog Farm, Banalog Terrace, Hollybush, Blackwood, NP12 0SF	14.02.14
14/0007/REF 12/0437/FULL	Mr & Mrs L T Hogg Llwyncelyn Draethen Caerphilly NP10 8GB	Demolish detached garage and construct single dwelling and external works at Llwyncelyn, Draethen Caerphilly	09.04.14
14/0008/REF 14/0229/FULL	Mr G Morgan 52 Bedwellty Road Cefn Fforest Blackwood NP12 3HF	Erect two-storey side extension, single-storey rear extension, convert garage to kitchen and build over garage to extend existing bedroom at 52 Bedwellty Road, Aberbargoed, Bargoed	24.07.14

APPEAL DECISIONS

APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION	APPEAL DECISION/ DATE	COMM/ DEL
14/001/REF 13/0748/FULL	Provide works to existing buildings, as an alternative scheme to that approved by Planning Consent Ref 12/0581/RET, including the introduction of a revised Section 106 Agreement	Dismissed 26/06/14	DEL
14/0005/REF 13/0856/COU	Change use of butchers shop and two-bedroom dwelling into 3 one-bedroom flats at 3 Coronation Buildings Cwmfelinfach, Newport, NP11 7HP	Allowed 20/06/14	DEL
14/0006/REF 13/0745/RET	Retain off road parking and hardstanding for caravan on Land Adjacent To Glas Fryn, Twyn-Gwyn Road, Cwmfelinfach Newport	Dismissed 02/07/14	DEL