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Date: 7th September 2016

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 14th September, 2016** at **5.00 pm** to consider the matters contained in the following agenda.

Yours faithfully,

A handwritten signature in blue ink that reads 'Chris Burns'.

Chris Burns
INTERIM CHIEF EXECUTIVE

A G E N D A

	Pages
1 To receive apologies for absence.	
2 Declarations of Interest.	
<p>Councillors and Officers are reminded of their personal responsibility to declare any personal and/or prejudicial interest(s) in respect of any item of business on this agenda in accordance with the Local Government Act 2000, the Council's Constitution and the Code of Conduct for both Councillors and Officers.</p>	
<p>To approve and sign the following minutes: -</p>	
3 Planning Committee held on 3rd August 2016.	

1 - 8

A greener place Man gwyrddach

Correspondence may be in any language or format | Gallwch ohebu mewn unrhyw iaith neu fformat



To receive and consider the following report(s): -

Planning Applications Under The Town And Country Planning Act - North Area: -

4	Preface Item Code No. 16/0453/FULL - Rosebank Cottage, Brookside Bungalows, Cwmgelli, Blackwood.	9 - 18
5	Code No. 16/0653/FULL - 93 Gordon Road, Blackwood.	19 - 24
6	Code No. 16/0610/RET - 98 Tredegar Street, Crosskeys.	25 - 30
7	Code No. 16/0642/OUT - Old Highways Depot, Pontlloftyn Link Road, Pontlloftyn.	31 - 42
8	Code No. 15/0053/RET - Lylac Ridge, Dan y Graig Stables, Risca.	43 - 52

Planning Applications Under The Town And Country Planning Act - South Area: -

9	Preface Item Code No. 16/0437/RET - 74 Half Acre Court, Caerphilly.	53 - 60
10	Code No. 15/0501/OUT - Land at Cae Nant Gledyr, Caerphilly.	61 - 70
11	Welsh Government Consultation Document Technical Advice Note 24: The Historic Environment.	71 - 76

To receive and note the following information item(s): -

12	Applications determined by delegated powers.	77 - 92
13	Applications which are out of time/not dealt with within 8 weeks of date of registration.	93 - 98
14	Applications awaiting completion of a Section 106 Agreement.	99 - 102
15	Appeals outstanding and decided.	103 - 104

Circulation:

Councillors M.A. Adams, J. Bevan, D. Bolter, D.G. Carter (Chair), Mrs P. Cook, W. David (Vice Chair), J.E. Fussell, Ms J. Gale, L. Gardiner, R.W. Gough, C. Hawker, A.G. Higgs, A. Lewis, K. Lloyd, Mrs G.D. Oliver, D. Rees, J. Simmonds, Mrs E. Stenner, Mrs J. Summers and J. Taylor

And Appropriate Officers

Agenda Item 3



PLANNING COMMITTEE

MINUTES OF THE MEETING HELD AT PENALLTA HOUSE, YSTRAD MYNACH ON WEDNESDAY, 3RD AUGUST 2016 AT 5:00PM

PRESENT:

Councillor D.G. Carter - Chair
Councillor W. David - Vice-Chair

Councillors:

M. Adams, J. Bevan, D. Bolter, Mrs P. Cook, J.E. Fussell, Ms. J. Gale, R.W. Gough, C. Hawker, A. Lewis, D. Rees, J. Simmonds, Mrs E. Stenner and J. Taylor.

Together with:

C. HARRY (Corporate Director, Communities), R. Crane (Solicitor), M. Noakes (Senior Engineer, Highway Planning), G. Mumford (Senior Environmental Health Officer), P. Den Brinker (Principal Planner), M. Davies (Principal Planner), R. Amundson (Principal Planner), C. Boardman (Senior Planner), A. Pyne (Senior Planner) and E. Sullivan (Democratic Services Officer).

CHAIR'S ANNOUNCEMENT

The Chair advised Members that Mr Tim Stephens, Interim Head of Planning had recently been admitted to hospital with appendicitis, on behalf of the Committee he wished Mr Stephens a speedy recovery following his surgery and asked that a letter be sent in this regard.

1. APOLOGIES

Apologies for absence had been received from Councillors A.G. Higgs, L. Gardiner, K. Lloyd, Mrs G. D Oliver and Mrs J. Summers and Mr T. Stephens (Interim Head of Planning).

2. DECLARATIONS OF INTEREST

There were no declarations of interest received at the start or during the course of the meeting.

3. MINUTES – 6TH JULY 2016

RESOLVED that the minutes of the Planning Committee held on 6th July 2016 (minute nos. 1-11) be approved and signed as a correct record.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - NORTH AREA.

4. CODE NO. 15/0311/FULL – BRYNHYFRYD, 6 OLD PARISH ROAD, HENGOED.

Mrs M. Lippard the applicant spoke in support of the application.

It was noted that the application had been subject to a site visit on Monday 1st August 2016 a briefing note on the issues raised was tabled at the meeting, summarised by the Officer and is appended to these minutes.

Following consideration of the application it was moved and seconded the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting. By show of hands (and in noting there were 13 against), the motion was declared lost.

It was moved and seconded that the recommendation contained in the Officer's report be approved and by show of hands (and in noting there were 2 against), this was agreed by the majority present.

RESOLVED that this application be REFUSED.

Reason

The proposed development, due to its siting and scale, will have an overbearing impact on, and result in loss of an open aspect southwards for the neighbouring property at 21 Cae Canol, to the detriment of the amenity of the occupiers of that dwelling contrary to policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

5. CODE NO. 16/0488/FULL – GELLIARGWELLT UCHAF FARM, GELLIGAER ROAD, GELLIGAER, HENGOED.

It was noted that since the production of the Officer's report a letter had been received from Natural Resources Wales requesting a condition in relation to surface water drainage be attached to any permission, in order to safeguard Nelson Bog SSSI.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved, subject to an additional condition and by show of hands this was unanimously agreed.

RESOLVED that: -

- (i) Subject to the conditions contained in the Officer's report and the following addition condition this application be granted;

Additional Condition (3)

The development hereby permitted shall not be commenced until a scheme detailing how surface water will be managed has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and maintained as approved.

Reason

To ensure adequate drainage and to safeguard the features of special interest at Nelson Bog SSSI.

- (ii) the application be advised of the comments of the Council's Ecologist;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: SP5, CW15, SP6, CW22, MN1.2, SP10, CW4, NH1.3, SP21, CW3 and CW2.

6. CODE NO. 16/0569/FULL – 54 CROWN LANE, PONTLLANFRAITH, BLACKWOOD.

Following consideration the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to the conditions contained in the Officer's report this application be granted;
- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2.
- (ii) the applicant be advised that the proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. It should be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisation/the-coal-authority.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com.

This Standing Advice is valid from 1st January 2015 until 31st December 2016.

7. CODE NO. 16/0453/FULL – ROSEBANK COTTAGE, BROOKSIDE BUNGALOWS, CWMGELLI, BLACKWOOD, NP12 1BQ.

It was reported that the application had been deferred to allow consultation to take place on the amended plans submitted to the Planning Authority since the production of the Officer's report.

8. CODE NO. 16/0395/NCC – 3 COMMERCIAL BUILDINGS, OAKDALE, BLACKWOOD, NP12 0LB.

Following consideration of the application it was moved and seconded that the application be approved subject to an amendment to the Sunday operating hours so that the establishment would close at 10:30pm. By show of hands and in noting there were 10 against, the motion was declared lost.

It was moved and seconded that the recommendation contained within Officer's report be approved and by show of hands and in noting there 3 against this was agreed by the majority present.

RESOLVED that subject to the conditions contained in the Officer's report this application be granted.

PLANNING APPLICATIONS UNDER THE TOWN AND COUNTRY PLANNING ACT - SOUTH AREA.

9. PREFACE ITEM CODE NO. 15/0442/OUT - LAND AT ABERTRIDWR ROAD, PENYRHEOL, CAERPHILLY.

Following consideration of the application and the advice contained in the Officer's Preface Report and the recommendation contained in the Officer's Original Report, it was moved and seconded that the application be refused, with reasons for refusal based on highway safety and the detrimental impact on residential amenity caused by the loss of the lay-by. By show of hands and in noting there were 10 against, the motion was declared lost.

In accordance with rule of procedure 15.5 Councillor J. Taylor wished it recorded that he had voted for the motion.

It was moved and seconded that the recommendation contained in the Officer's Original report be approved and by show of hands and in noting there were 4 against this was agreed by the majority present.

In accordance with rule of procedure 15.5 Councillor J. Taylor wished it recorded that he had voted against the application.

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement for the provision of 30% Affordable Housing and Open Space provision;
- (ii) on completion of the agreement and subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2, CW3 and CW4;
- (iv) the applicant be advised of the comments from Dwr Cymru/Welsh Water, Transportation Engineering Manager and Wales and West Utilities.

10. CODE NO. 16/0158/FULL – MAPLEDENE, 10 DAN-Y-COED, CAERPHILLY.

Mr M. Starr spoke on behalf of the applicant in support of the application.

It was noted that since the production of the Officer's report a further email of objection had been received, sent via the office of Wayne David MP and Caerphilly Town Council had also raised an objection to the application, the Officer summarised the objections contained therein.

Following consideration of the application it was moved and seconded that the recommendation contained within the Officer's report be approved and by show of hands and in noting there was 1 abstention this was agreed by the majority present.

RESOLVED that this application be REFUSED.

Reason (01)

The development by reason of its siting and scale, in particular its close proximity to the boundary would have an unacceptable overbearing impact and result in a significant reduction in light and outlook from fenestration on the western wide elevation presently enjoyed by the occupier of the adjacent property, Drywsnant, 9 Dan-y-coed contrary to criterion A of Policy CW2 (Amenity) of the Caerphilly County Borough Council Local Development Plan up to 2021 – Adopted November 2010.

Reason (02)

The development by reason of its scale and design on a site of limited width would constitute an over dominant and cramped form of development out of keeping with the general pattern and character of the area unacceptably detracting from its attractive qualities and distinctiveness contrary to Criterion B of Policy SP6 (Placemaking) of the Caerphilly County Borough Council Local Development Plan up to 2021 – Adopted November 2010.

11. CODE NO. 16/0533/LA – LAND ADJACENT TO OLD NANTGARW ROAD, GROESWEN, CARDIFF.

Mrs C. Monahan spoke on behalf of local residents in objection to the application; Ms J. Foster on behalf of GE Aviation also spoke in objection to the application.

During the course of debate it was moved and seconded that the application be deferred for further information in relation to the actual depth of the graves and mini-graves, the lack of sustainability in terms of pedestrian and public transportation accessibility and statistical comparative data on cemetery visitor numbers particularly around national/religious holidays, e.g Palm Sunday, Easter, Mother's Day, Father's Day etc. and to allow the appropriate Officer's to be in attendance and by show of hands this was unanimously agreed.

RESOLVED that the application be deferred for further information.

12. CODE NO. 16/0437/RET – 74 HALF ACRE COURT, CAERPHILLY.

Mrs A. Pronger the applicant and Councillor M. Prew spoke in support of the application.

It was noted that this application had been subject to a site visit on Monday, 3rd August 2016 a briefing note on the concerns raised was summarised by the Officer and is appended to these minutes.

It was also noted that since the production of the Officer's report letter of representation had been received and the Officer summarised the concerns raised therein.

Following consideration of the application it was moved and seconded that the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting and by show of hands an in noting there were 2 against this was agreed by the majority present.

Councillor D. Bolter wished it recorded that as he had not been present for the whole of the debate he had not taken part in the vote.

RESOLVED that the application be deferred for a further report with suitable conditions attached should permission be granted at a future meeting.

13. ITEMS FOR INFORMATION

The following items were received and noted: -

- (1) Applications determined by delegated powers;
- (2) Applications which are out of time/not dealt with within 8 weeks of date of registration;
- (3) Applications awaiting completion of a Section 106 Agreement;
- (4) Appeals outstanding and decided.

The meeting closed at 19.50pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 14th September 2016, they were signed by the Chair.

CHAIR

MEMBERS SITE VISIT

PLANNING APPLICATION REFERENCE: 15/0311/FULL

PROPOSED DEVELOPMENT: Erect a new dwelling.

LOCATION: Brynfyfryd, 6 Old Parish Road, Hengoed

DATE OF SITE VISIT: 1.8.16

MEMBERS PRESENT: D Carter (Chair), W David (Vice Chair), D Bolter and J Gail

OFFICERS PRESENT: Michele Davies, CCBC Planning

The following points were raised by members, and the answers provided:

Councillors viewed the site and gave consideration to the location, scale and orientation of the proposed dwelling and its impact upon the neighbouring dwellings at both 21 Cae Canol to the north and The Haven to the east. In particular the potential overbearing and overshadowing impact of the dwelling upon the living conditions of occupiers at 21 Cae Canol was considered together with the potential loss of privacy that may result by the occupiers of the proposed dwelling using the living roof.

It was considered that a more favourable recommendation would be given if the proposed dwelling were to be located further away from the common boundary with 21 Cae Canol, subject to any such proposal complying with other general development control criteria.

MEMBERS SITE VISIT

PLANNING APPLICATION REFERENCE: 16/0437/RET

PROPOSED DEVELOPMENT: RETENTION OF BOUNDARY FENCE

LOCATION: 74 HALF ACRE COURT, CAERPHILLY

DATE OF SITE VISIT: 1.8.16

MEMBERS PRESENT: Councillors D Carter (Chair), W. David (Vice Chair) and M Prew.

OFFICERS PRESENT: Michele Davies, Ruth Amundson CCBC Planning; Mark Noakes, Lisa Cooper, CCBC Highways;

The planning officer confirmed permitted development rights for all boundary treatments on the estate had been removed when permission was granted for the estate and the original concept of brick walls, railings and planting made an important contribution to the character of the area and to the street scene. The original design brief for the estate precluded the use of wooden fences as boundary treatments facing public land.

Councillors noted the presence of several wooden fences on the boundary of houses on Half Acre Court on the approaches to the leisure centre. The planning officer advised that the only application that had been made for boundary treatments on the estate was for low railings at 21 Half Acre Court and councillors also viewed that property.

Councillor M Prew said that the applicants had been unaware of the need for permission and that they had suggested planting a Virginia creeper or similar to soften the appearance of the fence.

The planning officer referred to a letter that had been received in response to advertisement. The letter neither supported nor opposed the proposal but raised the issues of the visual appearance and the loss of the planting, the fact that it had been carried out without permission and the fact that additional land had been enclosed within the garden. In response to those issues RA advised that it was not an offence to carry out building work without permission and that the land that had been enclosed was not highway land.

Agenda Item 4

PREFACE ITEM

APPLICATION NO. 16/0453/FULL

APPLICANT(S) NAME: Mr G Dallimore

PROPOSAL: Erect new dwelling with associated access

LOCATION: Rosebank Cottage Brookside Bungalows Cwmgelli
Blackwood NP12 1BQ

The above planning application for a detached dwelling was deferred at Planning Committee on 3rd August 2016 to allow the applicant to submit amended plans to address the concerns of Officers. The application was originally reported to Planning Committee with a recommendation for refusal for the following reason:-

1. By virtue of its massing and siting, the proposed development would have an unacceptable overbearing impact on the north facing windows of the property known as Woodview resulting in a loss of daylight and outlook. Such an impact is considered to be detrimental to the residential amenity of this neighbouring property contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

Further to the above report and recommendation, the applicant has submitted amended plans that show the proposed dwelling moved off the boundary with Woodview by a further 2.1 metres. This amended siting will result in the proposed dwelling being located 9.2 metres to the north of Woodview.

Given the orientation of the properties, the proposal will not result in an overbearing impact on Woodview due to the trajectory of the sun. Furthermore, given the shape of the proposed dwelling and its relationship to the ground floor north facing windows of Woodview, it is not considered that the proposed development would result in an overbearing impact or loss of outlook from Woodview to a degree to warrant a refusal of planning permission. Specific conditions relating to finished floor levels and restricting new window opening will be attached to the permission to ensure minimal impact on Woodview in the future.

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RECOMMENDATION – That planning permission be GRANTED subject to conditions outlined below.

- 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, in electronic or printed format shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
REASON: In the interests of the visual amenity of the area.
- 03) Prior to the construction of the foundations of the development hereby approved details showing the finished 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.
- 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) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the approved dwelling is first occupied.
REASON: In the interests of the visual amenities of the area.
- 06) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

Cont....

Application No. 16/0453/FULL Continued

- 07) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.
REASON: In the interests of residential amenity.
- 08) The building shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans to the written satisfaction of the Local Planning Authority and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 09) The proposed parking area shall be completed in materials as agreed with the Local Planning Authority, to ensure loose stones or mud etc. are not carried on to the public highway.
REASON: In the interests of highway safety.
- 10) The proposed vehicular driveway shall have a maximum gradient not exceeding 12.5% (1 in 8).
REASON: In the interests of highway safety.
- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new property at Rosebank Cottage, Cwmgelli, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 12) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) in the new property at Rosebank Cottage, Cwmgelli, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new property hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application No. 16/0453/FULL Continued

- 13) The development shall be carried out in accordance with the following approved plans and documents:
Job No. 16_037, Drawing No. AL(00)10 Rev. A, Proposed Elevations, received 21.07.2016;
Job No. 16_037, Drawing No. AL(00)02 Rev. A, Proposed Floor Plans, received 21.07.2016;
Job No. 16_037, Drawing No. AL(00)01 Rev. B, Location Plan, received 21.07.2016;
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
-

Committee Report 3rd August 2016

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0453/FULL 06.07.2016	Mr G Dallimore Rosebank Cottage Brookside Bungalows Cwmgelli Blackwood NP12 1BQ	Erect new dwelling with associated access Rosebank Cottage Brookside Bungalows Cwmgelli Blackwood NP12 1BQ

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on Brookside Bungalows, Cwmgelli, Blackwood.

Site description: Rear garden curtilage of existing property.

Development: Erect detached dwelling within grounds of existing property.

Dimensions: The proposed dwelling is arranged in a cross shape, and has a footprint with maximum dimensions that measures 10.8 metres in depth by 11.7 metres in width, with a height of 7.0 metres to ridge level.

Materials: Render and timber clad walls with slate roof and upvc doors and windows.

Ancillary development, e.g. parking: The proposed driveway is large enough to accommodate 4 cars.

PLANNING HISTORY 2005 TO PRESENT

09/0744/OUT - Erect residential development. Refused 06.10.2011, Dismissed on Appeal 23.10.2012.

POLICY

LOCAL DEVELOPMENT PLAN

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

Policies: Policy SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations - Highways), CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside).

Cont....

Committee Report 3rd August 2016

Application No. 16/0453/FULL Continued.

NATIONAL POLICY Planning Policy Wales and Technical Advice Note (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. A coal mining risk assessment report was submitted with the application. The comments of the Coal Authority had not been received at the time of report (21.07.2016).

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions.

Principal Valuer - State that part of the land included in the application is owned by CCBC, and whilst they note Certificate B has been served on the Highways Department they are unable to find any permission being granted for the use of the land. Therefore, a letter will be sent to the applicant to advise them that they need to apply for access rights to cross our land and they may need to apply to purchase the land owned by CCBC.

ADVERTISEMENT

Extent of advertisement: Two neighbours were consulted by way of letter and a site notice was displayed near the application site.

Response: One letter of objection received at time of writing report. Note. Neighbour consultation period expires on 05.08.2016.

Summary of observations: Proposed dwelling will have an overbearing impact on the property to the west.

SECTION 17 CRIME AND DISORDER ACT

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

Cont....

Application No. 16/0453/FULL Continued.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes. New residential floor space at a rate of £25 per square metre of internal floor space. Based on submitted plan this equates to 155 sq. metres x £25 = £3875 (TBC).

ANALYSIS

Policies: In terms of the proposed development, there appear to be four main considerations. Firstly the location of the application site outside of the defined Settlement Boundary; the design of the proposed dwelling and how it will integrate with the surrounding properties and area; highway safety and off-street parking provision; and the impact of the proposal on the amenity of neighbouring properties.

Policy SP5 relates to settlement boundaries and states that the (Local Development) Plan defines settlement boundaries in order to:

- A. Define the area within which development would normally be allowed, taking into account material planning considerations;
- B. Promote the full and effective use of urban land and thus concentrate development within settlements;
- C. Prevent the coalescence of settlements, ribbon development and fragmented development;
- D. Prevent inappropriate development in the countryside.

With regard to the above, whilst the application site is located outside the defined settlement boundary, it is located wholly within the curtilage of an existing residential property, and would be sited between two existing residential properties, thereby not extending an urban element any further into the countryside. Furthermore, given the sites close proximity to Blackwood town centre, it is not considered that the principle of residential development is unacceptable in this instance. The lack of a 5 year housing land supply is also a material planning considerations, and even though the proposal would only contribute one dwelling, this is still considered to be desirable given the current situation. For these reasons it is not considered that the position of the application site outside of the settlement boundary would justify a refusal in itself.

The second consideration is the design of the proposed dwelling and how well it will integrate with the surrounding properties and area. The properties in the surrounding area are varied in terms of their scale, materials, roof pitches and shapes, and overall design. The proposal would introduce a relatively modern design between two existing more traditional cottage style dwellings characterized by cream painted rendered walls and concrete roof tiles.

Cont....

Application No. 16/0453/FULL Continued.

The front elevation of the proposed dwelling would introduce timber cladding and cream render. Slate is proposed as a roof material. With the exception of the roof material, given the proposed siting of the dwelling, i.e. slightly behind the building line between these properties, it is not considered that the design of the dwelling itself would detract from the visual character of the area to a degree to warrant a refusal of planning permission. Also the roof material could be controlled by way of condition.

The proposed dwelling has been designed as a split level sitting appropriately within the topography of land, and the ridge level of the dwelling will be no higher than the properties either side. For these reasons the proposed dwelling is considered acceptable in terms of its design in accordance with the advice contained in TAN12: Design.

In terms of highway safety, notwithstanding the comments of the Council's Principal Valuer outlined above, there is no objection the principle of the development subject to conditions to control the level of off-street parking, the gradient of the proposed driveway, and proposed parking area materials. The issue surrounding the ownership of the access track and the future occupiers right to have access over this area is not a matter to be considered by the planning application, but is a private legal matter between the Local Authority and the applicant. For these reasons it is considered that the proposal is acceptable in regard to Policy CW3.

Policy CW2 states that development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

- A. There is no unacceptable impact on the amenity of adjacent properties or land;
- B. The proposal would not result in over-development of the site and/or its surroundings;
- C. The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use."

Immediately to the south of the proposed dwelling is the property known as Woodview. The proposed dwelling would be sited 7.0 metres from the north facing windows of Woodview. At ground floor level these windows appear to serve a kitchen and lounge, and at first floor serve bedrooms. It is considered that the proposed development, by virtue of its setting and massing, would have an overbearing impact on these north facing windows, result in an overbearing impact, which would be detrimental to the residential amenity of the occupiers of Woodview. Such an impact is considered to be contrary to Policy CW2 of the LDP and unacceptable in planning terms.

Comments from consultees: No objection subject to conditions (to date).

Cont....

Committee Report 3rd August 2016

Application No. 16/0453/FULL Continued.

Comments from public: The concerns raised by the neighbouring property have been addressed above as well as in the reason for refusal.

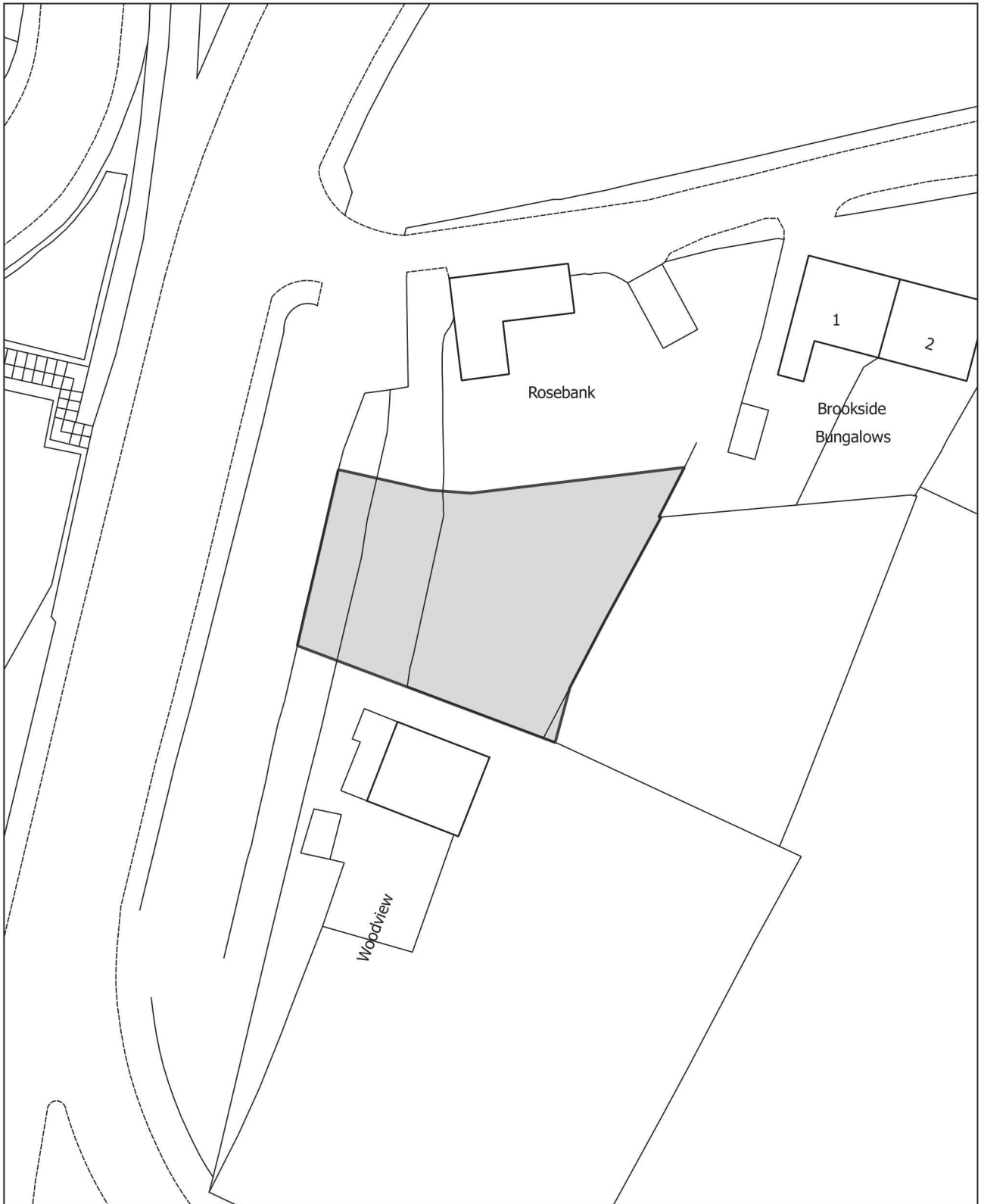
Other material considerations: The application is being reported to Planning Committee as the applicant is related to an employee of the Local Authority.

RECOMMENDATION that Permission be REFUSED

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

- 01) By virtue of its massing and siting, the proposed development would have an unacceptable overbearing impact on the north facing windows of the property known as Woodview resulting in a loss of daylight and outlook. Such an impact is considered to be detrimental to the residential amenity of this neighbouring property contrary to Policy CW2 of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010.

DEFERRED FOR FURTHER CONSIDERATION



Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0653/FULL 27.07.2016	Mrs A Hutchings 93 Gordon Road Blackwood NP12 1DS	Erect a single-storey extension to rear of property 93 Gordon Road Blackwood NP12 1DS

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application property is located on Gordon Road, Blackwood.

House type: Two-storey mid terrace property with a small walled front garden and enclosed garden to rear.

Development: Full planning consent is sought to erect a single-storey extension to the rear of the property.

This application is being reported to Planning Committee as the agent is related to a member of staff that works in the Planning Department.

Dimensions: The proposed extension measures 3.8 metres in width by 5.0 metres in length, with a height of 2.8 metres to the eaves and 4.0 metres to ridge height.

Materials: Render and concrete roof tiles to match existing.

Ancillary development, e.g. parking: Four roof lights are proposed.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The land is located within the defined settlement boundary of Blackwood.

Cont....

Application No. 16/0653/FULL Continued

Policies: CW2 (Amenity), SP5 (Settlement Boundary), SP6 (Place Making) and advice contained in the council's adopted Supplementary Planning Guidance LDP7: Householder Developments (adopted 2010).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within an area where no report is required, however standing advice will be provided to the applicant.

CONSULTATION

Dwr Cymru - A public sewer crosses the application site.

ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site and two neighbours were notified by letter.

Response: None.

Summary of observations: Not Applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Cont....

Application No. 16/0653/FULL Continued

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as less than 100 square metres of additional floor space is proposed.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main points to consider in the determination of this application are whether the proposals are acceptable from a design perspective and whether the proposals would have a detrimental impact on the amenity or privacy of the neighbouring dwellings.

The proposed extension would be in proportion to the scale of the site and its design and materials are in keeping with the surrounding area and would respect the scale and form of the original building. Given the position of the development it will not result in an overbearing or overshadowing impact on the neighbouring properties, and there will be no loss of privacy as a result of the development. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension in the interests of the visual amenity of the surrounding area.

Therefore the proposal accords with Policy CW2 of Caerphilly County Borough Council Local Development Plan up to 2021 - Adopted November 2010.

Comments from consultees: Dwr Cymru/Welsh Water provide advice to be conveyed to the applicant.

Comments from public: None.

Other material considerations: The development is acceptable in all other areas.

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. 16/0653/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plan and documents:
Drawing Number 2 Proposed Elevations received on 27.07.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.
REASON: In the interests of the visual amenities of the area.

Advisory Note(s)

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

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



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0610/RET 14.07.2016	Mr A Geran 98 Tredegar Street Crosskeys Newport NP11 7PQ	Retain garage with 3m roller shutter door for access 98 Tredegar Street Crosskeys Newport NP11 7PQ

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application property is located on the eastern side of Tredegar Street, Crosskeys.

House type: Two-storey mid-terrace property with a small walled front garden and enclosed garden to rear.

Development: Full planning consent is sought to retain a garage to the rear of the property.

Dimensions: The garage measures 5.5 metres in width by 5.6 metres in length and measures 3.0 metres in height at the front of the garage and its monopitch slopes down to 2.5 metres in height at the rear.

Materials: Tyrolean rough cast render painted cream, grey roof sheet cladding, white upvc window and personnel door and a galvanised roller shutter door.

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

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The land is located within the defined settlement boundary of Newtown.

Cont

Application No. 16/0610/RET Continued

Policies: CW2 (Amenity), CW3 (Design Considerations: Highways), SP5 (Settlement Boundary), SP6 (Place Making) and advice contained in the Council's Adopted Supplementary Planning Guidance LDP 5: Car Parking Standards and LDP7: Householder Development (2010).

NATIONAL POLICY Planning Policy Wales Edition 8 (January 2016) and TAN 12: Design (March 2016).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is located within an area where no report is required, however standing advice will be provided to the applicant.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: A site notice was erected near the application site and three neighbours were notified by letter.

Response: One letter of representation has been received objecting to the development.

Summary of observations:

1. The garage obstructs the views of Cwmcarn mountain.
2. Clothes drying on the washing line blow against the side of the garage.

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.

Cont....

Application No. 16/0610/RET Continued

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No the development is not CIL liable as less than 100 square metres of additional floor space has been created.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This application seeks to retain a garage erected to the rear of 98 Tredegar Street. To the rear of the property a lane runs north to south adjacent to the allotment gardens. Many of the properties along the lane have erected outbuildings and garages to the rear and vary in size and design. The main points to consider in the determination of this application are whether the garage is acceptable from a design perspective and does its siting have a detrimental impact on the amenity of the neighbouring dwellings.

Whilst this application seeks to retain the garage, it should be noted that the applicant agreed to stop any further works to finish the tyrolean render of the garage until this application had been determined. The proposed garage is considered to be acceptable in terms of its setting, scale and materials.

With regard to the effect of the proposal on the amenity of the neighbouring dwelling at 100 Tredegar Street, the development does not result in any overbearing or any excessive overshadowing impact on the neighbours or cause any additional loss of privacy. Subject to a condition ensuring that the rendered finish is applied to the garage, the proposal accords with Policy CW2 of Caerphilly County Borough Local Development Plan up to 2021 (adopted November 2010).

Comments from consultees: There was no requirement to consult with statutory consultees for this application.

Comments from public: The objections raised are addressed below but the local planning authority can only determine the application based on the merits of the proposal and whether it accords with national guidance, local plan policies and supplementary planning guidance.

Cont....

Application No. 16/0610/RET Continued

1. The garage obstructs the views of Cwmcarn mountain - This is not a material planning consideration relevant to the planning decision.
2. Clothes drying on the washing line blow against the side of the garage - This may be an inconvenience but it would not amount to a reason to refuse planning permission. The gardens at these properties are large enough to accommodate alternative ways and locations for drying washing.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development shall be carried out in accordance with the following approved plans and documents:
Plans received on the 14.07.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 02) The proposed external finish of the garage shall be carried out in accordance with the approved plans within two calendar months from the date of this consent unless another timescale is agreed in writing with the Local Planning Authority.
REASON: In the interests of visual amenity.

Advisory Note(s)

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



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0642/OUT 27.07.2016	Messrs L Ross & S Edwards 5 Cinnabar Drive Libanus Fields Pontllanfraith Blackwood NP12 2FT	Erection of residential development (indicative 25 dwellings) and associated infrastructure Old Highways Depot Pontlloftyn Link Road Pontlloftyn CF81 9QZ

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site lies adjacent to the A469 of the Pontlloftyn settlement.

Site description: The site is currently in use as a pallet refurbishing depot. It is a raised plateau sitting above the link road and is screened from it by a landscaped embankment.

Development: Residential development is proposed.

Dimensions: The site is approximately 0.9 hectare in size and an illustrative layout showing 25 plots has been provided. The entrance to the site is from the existing access onto the link road.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The application site is within the settlement boundary and is allocated for residential use.

Cont....

Application No. 16/0642/OUT Continued

Policies:

SP1 Development in the Heads of the Valleys Regeneration Area, SP5 Settlement Boundaries, CW2 Amenity, CW10 Leisure and Open Space Provision, CW11 Affordable Housing Planning Obligation and HG1.7 Former Depot South of Pontlottyn Link Road.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? - No.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? - Yes - It is in a high risk area, but the Coal Authority has not raised any objections.

CONSULTATION

The Coal Authority - No objection. The Authority concurs with the recommendations of the submitted Desk Study, that explains intrusive site investigation works should be undertaken prior to development in order to establish the exact situation regarding coal mining legacy issues on the site.

Countryside And Landscape Services - No objection subject to detailed landscaping at reserved matters, together with a management plan. Landscaping guidance is provided. It is pointed out that the illustrative layout is dominated by car parking. Conditions are recommended to enhance biodiversity (bats and birds).

Principal Valuer - No comments.

Head Of Public Protection - No objection is raised subject to conditions requiring the control of the construction with regard to contamination and the provision of a noise barrier at the boundary with the road.

CCBC Housing Enabling Officer - No objection subject to the provision of 10% affordable housing in accordance with a specified mix.

Senior Engineer (Land Drainage) - No in principle objection is raised. It is suggested that the site could be susceptible to ground water flooding and further information should be provided. A condition is recommended to require a scheme for the disposal of surface water and land drainage. Drainage advice is provided.

Cont....

Application No. 16/0642/OUT Continued

Transportation Engineering Manager - No objection subject to the provision of parking in accordance with parking standards at reserved matters.

Dwr Cymru - No objection.

Police Architectural Liaison Officer - No objection.

Strategic & Development Plans - It is explained that the area is a location within the Heads of the Valleys Regeneration Area where LDP policy encourages the provision of housing and it is argued that the a requirement for affordable housing is contrary to regeneration at this point in time.

ADVERTISEMENT

Extent of advertisement: The application has been advertised on site, in the press and 13 neighbouring properties have been consulted.

Response: No response has been received.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
It is not anticipated that the proposed development will have a material impact upon crime and disorder.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No - This application is made in outline and CIL is liable at reserved matters.

Cont....

ANALYSIS

Policies:

The application site is within the settlement boundary in accordance with policy SP5 and is identified in the Local Development Plan for residential development (HG1.07). The site enjoys an existing highway access and will be adjacent to an existing residential estate with which it will be compatible in accordance with policy CW2. The principle of the proposed development is therefore accepted.

Policy CW11 requires the provision of affordable housing on sites capable of accommodating 5 or more dwellings. The County is divided into different zones where the target for affordable housing varies to levels that are commensurate with the market conditions. The application site lies within the Heads of the Valleys Regeneration Area (HOVRA) where the target amount of affordable housing is 0%. The Housing Enabling Officer has recommended an affordable housing provision based on need because policy CW11 does leave room for the targets to be varied if it is found to be found appropriate. However CW11 also explains that whilst targets are indicative, site specific requirements will depend amongst other things on market conditions. Strategic Planning point out that the Local Housing Market Assessment (LHMA), published in July 2015, identified that the average house price in the ward of Pontllytyn is the second lowest of all wards in the County Borough at £71,333 and it remains the conclusion of the LHMA that the Heads of the Valleys housing market should include the ward of Pontllytyn. The LHMA acknowledges that the Heads of the Valleys area is one that is characterised by lower house prices and generally lower demand for housing than other parts of the County Borough. It is also a nil CIL zone. The monitoring of the LDP through the Annual Monitoring Report does not identify that there has been a significant improvement in viability since previous studies were undertaken and therefore it remains the conclusion that the Heads of the Valleys as a market area is not viable for affordable housing. Therefore the recommended 10% is not considered to be in accordance with the LHMA because it is within the second lowest average house price area.

In addition to the policy discussion above it is also to be noted that because the site is within the HOVRA it should be considered with regard to Policy SP1, which explains that within the regeneration area residential development should be promoted to address problems in this region and drive forward new housing in villages where there is need to diversify, in order to retain existing populations and to regenerate communities. This again supports the affordable housing contribution of 0% as discussed above regarding policy CW11.

Cont....

Application No. 16/0642/OUT Continued

The LDP at section C paragraph 3.70 further underlines how the HOVRA is to be implemented and delivered by explaining that "Low land values and weak demand mean that significant contributions from planning obligations are unlikely." Again with the second lowest average house prices in this area significant planning obligations should remain unlikely until economic circumstances change.

Policy CW10 requires the provision of useable public open space on sites greater than 0.3 hectare. The submitted layout is illustrative and does not show a space dedicated to public use, therefore a condition should be imposed to require useable open space at reserved matters. Similarly the illustrative layout does not detail the space necessary for the kerbside collection of waste and it is somewhat dominated by car parking spaces, these details too should be addressed at reserved matters.

Comments from Consultees:

The Senior Engineer (Land Drainage) raises no objection in principle. It has been pointed out that the site is in a location where there has been ground water flooding. That reference to flooding relates to NRW data based information that cover 1km squares and is not site specific. The application site is a raised brownfield plateau with existing buildings and covered almost entirely with compacted surface. Therefore it is considered that a condition may be imposed to require details of drainage at reserved matters.

The Housing Enabling Officer has recommended a provision of 10% affordable housing, however as explained above the site lies in the heart of the area rated for 0% affordable provision and also has one of the lowest average house prices. Strategic Planning therefore have explained that in the absence of any specific reason for not varying the 0% target in accordance with policy CW11 the recommended provision should not be imposed. The development should therefore be allowed in accordance with SP1 which on balance carries the weight directed towards reviving the HOVRA.

All other consultees raise no objection subject to conditions.

Comments from public: None.

RECOMMENDATION that Permission be GRANTED

Cont....

Application No. 16/0642/OUT Continued

This permission is subject to the following condition(s)

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) 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.
- 03) 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.
- 04) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of more than 20% of the dwellings approved of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 05) Notwithstanding the submitted illustrative layout, at reserved matters a layout shall be submitted that indicates the provision of adequate equipped open space, the provision of space for the kerbside collection of refuse/recycling and which reduces the dominance of car parking in the street scene.
REASON: The illustrative layout is not adequately detailed at this outline stage.

Cont....

Application No. 16/0642/OUT Continued

- 06) The development hereby approved shall not commence until a scheme for the disposal of surface water and land drainage, together with details of its future maintenance, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall submitted at reserved matters and it shall be implemented in accordance with the agreed details prior to the occupation of any part the development to which it relates and it shall be maintained thereafter as agreed.
REASON: To ensure that drainage from the proposed development does not cause or exacerbate any adverse conditions within the site, to adjoining properties or the environment and existing infrastructure with regard to flood risk.
- 07) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.
- 08) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 09) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Old Highways Depot, Pontlottyn, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application No. 16/0642/OUT Continued

- 10) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) in the new properties at Old Highways Depot, Pontlottyn, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 11) 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.
- 12) This outline application does not indicate the importation of any soils or hardcore. If at reserved matters such materials are to be imported and they do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013', the applicant shall submit a scheme for their importation and testing for contamination. 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.
- 13) The reserved matters details to be submitted shall include an acoustic barrier at the boundary of the site designed to mitigate the impact of noise from employment uses to the east of the application site. The agreed barrier shall be erected before the dwellings hereby approved are occupied.
REASON: To ensure adequate noise mitigation for the benefit of the residential occupants.
- 14) Prior to the submission of the reserved matters a scheme of intrusive site investigations for shallow coal workings shall be undertaken and the results together with any necessary remedial measures shall be submitted for approval at reserved matters. The development shall be carried out thereafter in accordance with any agreed remedial measures.
REASON: To inform the reserved matters with regard to any shallow coal workings.

Cont....

Application No. 16/0642/OUT Continued

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW4, CW5, CW6 and CW10.

Section 71ZB(1) of the Town and Country Planning Act 1990 requires that notice be given to a Local Planning Authority before beginning any development to which a relevant planning permission relates, and must be in the form set out in Schedule 5A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 or in a form substantially to the like effect.

Landscaping

The Council's Landscape Architect advises that with regard to the landscaping scheme to be submitted at reserved matters, it should contain a contamination report and analysis of ground conditions on the eastern and southern embankments, it should assess and comment upon their compaction, the presence of soil forming material, pH and nutrient status, the suitability for tree/shrub planting and grass seeding and if required a method of remediation. A soft landscaping plan at a scale of 1:200, which clearly identifies the positions of all areas of proposed planting. The Latin species name and variety of all proposed plants. The height or pot size of proposed trees and shrubs at time of planting, planting densities or proposed spacing between plants of the same species, the number and species of plants for each area and the sub-division/juxtaposition of species within a planting bed or a planting matrix for larger areas of native/semi native planting. Details of proposed grass seed/turf mixtures will also be required. The soft landscape plan should also provide details of topsoil areas and depths, the tree pit design, proposed method of tree staking/guying trees, proposed mulches, ameliorants. Please be aware that the Authority will require evidence that specimen trees within the development will have access to sufficient volumes of soil to allow the successful establishment and projected life span of the proposed species.

A Management Plan will also be required which identifies and prescribes maintenance operations covering a 5 year post planting period for all areas of soft landscaping outside individual plot boundaries.

Cont....

Planning Requirements Relating to Drainage & Flood Risk Management

General Requirements:

When submitting a scheme for drainage the applicant should consider the following, please note that these recommendations should not be regarded as exhaustive, and each application will be considered on a site specific basis:

a. The applicant should incorporate Sustainable Drainage principles into their drainage design where possible, to minimise the impacts to existing/proposed drainage infrastructure/receiving watercourses. Particular reference should be given to the requirements and advice contained within the following documents:

i. Recommended non-statutory standards for sustainable drainage (SuDS) in Wales - Published by Welsh Government, January 2016.

ii. The SuDs Manual C753, Published by Ciria, 2015.

iii. Code of practice for surface water management for development sites, BS 8582:2013.

iv. Rainfall Runoff Management for Developments, Published by the Environment Agency - Report SC030219.

v. Sewers for Adoption 7th Edition, published by Wrc plc, August 2012.

vi. Technical Advice Note 15: Development and Flood Risk, Published by Welsh Government, July 2004.

b. A detailed drainage strategy should be provided which demonstrates the proposed surface water drainage complies with the discharge hierarchy specified within Part H of the Building Regulations/Sustainable Drainage hierarchy. As much of the runoff as possible should be discharged to each hierarchy element before a lower hierarchy element is considered. Collection and infiltration methods of drainage are required to be considered in the first instance.

c. Soakaways will only be permitted if the applicant can satisfy the authority that permeability tests have been carried out that comply with the requirements of BRE Digest 365 (2016). A feasibility report including test reports and calculations is required which demonstrates that the use of soakaways or other infiltration systems will not adversely affect the development, adjacent land, structures or highways. Soakaways should be designed to a minimum storm return period (RP) of once in ten years (with consideration given to an appropriate factor of safety).

d. Any proposal to discharge surface/ground water flows to existing watercourses is likely to be limited to minimum rates of discharge which will be determined by this authority. The applicant should indicate how these requirements will be met. These details shall indicate how the development is to comply with the requirements of Section 8.3 of Technical Advice Note 15 (TAN15).

Cont...

Planning Requirements Relating to Drainage & Flood Risk Management

e. Development layout should take into account exceedance of the drainage system by demonstrating safe overland flows paths and flood routing. Runoff for the 1 in 100 RP event (plus climate change allowance) should be managed within the site at designated temporary storage locations and not adversely affect the development or surrounding infrastructure.

f. It is recommended the applicant open early dialogue with Dwr Cymru Welsh Water (DCWW) with regards to foul/ surface water drainage arrangements and secure the necessary permissions/ adoption agreements, where interaction with DCWW infrastructure is proposed.

g. The applicant must ensure that during the development period and thereafter that surface water, groundwater, soil and other site debris is contained and dealt with within the curtilage of the site and is prevented from running on to or being otherwise deposited on adjacent land or highways. This may entail the installation of permanent or temporary cut off drainage.

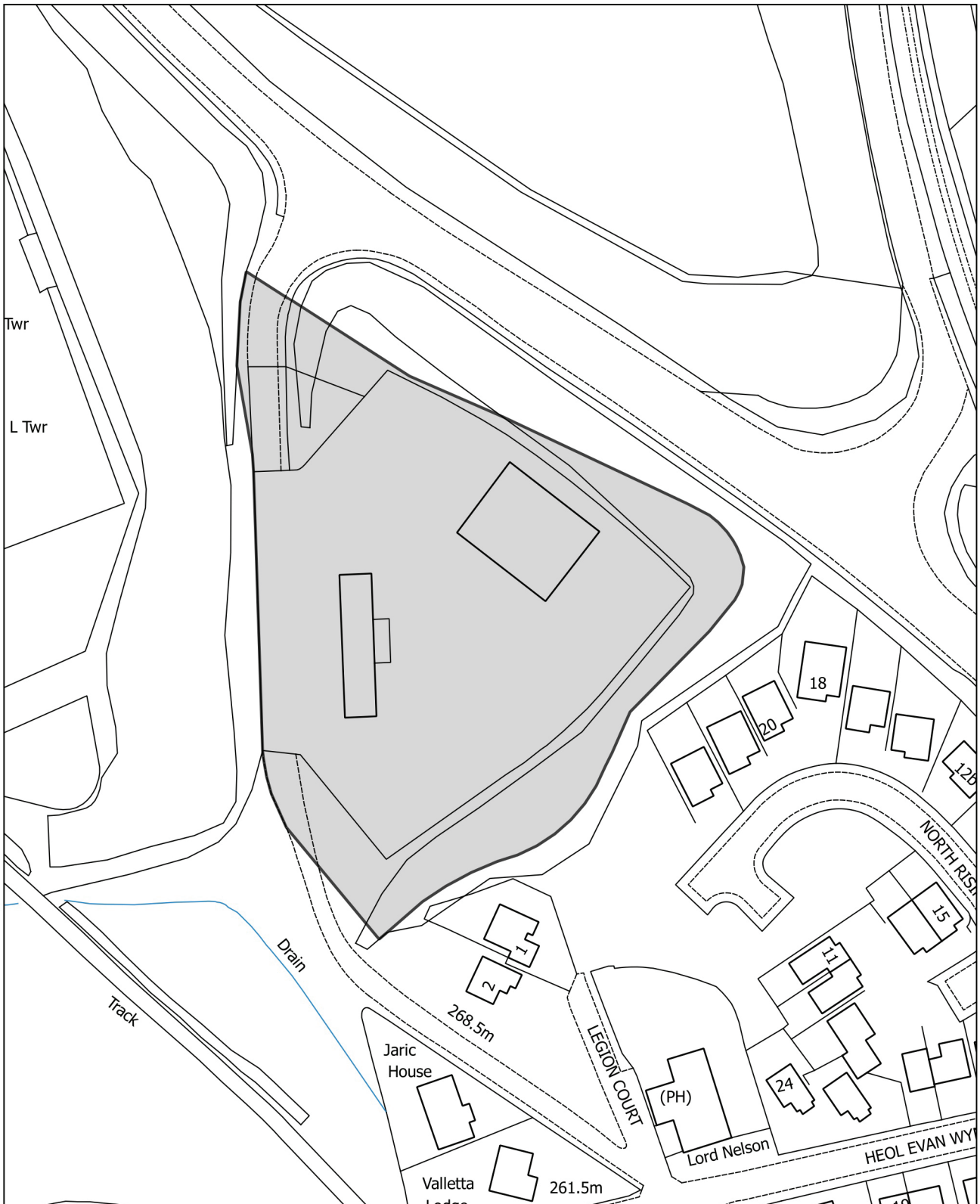
h. The applicant should also demonstrate that appropriate pollution control measures are in place prior to discharge and confirm the proposals for adoption and long-term maintenance of the drainage system, where appropriate.

i. Please note that no discharge of surface water from the proposed development including driveways will be permitted to drain to the public

highway or any highway drain. If the applicant intends to discharge surface water runoff from new highway areas submitted for adoption to the local

highway drainage system he may be required to demonstrate that this system has adequate capacity to deal with anticipated additional flows generated by the proposed development. Permission to discharge to the existing highway

drainage system may be conditional on the applicant carrying out upgrading works at their own expense or connecting to a point of adequacy within the system.



Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0053/RET 02.02.2015	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 an educational based resource centre and retain the existing buildings on site Lylac Ridge Dan Y Graig Stables Dan Y Graig Road Risca Newport NP11 6DR

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is a field approximately 50 metres south of the A467. It is accessed from Dan y Graig Lane.

Site description: An almost rectangular field sloping towards the A467, with entrances at either end.

Development: Change of use to educational based resource centre with the retention of the existing buildings on site.

Dimensions: The field is approximately 0.71 hectare in size. Within it are a number of buildings of various sizes and shapes mainly aligned with the lane. Based on the measurements taken from the plan the total floor area of those buildings appears to be approximately 180 square metres.

Materials: Mainly timber structures with a metal container (to be clad with timber), a metal clad portable cabin, and a residential sized caravan. The buildings are interlinked with gravel tracks and earth pathways.

Ancillary development, e.g. parking: The proposal also involves the construction of a raised level parking area to the eastern corner of the sloping site adjacent to the existing site access, to accommodate six standard parking spaces, one disabled space and one large space measuring 6m x 3m.

Cont....

Application No. 15/0053/RET Continued

PLANNING HISTORY

2/10124 - Retain use of stables for food storage place - Refused 26.07.91.

2/10352 - Extend stables by one bay, to provide storage facilities for food/bedding -
Granted 04.10.91.

2/11233 - Extend existing stables by adding storage facility so that temporary building
can be pulled down and site cleared - Granted 14.04.93.

13/0702/RET - 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 - Refused 15.07.14.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Agricultural land in countryside outside the defined settlement.

Policies:

CW2 (Amenity), CW3 (Design Considerations - Highways), CW15 (General Locational
Constraints) and LE3 (Safeguarding of Country Parks).

NATIONAL POLICY None.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Rights Of Way Officer - Restricted Byway 41 and Footpath 106 must not be obstructed.

Cont....

Application No. 15/0053/RET Continued

Transportation Engineering Manager - No objection - subject to the imposition of a condition specifying the period within which the parking area is to be provided and requirement that it is available for the parking of vehicles at all times.

Head Of Public Protection - Requests conditions concerning potential contamination of the site, soil importation and the subsequent validation of any remedial works carried out.

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 - The applicant is advised to contact NRW as a septic tank is being proposed.

Principal Valuer - No objection.

Natural Resources Wales - No objection.

ADVERTISEMENT

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

Response: One response has been received.

Summary of observations:

1. It is suggested that the applicant has no legal control over the access to the land at the eastern end of the site and the use adversely impacts upon the access used by an extant dwelling because of the alleged obstruction of that access.
2. The location for the proposed use is inappropriate because the access lane is "narrow and tortuous". The increased traffic generated by the use has an adverse impact on highway safety and other highway users, especially pedestrians.
3. The proposal appears to block a Public Right of Way.
4. The appearance of the buildings in the sloping rural context is detrimental to the visual amenity of the area and harmful to the Special Landscape Area.

Cont....

Application No. 15/0053/RET Continued

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? Yes, but it is not chargeable

ANALYSIS

Policies: CW2 (Amenity) the application site is sloping and is therefore visible to varying degrees from the opposite side of the valley and the properties located there. The closest dwelling is located approximately 75 metres away further up the hillside above the site, the direct views down onto the site are limited by the existence of hedgerows running down the side of the access road. It would be the case however, that the proposed raised parking area will be visible when looking downhill from this property (Min-Y-Coed). The application includes a proposal to construct a levelled parking area at the eastern end of the site adjacent to the site access, this will result in the formation of a plateau some four metres above the existing slope of the land and according to the plan, at the base of the retaining structure next to the access, it will measure 21 metres wide and taper to approximately 19.5 metres wide at the furthest point in the field. It will project into the field by some 14 metres. This will provide a useable area for parking vehicles of approximately 186 square metres, this will be set back from the edge of the raised area to facilitate the provision of planting. The area will be retained by a timber crib-lock wall structure, on top of which, but set back from the edge behind the planting, will be constructed a reinforced concrete retaining wall and metal railings.

Two of the structures located on the land are of significant size, they are not used to house animals feed or equipment; one is a standard steel clad portable cabin used in part for office purposes and the other is a residential caravan used as a staff rest room and mess facilities, both are painted dark green in colour. They are larger than the animal shelters on the site and because of their location and the colour that they are painted, they are prominent features on the land. From the lane to the south of the site most of the existing structures on the land are visible, because of the loss or removal of much of the original hedgerow adjacent to the highway, leaving isolated trees which have grown from the remnants of the hedge.

Cont....

Application No. 15/0053/RET Continued

The hedge has been replaced with a post and wire fence. The prominent location of the site on the hillside is mitigated during the growing season by the heavy tree growth to the north of the site therefore the visual intrusion into the open countryside is currently limited. The construction of the elevated parking area will exacerbate the existing situation, but it is considered that due to the heavy tree growth around the site on balance the proposal does not represent an unacceptable visual intrusion into the open countryside, on the Special Landscape Area.

CW3 (Design Considerations - Highways). The Transportation Engineering Manager has offered no objections to the use of the lane leading to the application site by traffic going to and from the premises.

CW15 (General Locational Constraints). Part C of Policy CW15 states that outside settlement boundaries proposals will not be permitted unless the proposed development is either: (amongst others)

- i Associated with either agriculture, forestry or the winning and working of minerals or
- ii For the conversion, rehabilitation or replacement of rural buildings and dwellings, or
- iii For recreation, leisure and tourism proposals that are suitable in a countryside location.

The previous planning application submitted under reference number 13/0702/RET in respect of this site sought to "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". In the officers report that dealt with that application it was considered that "whilst there is a general presumption in favour of directing development towards settlement boundaries an educational agricultural use such as is proposed would accord with part 'C' of this policy". The current application seeks planning permission for "Change of use from agricultural land to educational based resource centre and retention of existing buildings on site". It is stated in the accompanying design and access statement that the "Lylac Ridge's educational aim is to offer alternative opportunities, to children and young adults, and deliver structured learning and employability programmes. The result of these programmes will help participants achieve lifelong and employable skills and gain accreditations to help seek future employment.....Once on site small groups will engage with pre planned activities suitable for the current participants, of which include basis animal husbandry and care to the various animals on the farm. Employability skills include team building and interviewing techniques."

It is therefore considered that the use of the land for the purposes described in this application generally accord with the objectives of part C of Policy CW15 of the LDP.

Cont....

Application No. 15/0053/RET Continued

L.3 (Safeguarding of Country Parks) Policy LE.3 of the LDP refers to and identifies a Country Park that contributes to the Valleys Regional Park, in this instance the Sirhowy Valley Country Park. The purpose of this designation is to protect large scale but less formal facilities which provide a valuable resource for recreational and tourism activities within a rural setting; to recognise their contribution to the landscape and tourism attractions their boundaries are defined so that they may be protected from inappropriate development. The boundary of the Sirhowy Country Park is indicated on the proposals map that forms part of the LDP. That map suggests that included within the County Park is part of the application site from its eastern boundary up to the approximate line of the public footpath which crosses the site diagonally from the north eastern corner to the southern boundary. However it would appear that the limits of the Park should have been shown as ending at the field boundary of the application site, as this marks the extent of the land within the ownership of CCBC. Whilst the application site does not appear to directly affect land designated under Policy LE3, it does immediately abut such land and the public footpath access into the Sirhowy Country Park

Comments from Consultees: No objections have been received from statutory consultees and Risca West Community Council have noted the application.

Comments from public:

- It is suggested that the applicant has no legal control over the access to the land at the eastern end of the site and the use adversely impacts upon the access used by an extant dwelling because of the alleged obstruction of that access.
- The issue of land ownership would be a private legal matter between the parties concerned and does not represent a material planning consideration.
- The location for the proposed use is inappropriate because the access lane is "narrow and tortuous". The increased traffic generated by the use has an adverse impact on highway safety and other highway users, especially pedestrians.
- As stated above the Transportation Engineering Manager has raised no objections to the proposal subject to the imposition of a condition relating to the provision of the proposed parking area and its subsequent use.
- The proposal appears to block a Public Right of Way.

Cont....

Application No. 15/0053/RET Continued

- The Rights of Way Officer has been consulted on the proposal and his comments are as set out above. the obstruction of the Public Right of Way would be dealt with under the Highways Act.
- The appearance of the buildings in the sloping rural context is detrimental to the visual amenity of the area and harmful to the Special Landscape Area.
- As set out under the consideration of Policy CW2 (Amenity), it is not considered that the appearance of the site has an unacceptable impact on the visual amenity of the open countryside.

Other material considerations: - None.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
Drawing Number: 3429/PA/001 Rev. A Ordnance Survey Plan dated Jan'15 and received on 20.01.2015.
Drawing Number: 3429/PA/002 Existing Site Plan dated Jan '15 and received on 20.01.2015.
Drawing Number: 3429/PA/003 Existing Elevations dated Jan '15 and received on 20.01.2015.
Drawing Number: 3429/PA/004 Rev. A Proposed Site Plan dated Jan'15 and received on 25.02.2015.
Drawing Number: 3429/PA/005 Existing and Proposed Storage Container dated Jan'15 and received on 20.01.2015.
Drawing Number: 3429/PA/006 Existing Site Sections dated Jan '15 and received on 20.01.2015.
Drawing Number; 3429/PA/007 Existing and Proposed Sections dated Jan'15 and received on 20.01.2015.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 15/0053/RET Continued

- 03) Within two months of the date of this decision, details of hedgerow enhancement planting in respect of the site boundary to the highway, including a species list detailing the name and origin of native broadleaved trees and shrubs to be used to enhance the existing hedgerow, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and the hedgerow planting shall be carried out within 12 months of the date of this decision.
REASON: In the interests of biodiversity conservation and enhancement in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales (2010) TAN 5 Nature Conservation and Planning (2009).
- 04) Notwithstanding the submitted plans, prior to the commencement of any works involving the construction of the retaining structure to the proposed parking area on site, full engineering details and structural calculations for the proposed retaining structure, together with certification from an independent chartered civil or structural engineer that the proposals are structurally adequate and fit for their intended purpose shall be submitted to and agreed by the Local Planning Authority. Following construction of the agreed retaining structure additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: To retain effective control over the development.
- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLGA document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) Within one month of the date of this decision the alterations to the steel storage container shall be completed in accordance with the approved details.
REASON: In the interests of visual amenity.

Cont....

Application No. 15/0053/RET Continued

- 07) Within one month of the date of this consent, details of a scheme for the disposal of surface water and land drainage flows from the development hereby approved shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented within two months of the date those details are agreed.

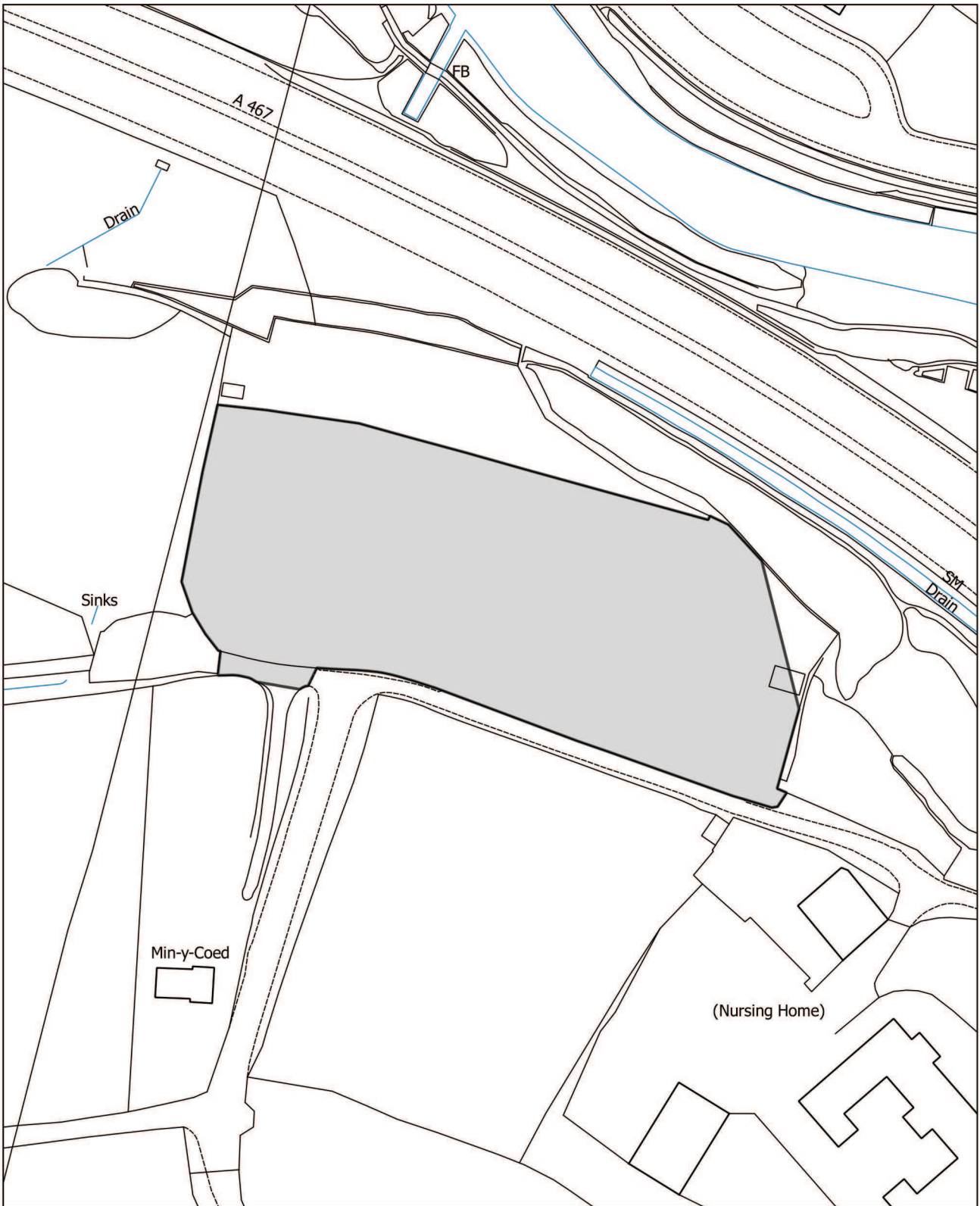
REASON: To ensure the development is served by an appropriate means of drainage.

- 08) The parking area indicated on the approved plan and referred to in Condition 04) above shall be provided within twelve months of the date of this decision and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.

REASON: In the interests of highway safety.

Advisory Note(s)

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, CW15.



Agenda Item 9

PREFACE ITEM

APPLICATION NO. 16/0437/RET

APPLICANT(S) NAME: Mrs A Pronger

PROPOSAL: Retain new fence along boundary line in place of previous overgrown bushes

LOCATION: 74 Half Acre Court Caerphilly CF83 3SU

This application was reported to Planning Committee on 3 August with a recommendation that permission should not be granted. The Committee was minded to approve the application and it was resolved that it be deferred for a further report setting out conditions.

The site is in a prominent position at the entrance to the estate and on the approach road to Caerphilly Leisure Centre and Virginia Park Golf Club. It is also highly visible from the car park of the medical centre on the opposite side of the road.

The design concept for this relatively new estate was to provide open plan front gardens, with wrought iron railings defining public spaces and brick boundary walls providing privacy and security to the boundaries between private gardens and public space. Shrub planting was also included as a feature of the street scene to soften the appearance of the rear garden walls. The Council's design guidance specifically stated that wooden fencing would not be acceptable for any street frontage and that the developer should give particular consideration to boundary treatments, particularly those that define public and private space, such as at this site. For this reason, permitted development rights were removed by condition to maintain the distinctiveness of this locality.

The fence as proposed is considered by officers to be contrary to that design guidance and contrary to policies SP6 in the Local Development Plan, which aims to ensure a high standard of design that reinforces attractive qualities of local distinctiveness, such as the original boundary treatments and policy CW2, due to its unacceptable impact on the amenity of the adjacent public realm. It is also contrary to supplementary planning guidance in LDP7 - Householder Development in that it fails to make a positive contribution to the street scene.

Cont....

Application No. 16/0437/RET Continued

It is acknowledged that there are several wooden fences adjacent to the street near the application site. These appear to be unauthorised. One boundary treatment has been approved near the site and this consisted of low wrought iron railings enclosing a small triangular area at the side of a house, in keeping with the original design concept. The application should be considered on its own merits and in the context of the development plan.

While each application is considered on its merits, permitting this application will have the effect of removing the planning design control from one of the most visually prominent plots, thereby making it more difficult to resist similar future proposals and to take action against unauthorised fencing. In effect it sets a new baseline and could lead to the attractive features that contribute to the character of the estate being eroded over time.

Recommendation: That the recommendation is to refuse the application for the reason given in the original report, which is attached. However, if the Committee is minded to approve the development, the condition below is suggested. The condition seeks to control the erection of further close boarded timber fencing, for example around the front garden further undermining the character of the locality.

1. No additional or replacement fence, wall or other enclosure shall be erected at 74 Half Acre Court other than that hereby approved unless an application has been submitted to and approved in writing by the Local Planning Authority.
REASON: To protect the character of the street scene.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0437/RET 28.06.2016	Mrs A Pronger 74 Half Acre Court Caerphilly CF83 3SU	Retain new fence along boundary line in place of previous overgrown bushes 74 Half Acre Court Caerphilly CF83 3SU

APPLICATION TYPE: Retain Development Already Carried Out

SITE AND DEVELOPMENT

Location: The application site is located at 74 Half Acre Court Caerphilly.

Site description: The site is the boundary of a residential curtilage within a residential area located to the north-east of Caerphilly town centre.

Development: The application proposes a new boundary fence and extension of the garden area by approximately one metre. The development would replace a brick wall with planting in front.

Dimensions: The proposed fence is approximately 1.8 metres high.

Materials: The fence is a close boarded timber fence stained a reddish brown colour.

Ancillary development, e.g. parking: No other development is proposed.

PLANNING HISTORY 2005 TO PRESENT

14/0776/FULL - Erect two-storey side and rear extension - Granted 20.01.15.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is within the settlement boundaries identified in the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 (LDP).

Policies: The following policies are relevant to the determination of this application: CW2 Amenity, SP6 Placemaking.

Cont....

Planning Committee 3rd August 2016

Application No. 16/0437/RET Continued.

NATIONAL POLICY National policy in Planning Policy Wales and TAN 12 Design are relevant to the determination of the application.

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? The site is within the coalfield.

CONSULTATION

Transportation Engineering Manager - No objection.

ADVERTISEMENT

Extent of advertisement: The application has been advertised by means of a notice posted near the site and by letters to 12 neighbouring properties.

Response: No response has been received.

Summary of observations:

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
The proposed development is unlikely to have a significant effect on crime and disorder in the local area.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No. No new floorspace is created.

Cont....

Application No. 16/0437/RET Continued.

ANALYSIS

Policies: The application has been considered in the context of national policy and policies in the LDP. The main issue is considered to be the effect of the proposed development on the amenity of the area and its visual impact.

The background to the application is that an extension was built for which permission was granted in 2015 under reference 14/0776/FULL. A complaint was received in early 2016 that the garden had been extended and a new fence constructed on the boundary with the highway. Officers investigated the complaint and advised that the replacement of the original wall with a fence at the back of the footway was not acceptable on visual amenity grounds and that the wall should be reinstated in its original position.

A Statutory pre-application (SPA) enquiry was submitted in April 2016, when the applicant apologised for constructing the fence but said that they were not aware an application was required. They stated that the fence had been put up to make the house more secure and because the bushes in front of the original wall had attracted litter. They also stated that there were other boundary fences near their house. In the response to the SPA enquiry the Council commented that the predominance of boundary treatments on the estate was face brick walls set back from the boundary with planting between the walls and the back edge of the pavement. In addition, the original boundary treatment makes an important contribution to the visual amenity of the area and it was the function of the local planning authority to protect it.

LDP policy SP6 seeks to ensure that new development achieves a high standard of design reinforcing attractive qualities of local distinctiveness. Policy CW2 criterion A requires new development to have no unacceptable impact on the amenity of neighbouring properties or land. Supplementary planning guidance in LDP 7 also states that boundary treatments contribute to the quality of the street scene and help to make streets more attractive to pedestrians.

It is considered that the proposed fence at the back edge of the footway does not respect the character of the area and has a detrimental effect on the visual amenity of the local area. The recommendation is, therefore, to refuse the application and to seek an alternative solution with the applicant that is more in keeping with the character of the local area.

The Highways transportation officer has confirmed that there is no objection in terms of vision splays on the bend of the estate road and the land that has been enclosed within the curtilage is not highway land.

Comments from consultees: No objections have been received.

Cont....

Planning Committee 3rd August 2016

Application No. 16/0437/RET Continued.

Comments from public: No representations have been received.

Other material considerations: Normally a fence up to one metre in height adjacent to the road would be "permitted development". However, in this case the permission for the housing estate, reference P/04/0146, stated:

"Notwithstanding the provisions of the Town and County Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no fences, gates or walls, other than those expressly approved as part of this permission, shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road."

The existing fence is considerably higher than one metre and the condition was imposed to retain control over boundary treatments and to ensure a consistent approach.

RECOMMENDATION that Permission be REFUSED

This permission is subject to the following condition(s)

- 01) The siting and design of the proposed development would be out of character with the street scene which has a uniformity of design, introducing an incongruous element which would not meet the aims of policy SP6 of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 and Supplementary design guidance in LDP 7 Householder development and TAN12: Design, in that it would not reinforce attractive qualities of local distinctiveness. In addition, the proposed fence would be contrary to policy CW2 due to the unacceptable impact on the amenity of adjacent land.

DEFERRED FOR REASONS FOR APPROVAL



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Agenda Item 10

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0501/OUT 21.06.2016	Walters Land Ltd Mr D Thursfield Hirwaun House Hirwaun Industrial Estate Hirwaun CF44 9UL	Erect four residential properties and associated works Land At Cae Nant Gledyr Caerphilly

APPLICATION TYPE: Outline Application

SITE AND DEVELOPMENT

Location: The application site is located on the western of side of Cae Nant Gledyr and to the east of Sword Hill.

Site description: The application site is a triangular shaped parcel of open amenity space within an established residential area. The site is grassed and is located adjacent to the road serving Cae Nant Gledyr. There is a belt of mature trees on the southern and western boundaries of the site and these boundaries slope up from the site to the dwellings at Sword Hill. The site to the north narrows to a point where the western boundary meets the road.

Development:

The application proposes residential development on the southern part of the open space area, consisting of the erection of four dwellings.

The proposal is set out in a linear fashion along the southern edge of the open space area with plots 1 to 3 facing north and plot 4 being at 45 degrees to that. The dwellings would be directly opposite numbers 20 and 22 Cae Nant Geldyr.

The access would be from a new private drive off the hammer head directly in front of number 20 Cae Nant Gledyr.

Dimensions:

The dwelling would be a minimum of 6.5m wide by 8m deep by 8m high, and a maximum of 11m wide by 12m deep by 9m high.

Materials: Not specified.

Cont....

Application No. 16/0501/OUT Continued

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), CW2 (Amenity), CW3 (Design Considerations: Highways), CW7 (Protection of Open Space) and CW15 (General Locational Constraints).

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

Supplementary Planning Guidance LDP6 - building Better Places to Live

Supplementary Planning Guidance LDP 8 Protection of Open Space gives advice in how to carry out open space assessments.

National Policy: Planning Policy Wales, 8th Edition January 2014

Paragraph 4.11.9 of Planning Policy Wales 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

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection subject to the imposition of a condition requiring the submission of a report assessing any potential landfill gas and any mitigation measures required where applicable.

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

Cont....

Application No. 16/0501/OUT Continued

Dwr Cymru - Provides advice to be conveyed to the developer.

Aneurin Bevan Health Board - No objection subject to the imposition of a condition requiring the submission of a land contamination risk assessment; any potential land contamination, the land remediation strategy currently employed (if applicable) and details of all proposed ground works.

ADVERTISEMENT

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

Response: Two letters of objection and a petition containing 101 signatures were received.

Summary of observations:

1. Loss of open space.
2. Ecological impacts of the development.
3. Impacts on health and well being of residents.
4. Contravention of the Human Rights Act.
5. Impact of construction traffic.
6. Will the dwellings be in keeping with the character of the existing dwellings in the area?
7. The proposal will have harmful impacts on climate change.
8. Ground stability.
9. The site is located on a former refuse tip and as such is contaminated and should not be built on.
10. Brownfield sites should be developed in preference to greenfield sites.

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 conditions will be attached to any consent granted in order to provide mitigation measures.

Cont....

Application No. 16/0501/OUT Continued

Is this development Community Infrastructure Levy liable? No because this is an outline planning application but the development will fall within the higher viability charging zone upon the submission of reserved matters.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application site is an unallocated site within the settlement limits as defined in the local development plan and as such the principle of development is acceptable. In that regard the main points to consider in the determination of this application are the objections raised by the public and these will be dealt with in turn below.

1. With regard to the loss of the open space it should be noted that this area is covered by Policy CW7 of the Local Development Plan and also SPG LDP 8 Protection of Open Spaces. The latter document states that where applications propose to develop existing areas of open amenity space an open space assessment should be used to determine whether sufficient open space would remain in the area. Sufficient open space is defined as being 3ha within a 0.5km radius of the application site. It should be noted here that the application site is part of a wider corridor of open space and amenity land including footpaths, a playing field and an equipped playground. Excluding the application site the area of open space that would remain if the proposal would be approved would be well in excess of the required 3ha and in that regard it is considered that adequate amenity space would be retained.

The Policy and the SPG also requires an assessment of the importance of the open space as a recreational resource or an area of visual amenity and in that regard it is considered that whilst the land may have a high visual amenity value it has a low value as a recreational resource. This is not to say that it is not used for recreational purposes but such use would be informal and infrequent. In any event the application only proposes the loss of a relatively small area of land at the edge of the open space with the footpath passing the site being retained. Therefore it is considered that the loss of the open space would not be unacceptable in planning terms and complies with Policy CW7 of the Local Development Plan.

2. The application has been assessed by the Council's Ecologist and no objection is raised. The site does not affect the wooded belts to the west and south of the site but these areas do have the potential to support foraging bats whilst the site itself has the potential to support reptiles. In that regard it is considered that it would be reasonable to impose a condition requiring the provision of a reptile method statement.

Cont....

Application No. 16/0501/OUT Continued

3. An objector has written in making a number of comments with regard to the impacts of residential development on health as a result of the loss of open space and ecology of the area. As stated above, neither of these issues is considered to be significant enough to warrant refusal of the application in their own rights and it is not considered that they would have significant impact on health and wellbeing to warrant refusal of this application.

4. Whilst the Human Rights Act is not considered explicitly, it is implicit in the determination of all planning applications. It is accepted that Article 1 and 8 of that Act protects an individual's rights to a peaceful enjoyment of all of their possessions and respect for their private and family life. It is considered that the considerations of the planning merits of a proposal sufficiently protect these rights.

5. The impact of construction traffic is a small and transient part of the development proposed here. In any event it is not considered that the level of traffic likely to be associated with the construction of four dwellings would be such that it would pose dangers to highway safety or residential amenity, particularly given the highway network serving the application site.

6. As this is an outline application, the exact details of the dwellings are not known. However, the upper and lower scale parameters stated by the developer are considered to be in keeping with the scale of adjacent dwellings and the design of the dwellings can be closely controlled at the reserved matters stage.

7. It is inevitable that any development would have an impact on climate change. However the Local Planning Authority has to consider whether that impact would be sufficient to warrant refusal of an application. The application site is located in a sustainable location with relatively good access to public services, and the design of any house could take into account sustainable modern building practices. In that regard it is not felt that the proposal would have an undue impact on climate change.

8. There is no evidence of any ground instability in this area. It would be the responsibility of the developer to satisfy the Building Control Section of the Council that any proposed foundations are suitable for the ground conditions.

9. It is accepted that the application site is located adjacent to a former refuse tip and that there may be potential for contamination of the underlying land. This issue has been considered by the Council's Public Health and Protection Division and by Aneurin Bevan Health Board and they have raised no objection subject to the submission of a scheme that identifies any potential contamination and suggests any mitigation measures to deal with it. This can be secured by a condition attached to any consent granted. It should also be noted that the majority of the houses surrounding the application site have also been built on the remediated former refuse tip.

Cont....

Application No. 16/0501/OUT Continued

10. As stated above the application site is a former brownfield site, albeit it has now been landscaped and is greenfield. In any event, whilst National Planning Guidance states that there is a preference for Brownfield sites to be developed rather than Greenfield sites, it does not totally preclude such development. Moreover, each application for planning consent has to be treated on its own planning merits and it is considered in this instance that the development of this site would be acceptable in planning terms.

Comments from consultees: No objections raised.

Comments from public: The comments from the public are addressed above.

Other material considerations: None.

In conclusion it is considered that the proposal is acceptable in planning terms subject to the imposition of suitable conditions.

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) Approval of the details of the access, appearance, landscaping, layout and scale of the development (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before development is commenced and shall be carried out as approved.
REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
- 02) Plans and particulars of the reserved matters referred to in Condition 01) above, relating to the 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.
- 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.

Cont....

Application No. 16/0501/OUT Continued

- 04) The development shall be carried out in accordance with the following approved plans and documents: Design and access Statement, 1548SPP-01, 1548CN-01, 1548/LP-01, 1548sk02 and CGAB/AMP/001Rev0.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 05) No development or site/vegetation clearance shall take place until a detailed Reptile Mitigation Statement has been prepared by a competent Ecologist and submitted for the approval of the Local Planning Authority. The approved measures shall be strictly complied with.
REASON: To ensure that reptiles are protected.
- 06) Prior to the commencement of development details of the lighting of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed scheme.
REASON: To ensure adequate protection to protected species.
- 07) Prior to the commencement of works on site, details of the garden boundary fence/wall to be erected along the inside of the existing woodland belt in order to exclude the woodland belt from within the garden boundaries, shall be submitted to the Local Planning Authority for approval. The approved details shall be complied with and shall be implemented before the new dwellings hereby approved are first occupied.
REASON: To ensure the protection of bat foraging habitat.
- 08) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Land at Cae Nant Gledyr, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

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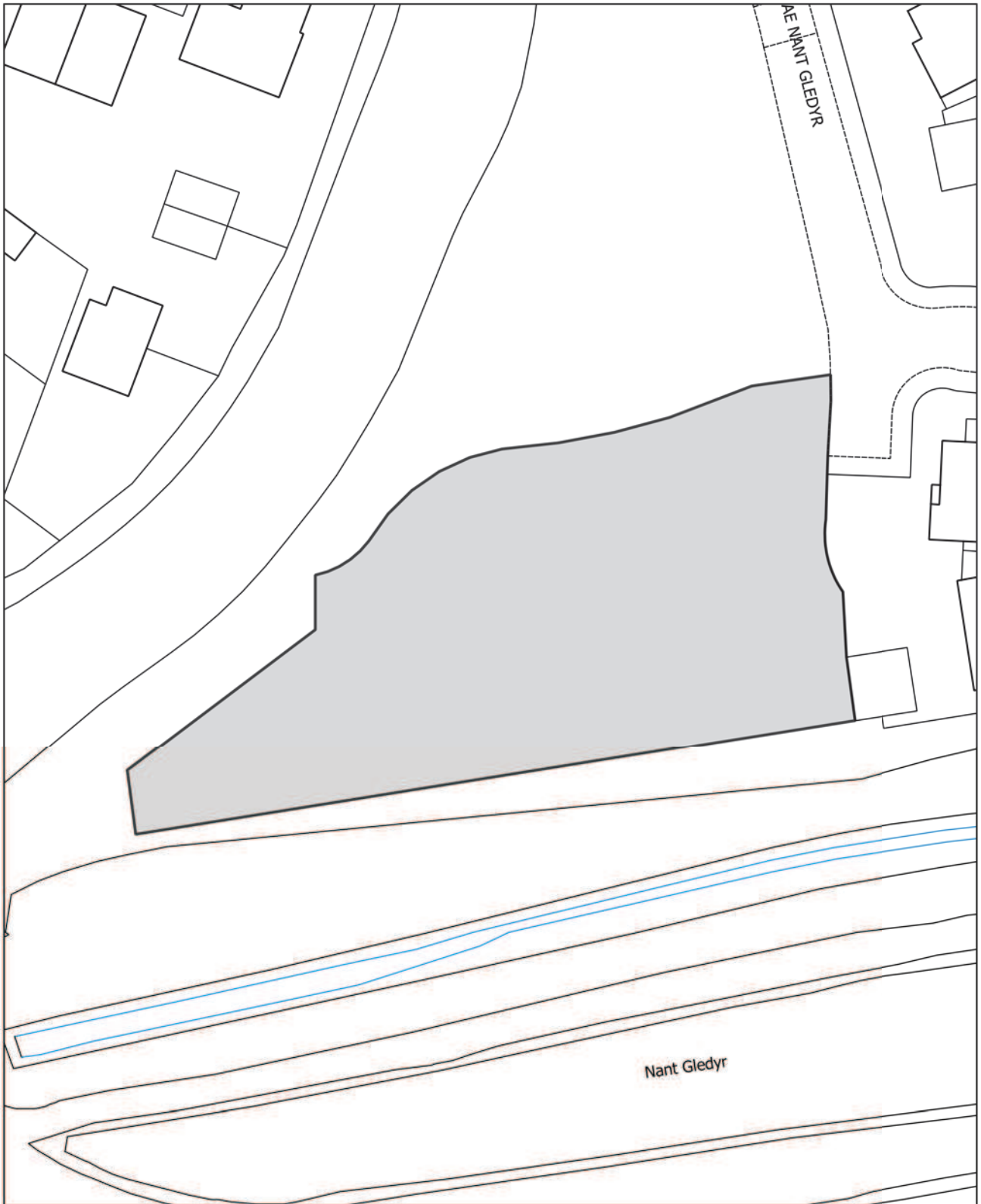
Application No. 16/0501/OUT Continued

- 09) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, or Swift) in the new properties at Land at Cae Nant Gledyr, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved is first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 10) 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.
- 11) 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 any contamination of the site including the presence of landfill gas. 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.
- 12) 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.

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 CW4.

Please find attached comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and the Council's Ecologist.



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PLANNING COMMITTEE – 14 SEPTEMBER 2016

**SUBJECT: WELSH GOVERNMENT CONSULTATION DOCUMENT TECHNICAL
ADVICE NOTE 24: THE HISTORIC ENVIRONMENT**

REPORT BY: CORPORATE DIRECTOR - COMMUNITIES

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to advise Members that Welsh Government (WG) launched a consultation document entitled Technical Advice Note 24: The Historic Environment (TAN 24) on 11 July 2016. It is seeking the Local Planning Authority's views by 3 October 2016.
- 1.2 A summary of the main components of the new TAN 24 are provided below and the report also provides the proposed officer response to the questions raised by WG for member consideration

2. SUMMARY

- 2.1 The report summarises the key considerations proposed in the consultation document and those most pertinent to Caerphilly County Borough Council.
- 2.2 This draft technical advice note reflects informal feedback received on an earlier version made available by WG to inform the scrutiny of the then Historic Environment (Wales) Bill. It complements the recent consultation on Chapter 6 of *Planning Policy Wales* and a parallel consultation on secondary legislation to support the Historic Environment (Wales) Act 2016 and various good-practice guidance documents.
- 2.3 Following the closing date (3 October 2016) all responses are to be analysed and considered by WG.

3. LINKS TO STRATEGY

- 3.1 In its strategic plan for 2011-16, the *Programme for Government*, the WG sets out its vision for the nation:

Healthy people living productive lives in a more prosperous and innovative economy; safer and more cohesive communities with lower levels of poverty and greater equality; a resilient environment with more sustainable use of our natural resources and a society with a vital sense of its own culture and heritage.

- 3.2 The importance of the historic environment in realising that vision for Wales is acknowledged in the *Programme*, with one of its specific aims being to 'enrich the lives of individuals and communities through culture and heritage.'

- 3.3 The WG's approach to the promotion of the sustainable management of the historic environment in line with the objectives of the *Programme for Government* is detailed in the *Historic Environment Strategy for Wales* and its associated 'Headline Action Plan.'
- 3.4 The goal of the *Strategy* is a well-protected and accessible historic environment that will contribute to the quality of life and quality of place and enhance people's life chances.
- 3.5 The WG's vision is that:
- The Welsh historic environment should be sustainably managed so it can continue to deliver meaningful social, economic and environmental benefits to the people of Wales.*
- 3.6 The historic environment is also recognised as an important factor in regeneration. This role is highlighted in *Vibrant and Viable Places*, the Welsh Government's regeneration framework, published in 2013.
- 3.7 The WG considers the historic environment to be central to Wales' culture and its character and contributes to our sense of place and cultural identity. It is vital that the historic environment is appreciated, protected, actively managed and made accessible for the general well-being of present and future generations.
- 3.8 The Historic Environment (Wales) Act 2016 received Royal Assent on 21 March 2016. The Act forms part of a suite of legislation, policy, advice and guidance that makes important improvements to the existing systems for the protection and suitable management of the Welsh historic environment.
- 3.9 The planning system plays a significant role in the protection and conservation of the historic environment while helping it to accommodate and remain responsive to present-day needs. TAN 24 will provide detailed planning advice on the historic environment of Wales.
- 3.10 The Key Objectives relevant in the Caerphilly County Borough Local Development Plan up to 2021 (Adopted November 2010) are to:-
- 22 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.
 - 23 Maintain, enhance and develop a hierarchy of town and village centres which are easily accessible, and which meet the needs of all sections of the population.
 - 24 Protect and enhance the overall quality of the historic natural and built environment of the County Borough.
- 3.11 The Council adopted its Conservation Strategy for the Historic Environment 2014 – 2019 entitled 'The Value of Historic Places' in November 2014. This Strategy seeks to highlight the opportunities provided by the county borough's historic environment to help regeneration, tourism and education opportunities across the entire county borough. Importantly, it seeks to highlight opportunities to positively and beneficially conserve, enhance and where appropriate preserve the historic environment for its intrinsic value and as an important historic asset for the people and the communities that live alongside these features.

4. THE REPORT

- 4.1 The Welsh Government (WG) issued Technical Advice Note 24: The Historic Environment on 11 July 2016 for public consultation purposes.

- 4.2 This will be the first ever TAN specifically providing detailed planning advice on the historic environment in Wales. When approved the TAN will replace Welsh Office Circulars 60/96, 61/96 & 1/98 which were produced in 1996 and 1998. TAN 24 should be read in conjunction with the Historic Environment (Wales) Act 2016 which received Royal Assent on 21 March 2016, Chapter 6: The Historic Environment of Planning Policy Wales (PPW), a new tranche of emerging supporting SPGs and Cadw's Conservation Principles for the Sustainable Management of the Historic Environment in Wales, published in March 2011.
- 4.3 TAN 24 contains annexes that deal specifically with the designation and consent procedures associated with scheduled ancient monuments, listed buildings and the registers of historic areas.
- 4.4 It will reflect on how the historic environment contributes to the Welsh Government's (WG) seven well-being goals for a sustainable Wales as set out in the Well-being of Future Generations (Wales) Act 2015.
- 4.5 Central to the protection and enhancement of historic assets is the positive management of change based on a full understanding of the nature and significance of historic assets, as well as recognition of the benefits that they can deliver and the role that they play in a vibrant culture and economy.
- 4.6 The detailed advice provided in TAN 24 for the protection, management and conservation of the historic environment will inform development management decisions that are sensitive to the significance of historic assets and proportionate to the impact of proposals. As well as protecting the built environment and historic parks and gardens, locally specific development plan policies may also identify positive opportunities for their conservation and enhancement during the consideration of development proposals.
- 4.7 The detailed advice provided in TAN 24 for the protection, management and conservation of the historic environment will inform development management decisions that are sensitive to the significance of historic assets and proportionate to the impact of proposals. As well as protecting the built environment and historic parks and gardens, locally specific development plan policies may also identify positive opportunities for their conservation and enhancement during the consideration of development proposals.
- 4.8 The purpose of TAN 24 is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications. It provides specific guidance on how the following aspects of the historic environment should be considered:
- World Heritage Sites
 - Archaeological remains
 - Listed buildings
 - Conservation areas
 - Historic parks, gardens and landscapes
- 4.9 Section 1 recognises that measures need to be taken in response to the multiple impacts of climate change, such as sea and flood defences, and renewable energy projects for their impacts on the historic environment. It stresses the importance of the consideration that should be given to the impact of proposed developments on the setting of historic assets and provides new guidance on the factors that should be considered when assessing this impact. New advice is introduced regarding the relationship between nature conservation and the historic environment, recognising the important links that exist between the two. It strengthens the need to give nature conservation due regard when assessing proposals for development that also affect the historic environment.
- 4.10 Section 2 focuses on the need to prepare locally distinctive local development plan policies and adds new guidance in relation to the accompanying Strategic Environmental Assessment.

- 4.11 Section 3 is concerned with World Heritage Sites (WHS), and the principles and policies for their protection. As there are currently no WHS in Caerphilly county borough, this is not a matter that concerns us.
- 4.12 Section 4 updates previous guidance on the importance of archaeological remains and strengthens the requirement to create an appropriate record and archive.
- 4.13 Section 5 expands on the protection of listed buildings and managing change to preserve and enhance their special qualities and retain them in sustainable use. There will be a new requirement for a heritage impact statement' to replace design and access statements for listed building consent applications.
- 4.14 Section 6 updates previous advice on the requirement to preserve and enhance conservation areas and introduces a new requirement for a heritage impact statement to accompany an application for conservation area consent.
- 4.15 Section 7 builds on the existing requirement to take into account the entries on the register of historic parks and gardens and the register of historic landscapes when preparing development plans and during decision making on planning applications. It provides information on policies and processes that local planning authorities should adhere to, in order to ensure that they contribute to the protection and enhancement of registered historic parks and gardens and the conservation of historic landscapes.
- 4.16 Section 8 provides new advice to local planning authorities to help them manage assets of special local interest, so that they can contribute successfully to the conservation and enhancement of local character. The section explains the status of these assets and that they can be a material consideration in the planning process.
- 4.17 The consultation form asks 7 questions which are outlined below and gives an opportunity to also highlight any related issues that have not been addressed in the document or in the questions.

Q 1: Do you agree that the approach taken achieves a balance between the sustainable management of change and the protection of the historic environment in Wales? If not, how do you think this can be done?

Recommended answer: Yes, it seeks to replace outdated Welsh Office Circulars and expands on the planning guidance and advice now required.

Q 2: Do you agree that the advice regarding the relationship between nature conservation and the historic environment is clear? If not, how do you think the advice can be improved?

Recommended answer: Nature conservation and the historic environment are inextricably linked and often overlap. Often it is simpler to refer to the 'Historic Built Environment' when referring only to built heritage assets than simply to the Historic Environment.

Q 3: Do you agree that the advice to local planning authorities to develop locally distinctive policies and guidance on the historic environment is clear? If not, how can it be improved?

Recommended answer: No, this remains quite vague. It would help if there were examples given of such locally distinctive policies which could be considered for inclusion in the LDP.

Q 4: Do you agree that the advice on how World Heritage Sites are to be considered in the planning process is clear? If not, how do you think this can be improved?

Recommended answer: This is not applicable within Caerphilly county borough.

Q 5: Do you agree that the advice on how archaeological remains are to be considered through the planning process is clear? If not, how do you think the advice can be improved?

Recommended answer: yes, it is quite self-explanatory.

Q 6: Do you agree that the advice on how particular historic assets, namely 'historic parks and gardens' 'historic landscapes' and 'assets of special local interest', are to be considered through the planning process is clear? If not, how do you think the advice can be improved?

Recommended answer: Yes, the advice is clear. However, it must be pointed out that there are no additional resources available to allow councils to develop lists of historic 'assets of special local interest' within their areas and this work would have to compete with other priorities that concentrate on those designated assets that are protected by the consents process.

Q 7: If you have any related issues which we have not addressed, please let us know.

Recommended answer: No further comments.

5. EQUALITIES IMPLICATIONS

5.1 There are no specific equalities implications arising as a result of this report.

6. FINANCIAL IMPLICATIONS

6.1 There are no financial implications arising as a result of this report.

7. PERSONNEL IMPLICATIONS

7.1 None.

8. CONSULTATIONS

8.1 Comments received are covered in the body of the report.

9. RECOMMENDATIONS

9.1 That Members note the status and purpose of TAN 24 in relation to the historic environment; and

9.2 That Members recommend Welsh Government be advised of the answers set out in this report.

10. REASONS FOR THE RECOMMENDATIONS

10.1 To make Members aware of the Welsh Government's Consultation document 'TAN 24: The Historic Environment' and

10.2 That a formal response as outlined be made on behalf of Caerphilly County Borough Council by the 3 October 2016 deadline.

11. STATUTORY POWER

11.1 As part of key objectives set out in the CCBC LDP up to 2021, Adopted November 2010.

11.2 The Historic Environment (Wales) Act 2016 received Royal Assent on 21 March 2016

11.3 Planning (Listed Buildings and Conservation Areas) Act 1990

11.4 Welsh Government's Planning Policy Wales, Chapter 6, Edition 8, January 2016

11.5 Local Government Act 1972.

11.6 Local Government Act, 2000.

Author: Patricia Martin – Principal Conservation & Design Officer

Consultees: Chris Burns – Interim Chief Executive
Christina HARRY – Director of Communities
Tim Stephens – Interim Head of Planning
Rhian Kyte – Team Leader (Strategic & Development Plans)
Cllr Ken James – Cabinet Member for Regeneration, Planning & Sustainable
Development
Cllr David G. Carter (Chair)
Cllr Wynne David (Vice Chair)

Background Papers:

TAN 24: The Historic Environment (draft) 1 July 2016

Agenda Item 12

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
16/0344/FULL 05.05.2016	Mr P Evans 10 Glyn Terrace Fochriw Bargoed Caerphilly CF81 9JP	Erect single-storey rear extension 10 Glyn Terrace Fochriw Bargoed CF81 9JP	Granted 26.07.2016
16/0355/FULL 09.05.2016	Mr I Williams 7A Plas Road Fleur-de-Lis Blackwood NP12 3SE	Erect single-storey extension (kitchen and bathroom) and a detached garage to the rear 8 Summerfield Terrace Fleur-de-lis Blackwood NP12 3US	Granted 26.07.2016
16/0392/FULL 18.05.2016	Mrs Jones 25 Cae Melyn Hengoed CF82 7RT	Erect a double extension to the side and a single extension to the rear 25 Cae Melyn Hengoed	Granted 26.07.2016
16/0417/FULL 27.05.2016	Mrs B Hoskins 63 Heol Ysgubor Caerphilly CF83 1SR	Erect a single-storey rear extension and a side extension built over the existing ground floor 63 Heol Ysgubor Caerphilly CF83 1SR	Granted 26.07.2016
16/0423/FULL 27.05.2016	Mr L Keen 14 Main Road Maesycwmmmer Hengoed CF82 7RN	Erect first floor bedroom extension over part of the existing garage and replace roof structure over the remaining garage 14 Main Road Maesycwmmmer Hengoed CF82 7RN	Granted 26.07.2016
16/0422/FULL 31.05.2016	Mr A Mason 9 York Avenue Oakdale Blackwood NP12 0LT	Demolish existing garage and construct new garage including store area 9 York Avenue Oakdale Blackwood NP12 0LT	Granted 26.07.2016
16/0428/FULL 31.05.2016	Mr Williams 88 Tredegar Street Crosskeys Newport NP11 7PQ	Erect conservatory to the rear elevation 88 Tredegar Street Crosskeys Newport NP11 7PQ	Granted 26.07.2016

16/0440/FULL 02.06.2016	Mr H Jones 11 The Glade Wyllie Blackwood NP12 2HB	Erect a two-storey extension to the rear of property to provide improved kitchen and a sun lounge to first floor 11 The Glade Wyllie Blackwood NP12 2HB	Granted 26.07.2016
16/0441/FULL 02.06.2016	Mr L Morgan 100 Fair View Cefn Fforest Blackwood NP12 3NL	Erect a two-storey extension to the left side, a single-storey ground floor extension to the right side and change the garage roof construction with a dormer type room incorporated 100 Fair View Cefn Fforest Blackwood NP12 3NL	Granted 26.07.2016
16/0445/FULL 03.06.2016	Mr J F Tilley 5 Hillside Mount Pleasant Road Risca NP11 6BQ	Erect retaining wall to garden to raise the level 14 Brynheulog Road Newbridge Newport NP11 4RG	Refused 26.07.2016
16/0413/FULL 25.05.2016	Mr M Shepherd 16 Woodside Drive Newbridge Newport NP11 4NQ	Erect a detached domestic garage 16 Woodside Drive Newbridge Newport NP11 4NQ	Refused 27.07.2016
16/0446/COND 03.06.2016	Mr C Brimble Newland 7 Warren Drive Caerphilly CF83 1HQ	Discharge conditions 2 (bat protection), 3 (bird protection) and 4 (materials) of planning application 15/0320/FULL (Remodel existing property to include attic bedrooms and ground floor open plan living accommodation) Newland 7 Warren Drive Caerphilly CF83 1HQ	Decided - Discharge of Conditions 27.07.2016
16/0151/LBC 18.03.2016	Rev C Moss Chapel House High Street Argoed Blackwood NP12 0HQ	Carry out various renovation works Argoed Baptist Chapel High Street Argoed Blackwood	Granted 28.07.2016

16/0540/CLEU 24.06.2016	Axiom Manufacturing Services Miss K Williams Axiom Manufacturing Services Unit 1 Aiwa Technology Park Newbridge Newport NP11 5AN	Obtain a Lawful Development Certificate for the existing use classes B1 and B2 Axiom Manufacturing Services Unit 1 Aiwa Technology Park Newbridge	Granted 28.07.2016
15/0330/FULL 14.05.2015	Mrs S Williams Hillside The Graig Cwmcarn Newport NP11 7FA	Demolish existing dwelling (Honeysuckle), erect two-storey extension to existing dwelling (Hillside) and erect a three-storey structure to house a double garage, domestic office space, storage and glasshouse served by new entrance driveway Hillside And Honeysuckle The Graig Cwmcarn Newport	Granted 29.07.2016
16/0226/CLPU 08.03.2016	Mr Deane C/o Agent	Obtain a Lawful Development Certificate for the proposed ground floor rear extension 14 Clos Ysbyty Caerphilly CF83 1TB	Granted 29.07.2016
16/0248/COND 15.04.2016	Mr J Morris 18 Garn-y-Tyla Abertysswg NP22 5AF	Discharge conditions 3 (bat roosts), 4 (nesting sites for birds), 11 (materials and finishes), 14 (contamination - scheme to treat), 15 (contamination - validation) & 16 (contamination - soil import testing) of planning consent 14/0350/FULL (Demolish existing hospital building plus associated outbuildings and erect three two-storey terraced houses, two semi-detached houses and one dormer bungalow) Redwood Memorial Hospital The Terrace Rhymney Tredegar	Decided - Discharge of Conditions 01.08.2016

16/0483/COU 20.04.2016	Miss R Hayre Village Hall Commercial Street Aberbargoed Bargoed CF81 9BW	Convert village hall to 2 one- bedroom flats and 4 two- bedroom flats Aberbargoed Village Hall Commercial Street Aberbargoed Bargoed	Granted 01.08.2016
16/0397/FULL 20.05.2016	Mrs B Agombar Ty Ddraig 234A Pontygwindy Road Caerphilly CF83 3HY	Erect a dormer on side elevation Ty Ddraig 234A Pontygwindy Road Caerphilly CF83 3HY	Granted 01.08.2016
16/0436/FULL 31.05.2016	Mr A Mead 15 Llwyn-On Street Energlyn Caerphilly CF83 2QR	Erect kitchen extension 15 Llwyn-On Street Energlyn Caerphilly CF83 2QR	Granted 01.08.2016
16/0444/COND 02.06.2016	Mr D Nolan 7 Cwm Darren Place Deri Bargoed CF81 8GA	Discharge conditions 2 (drainage), 3 (bird protection) and 4 (bat protection) of planning consent 15/0251/FULL (Demolish the existing chapel hall and erect two dormer bungalows) 9 Chapel Street Deri Bargoed CF81 9GQ	Decided - Discharge of Conditions 01.08.2016
16/0452/COND 04.06.2016	Mr C Thomas 31 Skomer Island Way Caerphilly CF83 2DB	Discharge conditions 04 (bat protection) and 05 (bird protection) of planning consent 16/0266/FULL (Erect side extension over existing dining room and integral garage) 31 Skomer Island Way Caerphilly CF83 2DB	Decided - Discharge of Conditions 01.08.2016
16/0273/FULL 28.04.2016	Mr D G Dunster Rhymney House Hotel Merthyr Road To Nant Melyn Llechryd Tredegar NP22 5QG	Erect two-storey side extension to provide 14 extra bedrooms Rhymney House Hotel Merthyr Road To Nant Melyn Llechryd Tredegar	Refused 02.08.2016
16/0460/RET 07.06.2016	Mrs A McCann Venn Orbit House 162 Caerphilly Road Senghenydd Caerphilly CF83 4FX	Retain mixed use as a dwellinghouse and a hair salon in the basement Orbit House 162 Caerphilly Road Senghenydd Caerphilly	Granted 02.08.2016

16/0429/FULL 31.05.2016	Mr S Burrows Rosecombe Woodland Drive Newbridge Newport NP11 5FQ	Erect extension to garage and utility room with roof conversion Rosecombe Woodland Drive Newbridge Newport	Granted 03.08.2016
16/0443/FULL 02.06.2016	Mr & Mrs Hall 16 Lon Isaf Caerphilly CF83 1BT	Erect rear single-storey extension to bungalow 16 Lon Isaf Caerphilly CF83 1BT	Granted 03.08.2016
16/0464/ADV 08.06.2016	Lidl UK GmbH Dr W Hurst Waterton Industrial Estate Off Cowbridge Road Bridgend CF37 3PH	Erect various signage Lidl UK GmbH 1 Commercial Street Pontymister Risca	Granted 03.08.2016
16/0487/COND 08.06.2016	Mr N Barber 52 Main Road Maescwmmmer Ystrad Mynach Caerphilly CF82 7PS	Discharge conditions 2 (contamination), 5 (highway improvements) and 7 (drainage) of planning consent 15/0510/FULL (Construct a detached dwelling) 1 The Meadows Blackwood NP12 1FL	Decided - Discharge of Conditions 03.08.2016
16/0471/FULL 09.06.2016	Mrs D Roberts 5 Coed-Yr-Eos Caerphilly CF83 2RS	Erect front and side extension and carry out alterations to frontage to create extra off road parking 5 Coed-Yr-Eos Caerphilly	Granted 03.08.2016
16/0481/FULL 13.06.2016	Mrs E Jones 12 Eastview Terrace Bargoed CF81 8LT	Erect a garage in rear garden 12 Eastview Terrace Bargoed CF81 8LT	Granted 03.08.2016
16/0158/FULL 15.03.2016	Mr M Starr Acorn House 77 The Pastures Long Bennington Nottinghamshire NG23 5EG	Demolish existing bungalow and garage and construct four apartments Mapledene 10 Dan-y-coed Caerphilly CF83 1HU	Refused 04.08.2016
16/0414/RET 25.05.2016	Mr D Smith 9 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Retain elevated decking 9 Caldicot Court Hendredenny Caerphilly CF83 2TJ	Granted 05.08.2016

16/0458/COU 07.06.2016	Wasp Utility Services Ltd Mr W Pugh Pontlloftyn Family Centre Fairview Terrace Pontlloftyn Bargoed CF81 9RF	Change the use from existing offices/stores to residential dwelling Pontlloftyn Family Centre Fairview Terrace Pontlloftyn Bargoed	Granted 05.08.2016
16/0461/COND 08.06.2016	Mr L P Lazarou Lanwood House White Hart Machen Caerphilly CF83 8QQ	Discharge Condition 03 (external surfaces) of planning consent 16/0156/COU (Change the use from flat/retail unit to a residential dwelling house) 53 Bedwlwyn Road Ystrad Mynach Hengoed CF82 7AB	Decided - Discharge of Conditions 05.08.2016
16/0467/FULL 09.06.2016	Mrs L Perry 60 Abernant Road Markham Blackwood NP12 0PR	Construct a detached dwelling Land Adjacent To 60 Abernant Road Markham Blackwood	Refused 05.08.2016
16/0475/COND 10.06.2016	Mr T Rowe 5 Rowan Close Nelson Treharris CF46 6EN	Discharge Condition 5 (boundary enclosure) of planning application 15/0048/RET (Retain the use of the garage for the storage and maintenance of mining machinery, company vehicles and plant) Caeglas Colliery Co Ltd Caeglas Colliery Fochriw Road Fochriw	Decided - Discharge of Conditions 05.08.2016
16/0472/COND 09.06.2016	Charter Housing Association Mr S Traves Exchange House The Old Post Office High Street Newport NP201AA	Discharge of conditions 2 (land drainage), 7 (engineering details), 8 (parking) and 14 (garden boundary fence) of planning consent 15/0408/FULL (Demolish former derelict buildings and erect 29 residential units and associated works) Crumlin Mining School Site Mining School Hill Crumlin Newport	Decided - Discharge of Conditions 08.08.2016
16/0489/FULL 13.06.2016	Mr A Berry 7 Duffryn Close Penpedairheol Hengoed CF82 8DN	Construct a garage and provide dormer windows to house 7 Duffryn Close Penpedairheol Hengoed CF82 8DN	Granted 08.08.2016

16/0493/COND 13.06.2016	Mr G Greenhap Mill Cottage Draethen Newport NP10 8GB	Discharge conditions 3 (samples of roof tiles) and 4 (revised details of conservation roof lights) of planning consent 16/0075/FULL (Erect a two-storey side extension) Mill Cottage The Row To Gwern-Y-Goytre Draethen Newport	Decided - Discharge of Conditions 08.08.2016
16/0362/OUT 11.05.2016	Mr J Chatters 15 Heol Fawr Nelson Treharris CF46 6NW	Erect residential development Land Rear Of 15 Heol Fawr Nelson CF46 6NW	Granted 09.08.2016
16/0497/ADV 14.06.2016	E & M Fencing Retirement Benefit Scheme Unit A 20 Sir Alfred Owen Way Pontygwindy Industrial Estate Caerphilly CF83 3HU	Install a lightbox to gable end wall Unit A 20 Sir Alfred Owen Way Pontygwindy Industrial Estate Caerphilly	Refused 09.08.2016
16/0572/NMA 05.07.2016	Redrow Homes South Wales Mr J Poole Redrow House Copse Walk Cardiff CF23 8RH	Remediate the site and develop 32 residential dwellings (C3) associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate at land to the north of Cwm Calon Cwm Calon Employment Land Penallta Hengoed CF82 6BF	Granted 09.08.2016
16/0517/COND 15.06.2016	CCBC - Chief Education Officer Mrs K Cole Ty Penallta Ystrad Mynach Hengoed CF82 7PG	Discharge of condition 22 (site investigation) of planning consent 15/1121/LA (New single storey Primary School, Nursery and Flying Start Unit, including parking and external works) Rhymney Comprehensive School Abertysswg Road Rhymney Tredegar	Decided - Discharge of Conditions 10.08.2016

16/0368/LBC 09.05.2016	Trustees Of Watford Chapel Mr P Jones Llyswen 90 St Martin's Road Caerphilly CF83 1EN	Widen existing access lane and construct a new retaining wall Watford Cottage Watford Road Watford Caerphilly	Granted 11.08.2016
16/0370/LBC 12.05.2016	Touch Of Class Mr & Mrs D Bartlett Cefn Llwyna House Penallta Road Ystrad Mynach CF82 7GL	Retain alterations, refurbishments, a first floor extension and install new gates to the existing access drive Shangri La Bryn Road Pontllanfraith Blackwood	Granted 11.08.2016
16/0463/RET 08.06.2016	Mrs G Johnson Ael-y-bryn House Garth Place To Rhydri Primary School Rudry Caerphilly CF83 3DF	Retain the change of use of land to garden, demolish existing single garage and construct a detached triple garage with upper floor Ael-y-bryn House Garth Place To Rhydri Primary School Rudry Caerphilly	Granted 11.08.2016
16/0476/FULL 09.06.2016	Barclays Bank Plc Blackwood Business Centre 85 High Street Blackwood NP12 1ZA	Carry out general internal refurbishment with installation of new plant and new condensers Barclays Bank Plc Blackwood Business Centre 85 High Street Blackwood	Granted 11.08.2016
16/0494/FULL 14.06.2016	Dyno Plumbing Mr C Philips 7 Maritime Court Bedwas House Industrial Estate Bedwas Caerphilly CF83 8HU	Erect boundary fence 7 Maritime Court Bedwas House Industrial Estate Bedwas Caerphilly	Granted 11.08.2016
16/0496/FULL 14.06.2016	Mr G Pennell 28 Coed Y Pia Llanbradach Caerphilly CF83 3PT	Erect a single-storey wrap around extension 28 Coed Y Pia Llanbradach Caerphilly CF83 3PT	Granted 11.08.2016

16/0500/COND 15.06.2016	Mr M Toms C/o Sullivan Land And Planing Mrs C Sullivan The Studio Beaufort Yard Devauden Chepstow NP16 6NT	Discharge conditions 2 (drainage), 3 (boundary treatment), 5 (contamination), 16 (bird protection) and 17 (bat protection) of planning consent 15/0978/FULL (Erect one dwelling) Land At Ogilvie Terrace Deri Bargoed	Decided - Discharge of Conditions 11.08.2016
16/0511/FULL 16.06.2016	Chevler Ltd Mr S Whelan Enterprise House 2 Tir-y-berth Industrial Estate New Road Tir-y-berth Hengoed	Fit 74.8kW of solar PV panels onto an existing commercial roof Chevler Ltd Enterprise House 2 Tir-y-berth Industrial Estate New Road	Granted 11.08.2016
16/0469/FULL 09.06.2016	Mr N Ker 2 Glyn Glas Thornhill Caerphilly CF83 1LZ	Create new access from A469 Thornhill Road, to serve two existing dwellings 2 Glyn Glas Thornhill Caerphilly CF83 1LZ	Granted 12.08.2016
16/0465/NCC 08.06.2016	Mrs J Eaton-Mill 9 Hafod-fach View High Meadow Abercarn Newport NP11 5AF	Vary condition 11 of planning consent 07/0371/FULL to replace garage door with patio doors 9 Hafod-fach View High Meadow Abercarn Newport	Granted 15.08.2016
16/0534/TPO 20.06.2016	Mr J Simmons 5 Tyla-Gwyn Penpedairheol Hengoed CF82 8HE	Carry out tree management works, including 20% - 25% reduction 5 Tyla-Gwyn Penpedairheol Hengoed CF82 8HE	Granted 15.08.2016

16/0198/COND 29.02.2016	Redrow Homes South Wales Mr E Davies Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Discharge Conditions 2 (engineering details), 7 (bat enhancement), 8 (bird enhancement), 9 (street light strategy), 10 (Foul and surface water drainage), 13 (tree protection plan), 14 (landscaping), 16 (acoustic barrier) and 17 (contamination) of planning permission 15/0675/FULL (Remediate the site and develop 32 residential dwellings (C3), associated vehicular and pedestrian access from the existing Cwm Calon site, formal landscaping, drainage, related infrastructure, engineering works and the relocation of an existing bus gate) Land North Of Cwm Calon Penallta Hengoed	Decided - Discharge of Conditions 16.08.2016
16/0454/FULL 06.06.2016	Ms S Wright 18 Lewis Street Machen Caerphilly CF83 8PP	Erect first-floor rear extension 18 Lewis Street Machen Caerphilly CF83 8PP	Granted 16.08.2016
16/0495/FULL 14.06.2016	Papa Johns (GB) Ltd Mr P Thomas C/o RPS Planning & Development Mrs E Fortune Park House Greyfriars Road Cardiff CF10 3AF	Provide external alterations and install plant and extraction flue Unit 3 Bowls Court Bowls Terrace Penyrheol	Granted 16.08.2016
16/0518/FULL 20.06.2016	Mr D Price 25 St Deinols Close Pengam Blackwood NP12 3TZ	Erect a two-storey extension 25 St Deinols Close Pengam Blackwood NP12 3TZ	Granted 16.08.2016
16/0522/FULL 21.06.2016	Ms S Tyler Arosfa 61 Risca Road Crosskeys Newport NP11 7BT	Demolish existing single-storey rear kitchen and conservatory and re-build rear kitchen/dining room extension Arosfa 61 Risca Road Crosskeys Newport	Granted 16.08.2016

16/0523/FULL 21.06.2016	Mr N Griffiths 23 Pen Y Lan Terrace Newbridge NP11 3DH	Construct a two-storey, four bedroom detached house with integral garage Plot 1 17 Homeleigh Newbridge Newport	Granted 16.08.2016
16/0531/FULL 22.06.2016	Mr S Walker Tyary Graig Commercial Road Crumlin NP11 4PX	Erect a bedroom extension above ground floor kitchen annexe and construction of a detached garage 18 Field's Park Road Pentwyn- mawr Newport NP11 3NQ	Granted 16.08.2016
16/0537/ADV 23.06.2016	Lextan Ltd C/o JCR Planning Ltd Mr J Evans Unit 2 Cross Hands Business Workshop Heol Parc Mawr Cross Hands Carmarthenshire SA14 6RE	Erect signage Unit 2B Cliff Road Blackwood NP12 0NT	Granted 16.08.2016
16/0152/RET 21.03.2016	Mr W Cairncross 13 Cae Nant Gledyr Caerphilly CF83 2BB	Retain car port 13 Cae Nant Gledyr Caerphilly CF83 2BB	Granted 17.08.2016
16/0513/CLPU 17.06.2016	Mr R Perry Llancaiach House Shingrig Road Nelson Treharris Caerphilly County Borough CF46 6EP	Obtain a Lawful Development Certificate for the proposed alternate vehicular access including the forming of an opening in the existing wall and proposed side walls leading to an access gate positioned off the existing track Llancaiach House Shingrig Road Nelson Treharris	Granted 17.08.2016
16/0530/FULL 22.06.2016	Mr & Mrs D Flanagan 11 Coed Cae Tirphil New Tredegar NP24 6HH	Erect detached dwelling with associated access and groundworks (resubmission, previous 15/1139/FULL) 2 Cae Glo Coedcae Tirphil Tredegar	Granted 17.08.2016
16/0532/FULL 22.06.2016	Touch Of Class Mr D Bartlett Cefn Llwyna House Penallta Road Ystrad Mynach Hengoed CF82 7GL	Replace boundary walls and fences including new main access gate Shangri La Bryn Road Pontllanfraith Blackwood	Granted 17.08.2016

16/0490/FULL 13.06.2016	Mr & Mrs A Tilbury 6 Garth Lane Rudry Caerphilly CF83 3DR	Erect a single-storey rear extension 6 Garth Lane Rudry Caerphilly CF83 3DR	Granted 18.08.2016
16/0529/FULL 20.06.2016	Energyst Limited Hirwaun House Hirwaun Industrial Estate Hirwaun Aberdare CF44 9UL	Erect a building to accommodate gas-fired standby electricity generators (which may include energy storage) and all associated building and engineering operations and landscaping Land Off Beddau Way Caerphilly CF83 2AX	Granted 18.08.2016
16/0527/FULL 21.06.2016	Mr S Alderman Springfield Bungalow Draethen Newport NP10 8GB	Erect first floor extension with dormers Springfield Bungalow Draethen Newport NP10 8GB	Granted 18.08.2016
16/0538/FULL 24.06.2016	Mr T Singh 6 Clos Bryn Brith Tredegar Gwent NP22 3BG	Change the use from commercial (Shop) to single dwelling (2 bedroom house) 35 Merchant Street Pontlottyn Bargoed CF81 9PD	Granted 18.08.2016
16/0539/FULL 24.06.2016	Mr J Way Belle View Old Pant Road Pantside Newport NP11 5FT	Erect single storey lounge and bedroom extension Belle View Old Pant Road Pantside Newport	Granted 18.08.2016
16/0541/FULL 27.06.2016	Mr J Jones Hillcrest 17 Navigation Road Risca Newport NP11 6FF	Erect double garage to principle elevation Hillcrest 17 Navigation Road Risca Newport	Granted 18.08.2016
16/0542/FULL 27.06.2016	Mr A Bushell 55 Foundry Road Pontymister Risca Newport NP11 6AL	Erect a two storey side extension 55 Foundry Road Pontymister Risca Newport	Granted 18.08.2016

16/0535/COU 23.06.2016	Lextan Ltd Mr J Hadley C/o JCR Planning Ltd Unit 2 Cross Hands Business Workshop Heol Parc Mawr Cross Hands Carmarthenshire SA14 6RE	Change of use from A1 to Sui Generis (Tanning Salon) Unit 2B Cliff Road Blackwood NP12 0NT	Granted 19.08.2016
16/0545/COND 28.06.2016	Miss F Lewis Nant Arian Pentwyngwyn Road Rudry Caerphilly CF83 3DG	Discharge Condition 3 (materials) of Planning Consent 16/0283/FULL Nant Arian Pentwyngwyn Road Rudry Caerphilly	Decided - Discharge of Conditions 19.08.2016
16/0551/COND 29.06.2016	Gelligoediog Riding School Gelligoediog Farm Lane Manmoel Blackwood NP12 0RH	Discharge of conditions 01 (Highways) condition 02 (Highways), condition 03 (Waste) and condition 04 (Landscaping) of planning permission reference 15/0331/RET (Retain the change of use to a horse riding school at Gelligoediog Farm, Gelligoediog Farm Lane, Manmoel) Gelligoediog Riding Stables Gelligoediog Farm Gelligoediog Farm Lane Manmoel	Decided - Discharge of Conditions 19.08.2016
16/0552/FULL 01.07.2016	Mr & Mrs P Thomas 4 Ebbw View Beaufort Ebbw Vale NP23 5NU	Erect single storey lounge extension to front of dwelling plus a detached domestic garage 1 Laburnum Houses St David's Avenue Woodfieldside Pontllanfraith	Granted 19.08.2016
15/0544/FULL 30.07.2015	Mr & Mrs D Hurd Hen-dy-cerbyd Abercarn Junior School Access Abercarn Newport NP11 5LH	Erect first floor extension Hen-dy-cerbyd Abercarn Junior School Access Abercarn Newport	Granted 22.08.2016
16/0543/CLPU 27.06.2016	Mrs H Lloyd 3A Underwood Caerphilly CF83 1HW	Erect single storey rear extension with an external area of 8.44m ² 3A Underwood Caerphilly CF83 1HW	Granted 22.08.2016

15/0918/FULL 25.09.2015	Mr & Mrs A Penny 48 Gelynos Avenue Argoed Blackwood NP12 0AT	Erect extension and carry out re-roofing and alterations Yew Tree Cottage New Bethel Road New Bethel Mynyddislwyn	Granted 24.08.2016
16/0333/FULL 12.04.2016	Mr A Thomas 64 Charles Street Abertysswg Tredegar NP22 5AU	Convert loft, erect rear extension and construct garage 64 Charles Street Abertysswg Tredegar NP22 5AU	Granted 24.08.2016
16/0486/FULL 20.04.2016	Mr & Mrs Milton 16 South Pandy Road Caerphilly CF83 3HS	Create a menage Miltons Meadows Groeswen Road Hendredenny Caerphilly	Granted 26.08.2016
16/0525/FULL 21.06.2016	Mrs A Pitcher Dowdell 13 Nantgarw Road Caerphilly CF83 3FA	Erect a timber log cabin in rear garden 13 Nantgarw Road Caerphilly CF83 3FA	Granted 26.08.2016
16/0546/FULL 28.06.2016	Mr C Capel Fairview Garage Pengam Road Pengam Blackwood Caerphilly NP12 3QY	Construct a 4-bay industrial building Unit A2 Knights Court (Block A) St Davids Industrial Estate Pengam	Granted 26.08.2016
16/0548/FULL 29.06.2016	Mr M Lake 28 Highland Crescent Springfield Pontllanfraith Blackwood NP12 2NE	Erect single-storey rear extension 28 Highland Crescent Springfield Pontllanfraith Blackwood	Granted 26.08.2016
16/0701/COND 11.08.2016	Infinite Sirius Ltd C/o Stratus Environmental Ms J Berlyn 4245 Park Approach Thorpe Park Leeds LS15 8GB	Discharge condition 20 (Reptile mitigation) on planning consent 13/0824/FULL (Erect a single 1.5MW wind turbine , access track and associated transformer enclosure) Land At Pen-y-fan Industrial Estate Pen-y-fan Newport NP11 3XG	Decided - Discharge of Conditions 26.08.2016

16/0187/LA 25.02.2016	Caerphilly County Borough Council Mr B Hopkins Penallta House Tredomen Park Tredomen Ystrad Mynach Hengoed CF82 7PG	Erect two small scale extensions to the existing school building to provide essential additional storage and resources spaces Trinity Fields School And Resource Centre Caerphilly Road Ystrad Mynach Hengoed	Granted 30.08.2016
16/0564/LA 05.07.2016	Caerphilly County Borough Council Mr B Hopkins Ty Penallta Tredomen Park Ystrad Mynach CF82 7PG	Erect a single-storey pitched roof extension providing two additional classrooms, toilets, resource areas and circulation constructed in two phases Trinity Fields School And Resource Centre Caerphilly Road Ystrad Mynach Hengoed	Granted 30.08.2016
16/0557/ADV 30.06.2016	W H Smith Mr P Denning Greenbridge Road Swindon SN3 3LD	Erect 4 No. internally illuminated fascia signs and 1 No. internally illuminated projecting sign Post Office Unit 4 Castle Court Caerphilly	Granted 31.08.2016
16/0558/FULL 30.06.2016	Mr D Singh 10 Llanfabon Drive Trethomas Caerphilly CF83 8GJ	Erect single storey extension to form kitchen/family room 10 Llanfabon Drive Trethomas Caerphilly CF83 8GJ	Refused 31.08.2016
16/0565/COU 05.07.2016	Seda UK C/o Turley Ms M Cronin 18 Windsor Place Cardiff CF10 3BY	Change the use from Class B8 (Storage/ Distribution) to Class B1/B8 (Light Industry with ancillary warehousing) Seda UK Ltd Salvatore D'Amato Court 8 Hawtin Park Gelli-haf	Granted 31.08.2016
16/0576/OUT 06.07.2016	Mr L Cheballah 17 Caradoc Close St Mellons Cardiff	Construct one 2 bedroom detached dwelling with on-site parking Land Opposite 174 Jubilee Road Elliot's Town New Tredegar	Refused 31.08.2016
16/0366/FULL 10.05.2016	Mrs S Cleaver Gwaun-y-bara House Pentwynngwyn Road Rudry Caerphilly CF83 3DG	Erect a single-storey rear porch extension Gwaun-y-bara House Pentwynngwyn Road Rudry Caerphilly	Granted 01.09.2016

16/0504/FULL 16.06.2016	Mr M Hollyfield 26 Heol-Y-Wern Caerphilly CF83 3EY	Erect a conservatory to the rear of the property 26 Heol-Y-Wern Caerphilly CF83 3EY	Granted 01.09.2016
16/0566/NCC 05.07.2016	Mr F Lodder 24 Llys Cyncoed Oakdale Blackwood NP12 0NQ	Vary condition 9C of planning consent P/02/1418 to convert garage into habitable room 24 Llys Cyncoed Oakdale Blackwood NP12 0NQ	Granted 01.09.2016
16/0577/TPO 07.07.2016	Mr James 50 Pendinas Avenue Croespenmaen Newport NP11 3GP	Reduce crown (T1 Beech) 2 metres (20%) as per BS3998:2010 to allow more light into nearby gardens 50 Pendinas Avenue Croespenmaen Newport NP11 3GP	Granted 01.09.2016

Agenda Item 13

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/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.
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.
13/0799/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.
13/0809/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.
14/0328/FULL 19.05.14	Erect a detached six bedroom dwelling on Land Adjacent To Brook House Pandy-Mawr Road Bedwas Caerphilly	Awaiting amended plans.
15/0060/COU 22.01.15	Convert first and second floors to 6 No. one bedroom flats at 1 Pentrebane Street Caerphilly	Awaiting additional information.
15/0278/RET 10.04.2015	Retain metal recycling centre at Unit 15 Darren Drive, Prince Of Wales Industrial Estate, Abercarn	Awaiting additional information about parking space and wildlife.
15/0348/COU 20.05.16	Change the use of part of ground floor and first floor to add three flats to existing A1 use at 101 - 103 Commercial Street Pontymister, Risca	Extension of time agreed and subject to further discussion.

15/0440/CON 30.06.16	Demolish former health centre building at 1st Oakdale Scout Group, Oakdale Scout Hall, Kincoed Road, Oakdale	Subject to further discussion and consideration.
15/0466/FULL 30.06.16	Erect single-storey lounge/dining extension plus two-storey extension, rebuilding garage with ground floor study and first floor bedroom at 10 Cwrt Pantycelyn, Pontllanfraith, Blackwood	Additional information requested.
15/0502/COU 13.07.15	Change of use of the first and second floors from offices to 6 residential flats at Caerphilly Indoor Market 5 Pentrebane Street, Caerphilly	Re-consulting on amended plans.
15/0708/FULL 06.11.15	Erect outhouse and garden retaining walls at Shangri La, Bryn Road Pontllanfraith, Blackwood	Subject to further discussion and consideration.
15/1175/FULL 25.11.15	Erect B1/B2/B8 units together with associated parking/servicing At Phase 5 Dyffryn Business Park, Ystrad Mynach Hengoed.	Awaiting wildlife information.
16/0208/OUT 05.03.16	Erect up to 200 dwellings and access with all other matters reserved at Catnic Pontypandy Industrial Estate Caerphilly	Subject to further discussion and consideration.
16/0260/FULL 27.04.16	Erect new 4 bedroom residential property with attached garage on Land At Church View, Lon Ty Gwyn, Aberbargoed Bargoed	Considering affordable housing implications.
16/0276/COND	Discharge conditions 3 (bat protection), 4 (bird protection), 5 (drainage), 6 (parking), 8 (landscaping) and 9 (boundary treatment) of planning consent 15/0694/FULL (Erect two dwellings) at Land Adjacent To 3 Rhos Llantwit Caerphilly	Awaiting views of Consultees
16/0335/FULL 12.04.16	Erect new dwelling on Land Rear Of 39 Highfield Road, Pontllanfraith Blackwood	Additional information requested.
16/0341/COND 24.05.16	Discharge condition 09 (soil testing scheme) of planning consent 09/0469/OUT (Erect residential development with associated vehicle access, car parking and services, other ancillary uses and activities) at Land At Former Coal Yard Llancaiach View Nelson Treharris	Awaiting views of Consultees.
16/0374/FULL 13.05.16	Construct a two-storey extension with dormers and erect a detached garage at 13 Lon Isaf Caerphilly	Awaiting additional information.

16/0387/COU 17.05.16	Change the use of dog kennels to holiday-let accommodation at Bridge Croft Kennels Tir Adam Uchaf Farm Heol Adam Gelligaer	Awaiting traffic information.
16/0424/LBC 31.05.16	Demolish and re-construct the east gable wall in rendered blockwork, convert the existing church into one dwelling and convert the adjoining building into two dwellings at Beulah Baptist Church North Road, Newbridge, Newport	Subject to further discussion and consideration.
16/0427/FULL 01.06.15	Erect detached dwelling and garage on Land South Of Glendale, Van Road Caerphilly	Considering affordable housing considerations.
16/0449/COU 06.06.16	Demolish and re-construct the east gable wall in rendered blockwork, convert the existing church into one dwelling and convert the adjoining building into two dwellings at Beulah Baptist Church North Road, Newbridge, Newport	Subject to further discussion and consideration.
16/0505/COND 16.06.16	Discharge conditions 03 (Amended Traffic Management Plan), 06 (Tree Protection) and 07 (Capital Asset Valuation for Trees) of planning consent 16/0044/LA (Upgrade existing school playing fields to a 3G artificial area to allow for rugby, football and a 200m running track, erect a minimum 5m high security fence, designate an area as MUGA pitches with a surrounding fence at minimum 2.4m height and provide floodlighting to the 3G pitch only, along with pedestrian lighting to the pathways (Phase IV)) at Y Gwyndy - Ysgol Gyfun Cwm Rhymni, Pontygwindy Road Caerphilly	Awaiting views of consultees.
16/0506/OUT 16.06.16	Erect a residential self-build dwelling at Plot 2, Land Adjacent To Islwyn Indoor Bowls Centre, Gelli Lane, Pontllanfraith, Blackwood	Considering affordable housing implications.
16/0507/OUT 16.06.16	Erect a residential self-build dwelling at Plot 1, Land Adjacent To Islwyn Indoor Bowls Centre, Gelli Lane Pontllanfraith, Blackwood	Considering affordable housing implications.
16/0508/OUT 16.06.16	Erect a residential self-build dwelling at Plot 4, Land Adjacent To Islwyn Indoor Bowls Centre, Gelli Lane Pontllanfraith, Blackwood	Considering affordable housing implications.

16/0509/OUT 16.06.16	Erect a residential self-build dwelling at Plot 3, Land Adjacent To Islwyn Indoor Bowls Centre, Gelli Lane Pontllanfraith, Blackwood	Considering affordable housing implications.
16/0510/OUT 16.06.16	Erect a residential self-build dwelling at Plot 5, Land Adjacent To Islwyn Indoor Bowls Centre, Gelli Lane Pontllanfraith, Blackwood	Considering affordable housing implications.
16/0512/RM 17.06.16	Seek approval of the reserved matters regarding details of access, appearance, landscaping, layout and scale in regard to planning consent 12/0760/NCC (Vary condition 07 of planning permission 12/0593/NCC to allow the access location to be as indicated on drawing number 231/2C (submitted on 24th August 2009 in relation to application 09/0672/OUT) to the south of the existing dwelling) at 3 Britannia Villas Britannia Terrace, Britannia, Blackwood	Subject to further discussion and consideration.
16/0514/NOTF 17.06.16	pgrade existing tracks to facilitate the felling of larch infected with phytophthora ramorum and for the purposes of restocking the woodland at Woodland Northeast Of Machen, Caerphilly	Subject to further discussion and consideration.
16/0533/LA 22.06.16	Develop a new cemetery for the provision of approximately 2000 burial plots and 1800 mini graves, a new building comprising offices and welfare facilities together with public toilets, site infrastructure and car parking on Land Adj To Old Nantgarw Road, Groeswen Cardiff	Subject to further discussion and consideration.
16/0544/COND 27.06.16	Discharge condition 3 (land drainage), 4 (contamination) and 5 (imported materials) of 15/0556/FULL at Unit 5 Lawrence Court, Greenway Bedwas House Industrial Estate Bedwas, Caerphilly	Awaiting views of consultees.

16/0568/COU 22.04.16	Refurbish existing farmhouse including re-roofing with raised roof level, extensions and change of use of existing stable and hay loft to form residential use with a self-contained annexe to be formed at ground floor level at House Cefn Porth Uchaf Farm Cefn-Porth Road Lisvane	Awaiting additional information.
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Agenda Item 14

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.	Applicants Solicitors are drafting the updated 106. Waiting to receive.
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. File closed due to no progress.
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.	Position being reviewed because of lack of response from Applicants about the S106. Waiting for confirmation from Planning is application been refused. File closed due to no response from Planning.
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.	In discussions as to how best to proceed in light of CIL. Still in discussions with Solicitors. Other side asked for meeting. Asked for instructions from Planning.
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. Told may be a while due to issues. Planning waiting for ecological report. Planning will contact applicant again. Waiting to hear from Planning.
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	Sent engrossments. Chased.

14/0802/OUT 26.11.14	Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from the A4049 and footpaths and the installation of new services and infrastructure, ecological mitigation and enhancement works and other ancillary works and activities at Land At Hawtin Park Gelli-haf Pontllanfraith Blackwood	Sent comments on Solicitors suggested amendments. Still in discussions on terms of agreement.
14/0855/FULL 15.01.15	Erect residential development and associated works at Land At Watford Road Caerphilly	UWHA emailing Solicitor about title issues. UWHA going to discuss issues at monthly meeting. Latest proposal for them to provide unilateral undertaking.
15/0156/NCC 12.03.15	Vary condition 3 of planning consent 10/0215/OUT (Erect residential development with alterations to existing access) to extend the period of time to submit reserved matters by a further three years at Quarry Court North Road, Newbridge, Newport	Sent amended drafts to Solicitors. Chased.
15/0442/OUT 30.06.16	Erect residential development comprising approximately 18-20 houses and 8 flats on Land At Abertridwr Road, Penyrheol, Caerphilly	Requested title evidence.
15/0563/OUT 31.07.15	Erect up to 50 dwellings and access with all other matters reserved at Land At Ty-Mawr, Ty-Mawr Farm Lane, Croespenmaen, Newport	Sent draft agreement to Solicitors for approval.
16/0016/NCC 08/01/16	Vary condition 1 of planning consent 2/06678 (Quarrying of Grit stone. 8.5 hectares) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Waiting for Solicitors to contact us.
16/0017/NCC 08/01/16	Vary condition 1 of planning consent 2/07947/T (Storage of overburden from adjacent Quarry) to extend the consent end date/expiry date to 31st December 2027 at Hafod Quarry Hafod Fach Lane Abercarn Newport	Waiting for Solicitors contact us.

16/0076/OUT 28/01/16	Erect residential development on Land To The North Of Meadowland Close Caerphilly	Waiting for Solicitors details.
16/0085/NCC 05/02/16	Vary conditions 03 and 04 of planning permission 13/0058/NCC to extend the period of time for the submission of reserved matters and the commencement of the development at Land Off Pencoed Avenue Cefn Fforest Blackwood	Waiting for instructions from housing.

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Agenda Item 15

OUTSTANDING APPEALS

APPEAL REF/ PLANNING APP. NO.	APPELLANT	PROPOSAL & LOCATION	DATE APPEAL REGISTERED
15/0012/REF 15/0038/OUT	Land Matters Limited C/O Savills Mrs M Lewis 12 Windsor Place Cardiff CF10 3BY	Erect residential development with associated public open space, landscaping and highways infrastructure including a new highway access from Pandy Road and footpaths and requiring the installation of new services and infrastructure and other ancillary works and activities at Land North Of Pandy Road Bedwas Caerphilly	23.11.2015
16/0007/NONDET 16/0074/NCC	Dr M A Alam 21 St Peters Drive Libanus Fields Blackwood NP12 2ER	Vary condition 1 of planning consent 10/0902/FULL (Erect new house and integral garage) to extend the period of time within which to commence development at 45 Gelynos Avenue Argoed Blackwood NP12 0AT	18.04.16
16/0009/COND 15/0781/ROMPS	Mr C Payne 17F Hall Street Blackwood Caerphilly	First periodic review of planning conditions (Environment Act 1995) at The Senghenydd Minerals Site Graig-yr-hufen Road Senghenydd, Caerphilly	27.06.16

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
15/0015/REF 15/0023/COU	Retain A1 use part ground floor and convert upper floors to residential at Manchester House 1 Clifton Street Caerphilly CF83 1HA	Dismissed 25/07/16	COMM
16/0008/REF 16/0028/FULL	Erect a detached dwelling on Land Between 75 & 77 Upper Road Elliot's Town New Tredegar	Dismissed 15/08/16	DEL