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Date: 7th December 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 December, 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 9th November 2016.	

1 - 16

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 | Code No. 16/0656/FULL - Land to the East of East View Terrace, Bargoed. | 17 - 30 |
| 5 | Code No. 16/0897/FULL - Pen Bryn Oer, Merthyr Road, Rhymney. | 31 - 36 |

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

- | | | |
|---|--|---------|
| 6 | Code No. 16/0665/FULL - Former Cwm Ifor Primary School Site, Caerphilly. | 37 - 54 |
| 7 | Code No. 16/0919/COU - Unit 4 River Bank Court, Newport Road, Trethomas, Caerphilly. | 55 - 60 |
| 8 | Code No. 16/0950/COU - Manchester House, 1 Clifton Street, Caerphilly. | 61 - 68 |

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

- | | | |
|----|---|---------|
| 9 | Applications determined by delegated powers. | 69 - 84 |
| 10 | Applications which are out of time/not dealt with within 8 weeks of date of registration. | 85 - 88 |
| 11 | Applications awaiting completion of a Section 106 Agreement. | 89 - 92 |
| 12 | Appeals outstanding and decided. | 93 - 96 |

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, 9TH NOVEMBER 2016 AT 5:00PM

PRESENT:

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

Councillors:

M. Adams, J. Bevan, D. Bolter, 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, Mrs J. Summers and Mrs E. Stenner.

Together with:

T. Stephens (Development Control Manager), R. Crane (Solicitor), G. Mumford (Senior Environmental Health Officer), C. Powell (Principal Planner), C. Campbell (Manager, Transport Engineering), P. Den Brinker (Principal Planner) E. Rowley (Senior Planner), A. Pyne (Senior Planner), A. Wilcox (Senior Planner) and E. Sullivan (Democratic Services Officer).

1. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Mrs P. Cook, J. Simmonds and J. Taylor.

2. DECLARATIONS OF INTEREST

Declaration of interest were received at the start of the meeting as follows: 15/0567/OUT – Councillor D. Rees and Agenda Item 16 – BT Payphone Boxes – Councillor W. David details are minuted with the respective item.

3. MINUTES – 12TH OCTOBER 2016

RESOLVED that the minutes of the Planning Committee held on 12th October 2016 be approved and signed as a correct record.

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

4. PREFACE ITEM CODE NO. 15/0567/OUT – LAND AT OAKDALE GOLF COURSE, OAKDALE GOLF COURSE LANE, OAKDALE, BLACKWOOD.

Councillor D. Rees declared an interest in that he had previously played golf at the site, had made a planning enquiry on behalf of the applicant and has a friend who has objected to the application and left the Chamber when the application was discussed.

Councillor R. Saralis spoke in support of upholding the reason for refusal at appeal.

Following consideration of the Officer's preface report it was moved and seconded that the reason for appeal be upheld and by show of hands and in noting there were 8 against and 1 abstention 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 6 against and 1 abstention this was agreed by the majority present.

RESOLVED that for the reasons given in the Officer's report the Planning Inspectorate and appellants be advised that the Council will not be defending the reasons for refusal.

5. CODE NO. 16/0506/OUT – PLOT 2, LAND ADJACENT TO ISLWYN INDOOR BOWLS CLUB, GELLI LANE, PONTLLANFRAITH, BLACKWOOD.

It was noted that the above application had been subject to a site visit on Monday 7th November 2016 a briefing note on the issue raised was tabled at the meeting and are appended to these minutes.

Following consideration of 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) the application be deferred to allow the completion of a Section 106 Agreement upon completion of that agreement and subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional Condition (15)

Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG 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.

- (ii) 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 CW6;

- (iii) the applicant be advised of the comments of the Council's Ecologist, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water and Head of Public Protection and Transportation Engineering Manager.

6. CODE NO. 16/0507/OUT – PLOT 1, LAND ADJACENT TO ISLWYN INDOOR BOWLS CENTRE, GELLI LANE, PONTLLANFRAITH, BLACKWOOD.

It was noted that the above application had been subject to a site visit on Monday 7th November 2016 a briefing note on the issue raised was tabled at the meeting and are appended to these minutes.

Following consideration of 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) the application be deferred to allow the completion of a Section 106 Agreement upon completion of that agreement and subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional Condition (15)

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.

- (ii) 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 CW6;
- (iii) the applicant be advised of the comments of the Council's Ecologist, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water and Head of Public Protection and Transportation Engineering Manager.

7. CODE NO. 16/0508/OUT – PLOT 4, LAND ADJACENT TO ISLWYN INDOOR BOWLS CENTRE, GELLI LANE, PONTLLANFRAITH, BLACKWOOD.

It was noted that the above application had been subject to a site visit on Monday 7th November 2016 a briefing note on the issue raised was tabled at the meeting and are appended to these minutes.

Following consideration of 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) the application be deferred to allow the completion of a Section 106 Agreement upon completion of that agreement and subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional Condition (15)

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.

- (ii) 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 CW6;
- (iii) the applicant be advised of the comments of the Council's Ecologist, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water and Head of Public Protection and Transportation Engineering Manager.

8. CODE NO. 16/0509/OUT – PLOT 3, LAND ADJACENT TO ISLWYN BOWLS CENTRE, GELLI LANE, PONTLLANFRAITH, BLACKWOOD.

It was noted that the above application had been subject to a site visit on Monday 7th November 2016 a briefing note on the issue raised was tabled at the meeting and are appended to these minutes.

Following consideration of 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) the application be deferred to allow the completion of a Section 106 Agreement upon completion of that agreement and subject to the conditions contained in the Officer's report and the following additional condition, this application be granted;

Additional Condition (15)

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.

- (ii) 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 CW6;
- (iii) the applicant be advised of the comments of the Council’s Ecologist, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water and Head of Public Protection and Transportation Engineering Manager.

9. CODE NO. 16/0510/OUT – PLOT 5, LAND ADJACENT TO ISLWYN BOWLS CENTRE, GELLI LANCE, PONTLLANFRAITH, BLACKWOOD.

It was noted that the above application had been subject to a site visit on Monday 7th November 2016 a briefing note on the issue raised was tabled at the meeting and are appended to these minutes.

Following consideration of 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) the application be deferred to allow the completion of a Section 106 Agreement upon completion of that agreement and subject to the conditions contained in the Officer’s report and the following additional condition, this application be granted;

Additional Condition (15)

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.

- (ii) 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 CW6;
- (iii) the applicant be advised of the comments of the Council’s Ecologist, Senior Engineer (Land Drainage), Dwr Cymru/Welsh Water and Head of Public Protection and Transportation Engineering Manager.

10. CODE NO. 16/0617/OUT – LAND SOUTH OF THE GLADE, WYLLIE, BLACKWOOD.

It was noted that this application had been subject to a site visit on Monday 7th November 2016 a briefing note of the issues raised was tabled at the meeting and is appended to these minutes.

Councillor J. Jones spoke in objection to the application; the applicant who had been advised did not speak.

Following consideration of the application it was moved and seconded that the application be deferred for a further report for reasons for refusal based on the accumulative impact of the development and that the site had been previously rejected during the LDP process, by show of hands and in noting there were 8 against and 1 abstention the motion was declared lost.

It was moved and seconded that the recommendation contained in the Officer's report subject to the inclusion of additional conditions, be approved, by show of hands and in noting there were 5 against and 1 abstention this was agreed by the majority present.

RESOLVED that: -

- (i) the application be deferred to allow the completion of a Section 106 Agreement upon completion of that agreement and subject to the conditions contained in the Officers report and the following additional conditions this application be granted;

Additional Condition (10)

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 interest of public health.

Additional Condition (11)

Notwithstanding the submitted plans, no works shall commence on site until details of a turning head have been submitted to and agreed in writing with the Local Planning Authority. The details shall include a timetable for providing the turning head which, along with the access thereto, shall be constructed to base course level prior to the construction of any dwelling hereby approved.

Reason

In the interest of highway safety.

Additional Condition (12)

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; shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.

Reason

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

Additional Condition (13)

Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House Sparrow, House Martin, Starling, Swallow or Swift) in the dwellings hereby approved shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the dwellings 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).

- (ii) the applicant be advised of the comments of the Senior Engineer (Land Drainage) and Dwr Cymru/Welsh Water;
- (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, CW6, CW10 and CW11.

11. CODE NO. 16/0668/OUT – LAND TO NORTH OF CAR PARK, AIWA TECHNOLOGY PARK, NORTH CELYNEN, NEWBRIDGE, NP11 5AN.

It was reported that the application had been deferred to allow further consultation.

12. CODE NO. 16/0820/FULL – CEFN BACH FARM, CEFN ROAD UPPER, DERI, BARGOED, CF81 9GW.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved and by 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 policies of the Caerphilly County Borough Local Development Plan up to 2021 – Adopted November 2010 are relevant to the conditions of this permission: CW2 and CW15;
- (iii) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs) their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1982 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (02920 772400).
- (iv) the proposed development lies within a coal mining area which may contain unrecorded coal 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 also 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/organisations/the-coal-authority.

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

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

- (v) the applicant be advised of the comments of the Council's Ecologist.

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

13. PREFACE ITEM CODE NO. 15/0459/RET – CHRIS HOWELL TIMBER AND LANDSCAPING SUPPLIES, NANTGARW ROAD, NORTH UI, CAERPHILLY.

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

RESOLVED that the application be granted in accordance with the Officer's original report.

14. CODE NO. 16/0626/FULL – TY YN Y PWLL HOTEL, NEWPORT ROAD, TRETTHOMAS, CAERPHILLY.

It was noted that this application had been subject to a site visit on the 7th November 2016 a briefing note on the issues raised were tabled at the meeting and are appended to these minutes.

Following consideration of the application it was moved and seconded that the recommendation contained in the Officer's report be approved subject to the inclusion of two 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 additional conditions this application be granted;

Additional Condition (22)

The premises shall only be used for C2 purposes as defined by the own and Country Planning (Use Classes) Order 1987, or as defined by any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification, without the approval of the Local Planning Authority.

Reason

In the interest of residential amenity.

Additional Condition (23)

Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG A 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.

- (ii) 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;
- (iii) the applicant be advised of the comments of Dwr Cymru/Welsh Water, Council's Ecologist, The Coal Authority, Wales and West Utilities, Director of Social Services and Countryside and Landscape Services;
- (iv) the applicant be advised that many species of bat depend on buildings for roosting, with each having its own preferred type of roost. Most species roost in cervices such as under roof tiles, behind roofing felt or in cavity calls and are therefore not often seen in the roof space. Bat roosts are protected even with bats are temporarily absent because, being creatures of habit, they usually return to the same roost site every year. Bat are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). Please be advised that, if bats are discovered, all works should stop immediately and Natural Resources (NRW) should be contacted for advice on any special precautions before continuing;
- (v) the applicant be advised that works should not take place that will disturb nesting birds from March to July inclusive. All British birds (while nesting, building nests and sitting on eggs) their nests and eggs (with certain limited exceptions) are protected by lay under Section 1 of the Wildlife and Countryside Act 1982 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the local authority ecologists (01495 235253) or Natural Resources Wales (NRW) (02920 772400).

15. CODE NO. 16/0676/FULL – PEN YR HEOL LAS FARM, HEOL LAS, ENERGLYN, CAERPHILLY.

Following consideration of the application it was moved and seconded that subject to an amendment to condition (07) the recommendation contained in 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: -

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

Amended Condition (07)

Notwithstanding the submitted plans, prior to the commencement of works on site a detailed plan of the exact location of the proposed dwelling together with a detailed plan indicating the curtilage of the dwelling at a scale of 1:200 or 1:500 shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason

For the avoidance of doubt as to the location of the dwelling hereby approved.

- (ii) 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;
- (iii) the applicant be advised of the comments of the Council's Ecologist and Senior Engineer (Land Drainage).

16 BT PAYPHONE BOXES

Councillor W. David expressed a personal interest in that he had been part of the decision making process within Gelligaer Community Council which registered the objection to the closure of the Glan y Nant phone box.

Mr Tim Stephens introduced the report which sought Member's views on the consultation from British Telecom in relation to the closure and removal of the borough's BT telephone boxes.

Members were referred to section 4.1 of the report and the table contained therein which detailed the location of the boxes and the number of calls made within the last 12 months. The extent of the consultation was summarised and Members views were welcomed as part of the process.

The Chair thanked the Officer for his report and full discussion ensued.

A Member referred to the objection to the closure of the Glan y Nant phone box and moved that in addition to the objection, due to its contribution to the character of the area enquiries be made to Cadw with a view to listing the phone box.

The Interim Head of Planning confirmed that certain types of telephone boxes, primarily the K6 type, were considered worthy of listing by Cadw and would pass on the Members request to the appropriate department.

Members discussed the possible adoption of phone box for £1 but acknowledged ongoing cost such as maintenance would need to be factored in before considering this option.

It was moved and seconded that the objection raised on behalf of Gelligaer Community Council be sent to British Telecom as part of the consultation process and Cadw be approached with a view to listing the Glan y Nant telephone box and by show of hands this was unanimously agreed.

RESOLVED that: -

- (i) that British Telecom be advised that this Council on behalf Gelligaer Community Council objects to the removal of the telephone box at Glan y Nant on the basis of its usage and contribution to the character of the area;
- (ii) Cadw be contacted with a view to listing the aforementioned telephone box.

17. PLANNING COMMITTEE SITE VISITS

Mr Tim Stephens introduced the report which presented the six month review of the changes to the Planning Committee Site Visit process for Members consideration with a view to recommending to Council that they be adopted on a permanent basis.

It was noted that all Councillors had been consulted at the close of the trial period and the feedback received was summarised. The general impression was that the new procedures were working well although concerns were expressed that it could be difficult to cover a number of major site visits in a single day. Mr Stephens advised that this had been noted and an additional recommendation as detailed in section 9.1.1 of the report was proposed in order to alleviate the issue.

Members noted the improvements made in the last two quarters of 2015/16 with regard to the percentage of applications determined within the statutory timescales and that these were continuing to be made in the first quarter of 2016/17.

The Chair thanked the Officer for his report and full discussed ensued.

Having fully considered its content it was moved and seconded that for the reasons given in the Officer's report the recommendation contained therein be recommended to Full Council for approval and by show of hands this was unanimously agreed.

RECOMMENDED to Council that the relevant changes to the Council's Constitution relating to Planning Site Visits be made permanent and the Council's Monitoring Officer be authorised to make the following amendment:

1. Where it is impractical to undertake all approved site visits on the Monday before the Planning Committee, the visit/s may take place on any day subject to the visit/s taking place before the Planning Committee to which the application/s is/are being reported.

18. 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 18.45pm.

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

CHAIR

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Members' Site Visit

PLANNING APPLICATION REFERENCE: 16/0626/FULL

PROPOSED DEVELOPMENT: Demolish existing structures and construct a 32 bed care home facility with associated external works

LOCATION: Ty Yn Y Pwll Hotel, Newport Road, Trethomas

DATE OF SITE VISIT: 7 November 2016

MEMBERS PRESENT: D Carter, M Adams, L Aldworth, J Gale, L Jones.

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

- Concerns rose regarding the type of care home being provided.
 - It is unknown what type of care home is to be provided. This is something that will be determined at a later date, should planning permission be approved. Social Services would need to be involved in determining what type of care home is needed.
- Concerns were raised regarding a potential change of use of the property from a Care Home to a Medium Secure Unit (MSU).
 - It was explained that the Care Home and Medium Secure Units have different Use Classes, thereby Planning Permission would be required for change the use from a Care Home (use class C2) to a Medium Secure Unit (C2a). To reinforce this, a condition could be added to ensure that only C2 development is provided for on the site.
- Are the 13 car parking provisions adequate?
 - The site is considered in a sustainable location with bus routes connecting Trethomas to Newport and Caerphilly, and accords with the Council's Adopted Parking Standards.
- Ridge Height of development and impact on neighbouring buildings.
 - The height of the proposed development will not be significantly higher than the current disused public house. The second floor will be within the roof space.

Members' Site Visit

PLANNING APPLICATION REFERENCE: 16/0617/OUT

PROPOSED DEVELOPMENT: Erect 16 Dwellings

LOCATION: Land South of the Glade, Wyllie, Blackwood.

DATE OF SITE VISIT: 7 November 2016

MEMBERS PRESENT: D Carter, M Adams, J Jones.

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

- How far will the development extend southwards?
 - The southernmost part of the development will be approximately in line with the dwellings on the other side of the Valley at Pontgam Terrace.
- What are the parking requirements?
 - This will be addressed at a reserved matters case, should the site be approved for development.
- Where will the development be in relation to the hillside?
 - The development will require the removal of an existing deposit of rubble and will follow the line of the hillside
- Will there be bungalows on the site?
 - Bungalows would be best positioned to the front of development on the eastern edge. This is not though a conditional requirement and would require an additional condition.

Members' Site Visit

PLANNING APPLICATION REFERENCE: 16/0506/OUT, 16/0507/OUT, 16/0508/OUT
16/0509/OUT, 16/0510/OUT

PROPOSED DEVELOPMENT: Erect 5 individual residential self-build dwellings

LOCATION: Land adjacent to Islwyn Bowls Centre, Gelli Lane, Pontllanfraith.

DATE OF SITE VISIT: 7 November 2016

MEMBERS PRESENT: D Carter, M Adams

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

- How will the plots be dealt with?
 - Individually, as they have all been submitted as separate parcels of land.
- Is this land classified as Leisure land?
 - It is classified as white land within settlement limits.
- Is there a PROW from Dan-y-Bryn?
 - There isn't a formal footpath, although section of fencing has been removed and trampled on.
- Concerns regarding the design of the site. It appears that the dwellings would be facing the Bowls Centre.
 - It was felt that the site as a whole would benefit from a more imaginative layout and landscaping. As it stands, the site is divided into separate plot and the individual applicants will put forward their own layouts. Notwithstanding the illustrative layout the design of the site could still be improved, at the reserved matters stage.
- Access to the site
 - Access will be off the Bowls Club road, and will cut in through the embankment to the southern corner of the club car park. Highways will determine the engineering details at reserved matters, and it is likely that the majority of the trees currently facing the car park could be retained.

Site meeting closed 11.40

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Agenda Item 4

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0656/FULL 27.07.2016	United Welsh Housing Association C/o Asbri Planning Mr D Green Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Erect a residential development of 10 no. dwellings and associated works Land To The East Of Eastview Terrace Bargoed

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the eastern side of East View Terrace.

Site description: The application site comprises a single rectangular field parcel measuring 0.15 hectares. The site has until recently been heavily grazed by horses, however is now vacant and consists of semi improved grassland.

The only built structures within the site are 2 no. corrugated iron sheds located towards the site's north-eastern boundary, adjacent to the access point. These are in relatively poor condition and appear to be associated with the property at 7a Eastview Terrace. The sheds are single storey and used for storage purposes.

In topographical terms, the site slopes relatively evenly from Eastview Terrace, down towards the north-eastern corner and a low point towards its south-eastern boundary. The site itself is below the road level to the front of the site.

Apart from the northern boundary which comprises the southern elevation of the neighbouring property at 7a, Eastview Terrace, the site is fully enclosed from its surroundings by mature hedgerows and boundary trees.

Both vehicular and pedestrian access to the site is currently obtained from the north-east via a small break in the field boundary, adjacent to the 2 no. corrugated iron sheds. The field access comprises a corrugated iron gate and is heavily overgrown along its eastern side and is bound by the above construction along its western side.

Access down towards this entrance point is achieved via a narrow access lane which is diverted eastwards from Eastview Terrace, immediately to the north of the property at 1a Eastview Terrace. The access lane is then directed southward and runs adjacent to the rear curtilage areas of the properties at 1a to 7a Eastview Terrace.

The site is in a mainly residential area with dwellings to the north and west of the site. There is a railway line at a lower level to the east of the site with a lane and playing field to the south.

Cont....

Application 16/0656/FULL Continued

Development: The applicant seeks full planning consent for the construction of 10 no. residential dwellings and associated works on land to the east of Eastview Terrace. The proposed residential accommodation comprises a mix of walk-up flats and houses, as follows:-

4 no. 2-bed split level houses;

6 no. 1-bed walk-up flats.

The applicant states that all of the proposed units will be secured as affordable in perpetuity.

The properties are proposed to front onto East View Terrace with the curtilage area to the rear. The 6 no. walk up flats are located towards the northern end of the site with the 4 no. houses located towards the southern end. The flats will present two storey elevations to East View terrace and three storey to the rear with the houses being single storey to the front and two storey to the rear. On-site parking areas interspersed with some hard and soft landscaping including the planting of new trees and hedgerows along the front elevations of the properties is also proposed.

The 4 no. houses will have rear curtilage areas bounded by close boarded fences with the flats having a communal amenity area to the rear. Access to the communal area will be provided along the northern boundary of the flats via a set of external steps. Bin stores and cycle sheds will also be provided to the front of the units.

Dimensions: The site has overall dimensions of 65m by 30m. Each of the flats measures 7m wide by 7m deep by 7.8m high from road level with each of the houses measuring 5.5m wide by 8.5m deep by 5.4m high from road level.

Materials: Walls - Through coloured render (colour to be confirmed) and facing brick colour to be agreed.

Roof - Blue/black imitation slates.

Windows - White pvc-u.

Window surrounds and cills - Reconstituted stone.

Fascias/soffits - Pvc -u. Colour: white.

Rainwater goods (gutters + downpipes) - Pvc-u. Colour : white.

Entrance canopies - Glass reinforced plastic.

Porch - Coated aluminium. Colour: White.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

None.

Cont....

Application 16/0656/FULL Continued

POLICY

Local Development Plan: Within settlement limits.

Policies

Local Development Plan: SP5 (Settlement Boundaries), SP6 (Place Making), SP10 (Conservation of Natural Heritage), SP14 (Total Housing Requirements), SP15 (Affordable Housing Target) CW2 (Amenity), CW3 (Design Considerations: Highways), CW6 (Trees, Woodlands and Hedgerow Protection), CW11 (Affordable Housing Planning Obligation) and CW15 (General Locational Constraints).

Supplementary Planning Guidance LDP5 Car Parking Standards sets out parking requirements for all developments.

Supplementary Planning Guidance LDP6 Building Better Places to Live sets out design guidance for all developments.

National Policy: Planning Policy Wales

Paragraph 1.2.2 - The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society's needs. It must do this in a way that pays regard to:

overall sustainability principles, outcomes and objectives, paying particular attention to climate change as the Assembly Government's key sustainability concern; the Wales Spatial Plan; and

detailed policies on the different topic areas set out in this [PPW] document.

Paragraph 4.7.4 - Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities, including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling.

Paragraph 4.11.9 - 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.

Paragraph 9.2.3 - Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types.

Cont....

Application 16/0656/FULL Continued

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

CONSULTATION

Principal Valuer - No objection.

Senior Arboricultural Officer (Trees) - No objection subject to the submission of a scheme for tree protection measures.

Head Of Public Protection - No objection subject to a condition requiring the submission of a noise attenuation scheme.

CCBC Housing Enabling Officer - No objection subject to the provision of 10% of the units as affordable. This equates to 1no 2 bedroom flat.

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

Outdoor Leisure Development Officer - No objection.

Head Of Public Services - No objection.

Transportation Engineering Manager - No objections.

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

Police Architectural Liaison Officer - No objection.

Wales & West Utilities - Provide advice to be conveyed to the developer.

ADVERTISEMENT

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

Response: 11 Letters of objection were received including one from the AM for the area.

Cont....

Summary of observations:

1. There are already parking problems in the area with cars and vans parked in front of the application site.
2. There are several businesses on or near the street that already contribute to the parking problems in the area.
3. As the site is located close to a bend in the road this will cause problems with refuse collections as the lorry will block off the road.
4. Emergency vehicles will not be able to enter the street with vehicles parked close to the corner.
5. The applicant states that the Town Centre is within walking distance but this is disputed, especially for elderly or infirm people.
6. A disabled access to the train halt has recently been created to the rear of the site, this should not be affected by the development.
7. Why can't the field be used as a play area for the children of the area?
8. The planned development is not in keeping with the street or area.
9. The removal of the barriers that are currently in place in front of plots 1 and 2 would be dangerous as these barriers have been hit on several occasions by vehicles in wet or icy conditions.
10. There is already too much social housing in Bargoed.
11. How will access be obtained to the site as it is at a lower level than the road?
12. The drives on the new dwellings will be dangerous to use as the visibility will be reduced by vehicles parked outside numbers 1A to 7A East View Terrace.
13. There are insufficient facilities (ie doctors, dentists etc) in the area to provide for these new dwellings.
14. The applicant states that there is no watercourse within 20m of the site but this is disputed as the field is often waterlogged during the winter.
15. Reduction in property value.
16. Effect on wildlife.
17. Potentially increase crime and anti-social behaviour in the area.
18. Cause dust and noise issues during construction.
19. Loss of view
20. Loss of natural daylight.

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? An ecological survey has been submitted in support of this application and this has been assessed by the Council's Ecologist. The findings of the survey are considered to be acceptable and no objection is raised subject to the imposition of suitable conditions.

Cont....

Is this development Community Infrastructure Levy liable? No. The development has a total floor area of 653.36 square metres. However, the site is in an area where CIL is not payable.

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 the objections raised by local residents which will be considered in turn below:-

1. It is acknowledged that there are a number of businesses in close proximity to the application site that lead to on street parking in the area. Therefore and in response to concerns that the proposed development would exacerbate existing parking problems the developer was requested to submit a parking survey for consideration. That survey has now been carried out and has been submitted for consideration. It shows that there are a total of 74 parking spaces available in East View Terrace between its junction with Gilfach Street and its northern end outside number 46 East View Terrace. Parking surveys were carried out between 07.00 to 09.30 and 19.00 to 22.00 on a weekday and between 07.00 to 09.30 and 16.30 to 19.00 on a Saturday. The peak period for parking during the surveyed times was at 19.30 on a weekday where 24no. or 32% of parking spaces were available, and on a Saturday at 07.00 where 21no. or 28 % of parking spaces were available. Even at weekday morning peak times between 07.30 and 09.30 the availability of parking spaces was over 50% for the majority of that time. In that regard and bearing in mind that each of the proposed dwellings will provide 1 off street parking space it is not considered that the existing parking issues in the area are unacceptable in highway safety terms or that the proposed development would exacerbate the perceived problem to an unacceptable level.
2. The parking from surrounding businesses is addressed above. If those vehicles are causing an obstruction to the highway then that would be a Police matter.
3. Given that there are double yellow lines on both sides of the road at the bend it is not considered that refuse vehicles or other large vehicles would have difficulty in manoeuvring around the corner. Refuse vehicles collecting from the highway and causing short term delays is not an unusual occurrence and would not in itself justify refusal of this application. It should also be noted that refuse collection to the properties on the western side of East View Terrace are made from the rear lane and not to the front.
4. Emergency access to the street is addressed above.

Cont....

Application 16/0656/FULL Continued

5. The applicant has stated in a sustainability appraisal that the site is in walking distance of the town centre and this is not disputed by the Local Planning Authority. The distance from the town centre is also given different weight in determining the reduction in parking provision that is required. In this instance as the site is not within easy walking distance of the town centre it would not have garnered as many points as a site situated closer to the town centre. Nevertheless sufficient points have been obtained to secure a reduction in parking provision by virtue of the relatively sustainable location of the site.
6. Access to the train station will not be affected by the completed development.
7. The Local Planning Authority has to consider the application before it and cannot refuse an application on the basis that a site should be used for a different use unless the site is allocated for such use in the Local Development Plan.
8. Whether or not the development is in keeping with the area is a subjective opinion. Whilst it is accepted that there are no bungalows or flats in East View Terrace this is not in itself a justification for refusing the application. Indeed it is considered that the design of the development is acceptable in planning terms.
9. It is not considered that the removal of the barriers to the front of the site would pose dangers to highway safety. Responsibility for driving safely on the highway rests with the driver of any vehicle, and the arrangements at this street are similar to many other streets.
10. The level of affordable housing in Bargoed is not strictly a matter for the Local Planning Authority in this instance as it is for market forces to decide whether or not there is a need for development. However, the Housing Register and the Local Housing Market Assessment both evidence a requirement to provide and deliver affordable housing in the Bargoed area.
11. Access to the site has been considered extensively both by the developer and by the Local Planning Authority. The option of accessing the site from Angel Lane and providing parking to the rear of the plots has been considered and the developer has confirmed that this is not practical for financial and construction reasons. However a Construction Method Statement has been submitted showing that construction access to the site would be via Angel Lane.
12. It is not considered that the use of the drives on the new development would be dangerous from a highway safety perspective, and similar arrangements exist elsewhere.
13. It is for the market to decide whether or not new doctors or dentists are required in a particular area. Bodies such as the Local Health Board are asked to contribute to the development plan process and where a need for new facilities is identified, land is allocated. No such need was identified under the recent review into the Local Development Plan.
14. Records held by this Council also confirm that there are no watercourses within 200m of the application site. Whilst the application site may be susceptible to surface water flooding, this will be resolved as part of the development process through the submission and approval of any drainage scheme by the relevant statutory body.

Cont....

Application 16/0656/FULL Continued

15. Loss of property value is not a material planning consideration.
16. The development has been considered by the Council's Ecologist and no objection is raised subject to the imposition of conditions.
17. There is no evidence to suggest that the development would lead to an increase in crime and anti-social behaviour in the area. In any event this would be a matter for the Police to comment on and no objection has been raised.
18. It is inevitable that any construction scheme would lead to noise and dust issues. However, conditions would be attached to any consent granted requiring the submission of mitigation schemes.
19. Loss of view is not a material planning consideration.
20. Given the distances between the properties and the orientation of the site it is not considered that there would be any unacceptable loss of light to any adjacent dwelling.

Comments from consultees: No objections raised. With regard to Land drainage it should be noted that this site is in an area served by mains drainage. As such any connection to the adopted drainage system would be a matter between the developer and Dwr Cymru/Welsh Water.

Comments from public: Addressed above.

Other material considerations: Policy CW11 of the Local Development Plan states that on a site that can accommodate 5 or more houses, the Council will seek to negotiate an element of affordable housing. However, as the application site is located in the Head of the Valleys Regeneration Area where the requirement is 0%, and as the application is for a 100% affordable scheme, it is not considered necessary to secure the provision of affordable housing by way of a legal agreement.

In conclusion it is considered that the application is acceptable in planning terms subject to the imposition of suitably worded conditions.

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 16/0656/FULL Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents: (90)001, (SK)001, (SK)002L, (SK)003, (SK)004, (SK)005, (SK)006, (SK)007, (SK)008, (SK)008B, (SK)010B, S.7400-02, Planning, Design and Access Statement, Method Statement for Protection of Reptiles and Nesting Birds and Technical Note by Asbri Transport.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to commencement of development details of a scheme shall be submitted to and approved in writing by the Local Planning Authority for a glazing system which is to be fitted to all windows of habitable rooms facing the railway line. The glazing system shall be capable of achieving an internal LAeq level of 30 dB(A) measured over an 8 hour period (2300 - 0700) in bedrooms and 35 dB(A) in all other habitable rooms measured over 16hour LAeq (0700 - 2300). Development shall be carried out in accordance with the approved details before first use of the dwellings hereby approved.
REASON: To protect the residential amenity from noise from the railway line.
- 04) No development shall commence on site until such time as a scheme has been submitted for the approval of the Local Planning Authority which shall include:
- a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position of every tree on site with a stem diameter over the bark measured at 1.5 metres above ground level of at least 75 millimetres. In addition any tree on neighbouring or nearby ground to the site that is likely to have an effect upon or be affected by the proposal (e.g. by shade, overhang from the boundary, intrusion of the Root Protection Area (para. 5.2.2 of BS5837, 2005, Trees in relation to construction - Recommendations) or general landscape factors) must be shown.
 - b) the details of each tree as required at para. 4.2.6 of BS5837 in a separate schedule.
 - c) a schedule of tree works for all the trees in paragraphs (a) and (b) above, specifying those to be removed, pruning and other remedial or preventative work.
 - d) the details of any proposed alterations to the existing ground levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring ground.
 - e) the details of all the appropriate tree protection measures for every retained tree before and for the entire duration of the course of the development.
 - f) a statement setting out the principles of arboricultural sustainability in terms of landscape, spatial integration and post development pressure.

Cont....

Application 16/0656/FULL Continued

- g) No tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. All tree works shall be carried out in accordance with BS3998. In this condition a "retained tree" means an existing tree that is to be retained in accordance with the plan referred to at paragraph (a) above. The development shall be carried out in accordance with the approved scheme. REASON: To safeguard the vegetation that is considered to be worthy of retention in the interests of visual amenity of the area.
- 05) 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.
- 06) The development hereby approved shall be carried out fully in accordance with the Bat and breeding Bird Method Statement prepared by Dusk to Dawn Ecology Ltd dated July 2016. The development should be undertaken fully in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. REASON: To ensure adequate protection and mitigation for protected species.
- 07) 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.
- 08) Prior to the commencement of works on site, details of the garden boundary fence to be erected along the inside of the existing hedgerows in order to exclude the hedgerows 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: In the interests of biodiversity conservation and 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) Tan 5 Nature Conservation and Planning (2009).

Cont....

Application 16/0656/FULL Continued

- 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 Land to the east of Eastview Terrace, Bargoed, 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).
- 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 Land to the east of Eastview Terrace, Bargoed, 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).
- 11) No works in relation to the approved development shall take place outside the hours of 08.00 to 18.00 Monday to Friday, 09.00 to 13.00 on Saturdays and no work at all on Sundays and Bank Holidays.
REASON: In the interests of residential amenity.
- 12) Prior to the commencement of the development hereby approved a scheme for the control of dust arising from construction works shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter the agreed scheme shall be implemented at all times to control dust at the site.
REASON: To prevent pollution.
- 13) 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.

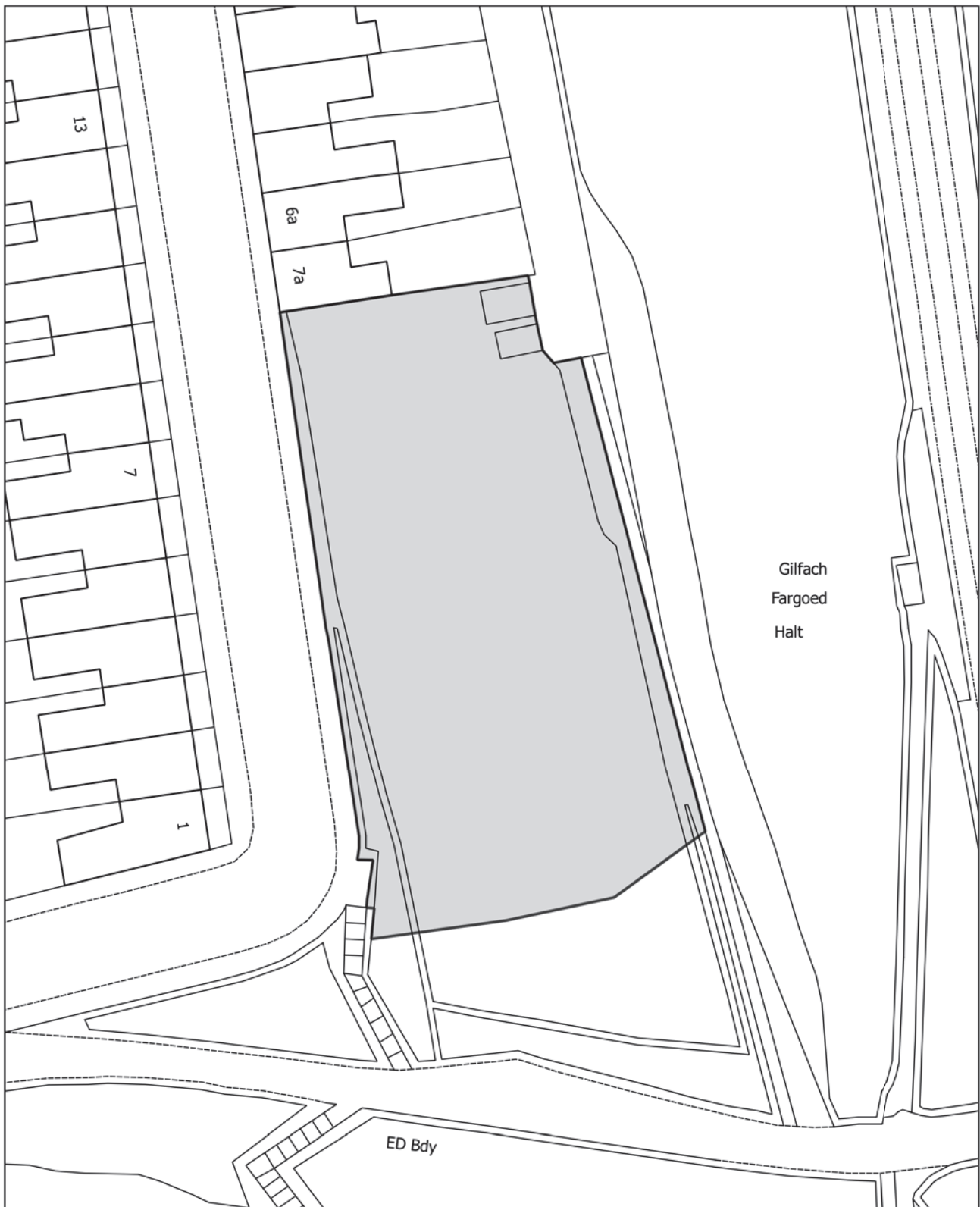
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Application 16/0656/FULL Continued

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 and SP10.

Please find attached comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage), Gwent Police and Wales and West Utilities together with the information from the Council's Ecologist.



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Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0897/FULL 27.10.2016	REG Windpower Mr S Morgan Unit 3B Damery Works Damery Lane Woodford Berkeley GL13 9JR	Erect 15m lightweight modular lattice tower, 600mm microwave dish antenna and ancillary development Pen Bryn Oer Merthyr Road Rhymney

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site is located on the north-western edge of Rhymney Hill between Rhymney and Tredegar.

Site description: The site comprises reclaimed land consisting mainly of improved grassland used for open grazing with no tree or scrub cover apart from a plantation of mixed woodland in the south-western corner. The south eastern part of the site is designated as open access land. The site slopes to the east, north and west. Planning permission has been granted at the site for the construction of a three turbine wind farm (Ref: 13/0483/FULL).

Development: Erect 15m lightweight modular lattice tower with 600mm microwave dish antenna.

Dimensions: 15 metres high.

Materials: Galvanised steel.

Ancillary development, e.g. parking: 1.8 metre palisade security fence.

PLANNING HISTORY 2005 TO PRESENT

12/0039/FULL - Erect a temporary 50m high anemometry mast for 24 months to monitor and collect wind speed and wind direction data on a site - Granted 08.06.12.

Cont....

Application 16/0897/FULL Continued

13/0483/FULL - Install three wind turbines and construct associated infrastructure on land used for grazing, the maximum height to blade tip of each turbine will be 110m above existing ground level and infrastructure associated with the wind turbines including on-site access tracks, lay-bys and turning areas, with ditch culverts where required, permanent crane hardstanding areas and external switchgear buildings for each turbine, a substation, underground on-site electrical cabling and the creation of a temporary construction compound and laydown area - Refused 10.04.14 - Allowed on Appeal 06.08.15.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: NH1 (Special Landscape Area). Outside settlement boundary.

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

NATIONAL POLICY Planning Policy Wales.

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - No objection.

Senior Engineer (Land Drainage) - No comments.

Joint Radio Company Limited - The proposal cleared with respect to radio link infrastructure.

Cont....

Application 16/0897/FULL Continued

ADVERTISEMENT

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

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No. CIL exempt.

ANALYSIS

Policies: The proposed telecommunications lattice tower and antenna are required in connection with the three turbine wind farm development. The proposed lattice tower has been sited adjacent to the approved control room in order to minimise the cumulative impact of the proposal. At a height of 15 metres it is not considered that the lattice type tower will have a significant impact in the landscape when viewed against the backdrop of the approved wind turbines that have towers measuring 110 metres in height. For this reason it is considered that the proposal accords with Policy CW2 of the Adopted Caerphilly Local Development Plan and is therefore acceptable in planning terms.

Comments from Consultees: No objection.

Comments from public: None.

Other material considerations: None.

Cont....

Application 16/0897/FULL Continued

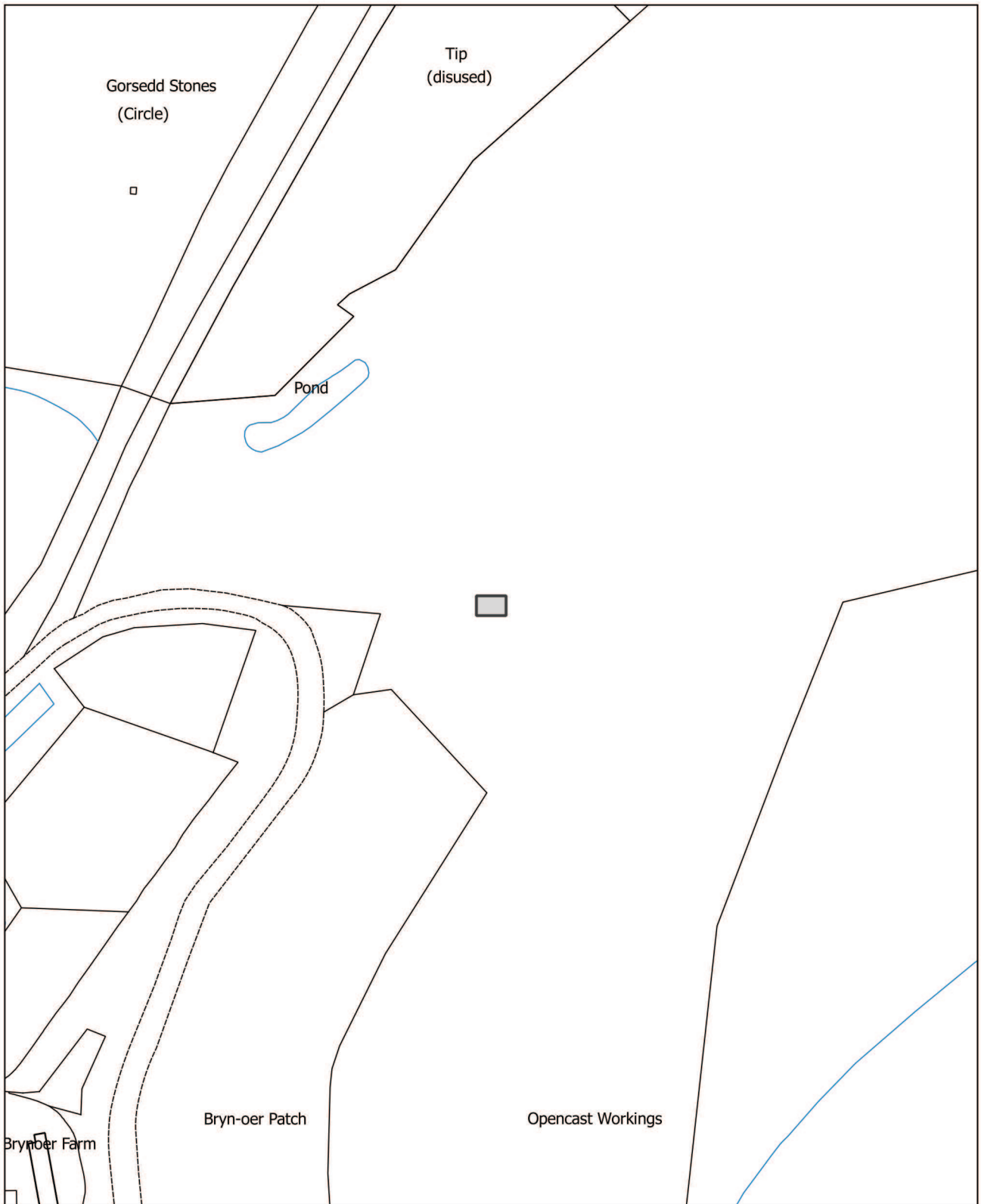
RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used, 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) The development shall be carried out in accordance with the following approved plans and documents:
Drawing No: 027, Title: Masterplan, received 14.10.2016;
Drawing No: 028, Title: Telecommunications Mast Elevation Drawing, received 14.10.2016.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Advisory Note(s)

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



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Agenda Item 6

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0665/FULL 29.07.2016	United Welsh Housing Association C/o Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Construct 19 residential units and associated works Former Cwm Ifor Primary School Site Caerphilly

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: The application site comprises of part of the former Cwm Ifor Primary School grounds located to the north of Heol Aneurin, bounded to the north by Heol Graig Wen a residential street with housing and an area of open space on the opposite side of the road. The western site boundary is formed in the south-west of the adjacent new Cwm Ifor School site, in the northwest of a watercourse with a wooded area behind and the rear curtilages of properties fronting Heol Graig Wen. To the east of the site is a road linking Heol Graig Wen with Heol Aneurin. Residential development is located on the opposite side that road fronting north and south onto Heol Graig Wen and Heol Aneurin respectively. The southern boundary is formed by Heol Aneurin with residential properties on the opposite side which vary in their set back from the street.

Site description: The site has been cleared of the former school buildings and is currently a mix of grassed/vegetated areas and hard standing areas. Boundary treatments consist of 2.5m palisade style fencing. There are two large trees located in the north-east corner of the site with smaller trees to the south-west periphery. An electricity substation is located at the north-east corner with an access from Heol Graig Wen. A small watercourse runs along the western boundary. The topography is such that the level of the site broadly falls from north to south and is marked by drop in levels of around 9 metres from the north-west boundary near Heol Graig Wen to parts of the southern boundary adjacent to Heol Aneurin.

Development: Full planning permission is sought to construct 19 residential units and associated works. It comprises of 4 No. 2 bedroom dwellings, 3 No. 3 bedroom dwellings and 12 No. Walk up Flats. The submitted Planning, Design and Access Statement indicates that the applicant intends all of the units proposed as part of the development to be made available for social rent (100% affordable housing), to meet the needs of the local community.

Cont....

Application 16/0665/FULL Continued

The proposed site layout includes a single vehicular access point on the eastern boundary and internally within the site the road is divided with an upper plateau which has an access road (4.8m wide with 1.35m footways either side) serving plots 1-16 including a turning area at the western end. A junction close to the main site entrance provides a separate access road (4.5m wide with no footways) to serve the remaining plots to plots 17-19 located at a lower level.

The arrangement of plots 1-16 take the form of two pairs of two bedroom semi-detached properties on the northern side of the access road with three blocks of flats on the southern side with each block containing four number, one bedroom flats. The three plots (17-19) located at the southern side of the site have a finished floor level approximately 4.5m below the flats located to the north and are formed of a single terrace comprised of three number, three bedroom dwellings.

The houses are provided with rear garden areas and parking either on plot or close to the dwellings. The apartments have parking provided either to the side of the apartment blocks or surrounding the turning area at the western end of the access road. The apartments have designated communal areas for bin storage and bike storage. A small numbers of retaining walls are required to facilitate the development due to the site topography. The development proposes to retain a number of trees on the site.

Dimensions:

House type A: 4.8m in width by 9.4m in depth with a height of 8.8m. The internal layout comprises a kitchen/dining area, living room, shower room and high level storage area at ground floor level and two bedrooms, storage area and bathroom at first floor level.

House Type B: 6m in width by 9m in depth with a height of 8.8m. The internal layout comprises a kitchen/dining area, living room, shower room and storage area at ground floor level and three bedrooms, storage area and bathroom at first floor level.

Walk up flat type C: 7.4m in width by 7.7m in depth. The walk up flats are maisonette style with a flat at ground floor level and a flat on the first floor accessed via a separate entrance with staircase. The overall height of the block will be 8.4m. The internal layout comprises a kitchen, living/dining area, bathroom and storage area.

Materials: Concrete roof tiles, face brickwork and smooth colour render for walls, reconstituted stone for window cills and heads, White PVC-U windows and GRP porch canopies.

Ancillary development, e.g. parking: 24 car parking spaces.

PLANNING HISTORY 2005 TO PRESENT

None.

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Application 16/0665/FULL Continued

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough - Local Development Plan up to 2021.

Site Allocation: The site lies within the defined settlement boundary and forms part of a site allocated for a mixed use development (Housing HG1.70 Cwm Primary Ifor School and Community Facilities - New School CF1.25 Cwm Ifor Primary School).

Policies:

Strategic Policies

Policy SP3 Development Strategy (SCC), Policy SP4 (Settlement Strategy), Policy SP5 (Settlement Boundaries), SP6 (Place Making), Policy SP10 (Conservation of Natural Heritage), Policy SP14 (Total Housing Requirements), Policy SP15 (Affordable Housing Target), SP21 (Parking Standards).

Countywide Policies

Policy CW1 (Sustainable Transport, Accessibility and Social Inclusion), Policy CW2 (Amenity), Policy CW3 (Design Considerations - Highways), Policy CW6 (Trees, Woodland and Hedgerow Protection), Policy CW10 (Leisure and Open Space Provision), Policy CW15 (General Locational Constraints).

Supplementary planning guidance

LDP1 - Affordable Housing Obligations, LDP5 - Parking Standards, LDP6 - Building Better Places to Live, LDP7 - Householder Development.

NATIONAL POLICY

- Planning Policy Wales (Edition 8, January 2016);
- Technical Advice Note 1: Joint Housing Land Availability Studies (2015);
- Technical Advice Note 2: Planning & Affordable Housing (2006);
- Technical Advice Note 5: Nature Conservation and Planning (2009);
- Technical Advice Note 11: Noise (1997);
- Technical Advice Note 12: Design (2016);
- Technical Advice Note 18: Transport (2007);
- Technical Advice Note 23: Economic Development (2014).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? No.

Cont....

Application 16/0665/FULL Continued

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? Part of the site falls within a high risk area

CONSULTATION

CCBC Housing Enabling Officer - Require 40% affordable housing on this development.

The development is being delivered as a 100% affordable housing scheme in partnership with United Welsh and is being supported by Welsh Government funding.

If this site is sold on, the Council would require 8 x 1 bed 2 person flats built to DQR on this development to be transferred at £48,723 per unit and transferred to United Welsh.

Senior Engineer (Land Drainage) - Express some concern over the proposed drainage arrangements for this development and recommends a condition be attached requiring full drainage details to be submitted.

Outdoor Leisure Development Officer - Refers to policy CW10 of the Authority's LDP and determines that an area of public open space/local area for play be incorporated into the development.

Head Of Public Services - The Authority does provide kerbside collections for refuse, recycling and green waste, with the onus on the Developer to provide suitable off road storage near the proposed public highway for one 240L refuse bin, one 240L recycling bin and one food caddy per property.

Transportation Engineering Manager - No objections subject to conditions addressing highway considerations.

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

Principal Valuer - Did explore with United Welsh Housing Association the prospect of selling the triangular parcel of land to the rear of 2 - 24 Heol Graigwen in addition to the land that they have submitted for planning. It is however proposed to retain the triangular plot within CCBC ownership and if there is a dramatic change in circumstances in the future, access could be available off Heol Graigwen by culverting the water course (less than ideal) or taking a private drive off UWHA's development.

Countryside And Landscape Services - Expresses concern in relation to the proposed site layout and the existing mature trees. Provides detailed guidance on boundary treatments, landscaping and ancillary structures.

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Application 16/0665/FULL Continued

The Coal Authority - No objection and recommends a planning condition be attached to ensure remedial works are undertaken on site to address instability issues.

Head Of Public Protection - No objections subject to planning conditions to address contamination.

Strategic & Development Plans - The principle of housing is acceptable on this part of the allocated housing site and the site would make an important contribution towards the housing land supply on a brownfield site that accords with the strategy. There remain concerns, however, with the boundary treatment and design at the entrance of the site. Most fundamentally, the layout would constrain the development of the adjoining parcel of land for its allocated use, potentially reducing the housing numbers that the site can deliver. Before a decision is made that allows this, it needs to be demonstrated that development of the triangular parcel of land is not feasible.

Penyrheol Trecenydd & Energlyn Community Council - Raise concerns about rush hour traffic and traffic management in the area.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters were sent to 22 nearby properties.

Response: No responses were received in relation to the consultation exercise.

Summary of observations: None.

SECTION 17 CRIME AND DISORDER ACT

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

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? The Ecological Appraisal confirmed that there were several habitats present on site and these included scrub, bracken, semi-improved grassland, scattered trees mosaic habitat (semi-improved grassland, marshy grassland, tall ruderal, scattered scrub, ephemeral/short perennial) and a defunct species-poor hedgerow. To the north of the southerly hardstanding area, there was an area of bare ground. There are large mature trees on site but these are to be retained as part of the development. However, if these need to be removed they should be subject to a preliminary roost assessment.

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Application 16/0665/FULL Continued

The Ecological Appraisal also confirmed that the site has potential to be used by bats, reptiles and nesting birds and includes recommendations to mitigate the impacts on these species. A reptile survey has also been carried out which concluded the development will result in the loss of an area of habitat containing a low reptile population (slow worm) and recommends a reptile mitigation strategy is drafted and approved by the Local Planning Authority.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes the site is within the High-range viability area where the CIL charge is £40 per square metre. However, as this scheme is for 100% affordable housing, this will be eligible for relief from CIL charges.

ANALYSIS

Policies:

The application has been considered in accordance with local plan policies and national planning guidance. The main issues to be considered in the determination of this application are in terms of the compatibility of the use with neighbouring land uses, design and highway considerations.

The application site is within the defined settlement boundary and is part of a site allocated for a mixed use development (Housing HG1.70 Cwm Primary for School and Community Facilities - New School CF1.25 Cwm for Primary School). A new school has already been constructed and therefore the proposed housing development is in accordance with the allocation in the adopted Local Development Plan.

The Strategic and Development Plans Section has advised that the proposed development would make an important contribution towards the housing land supply on a brownfield site that accords with the strategy. They have raised concerns in relation to an adjacent triangular parcel of land to the west of the site, separated by a watercourse which is behind existing properties on Heol Graig Wen. This land parcel was included within the much larger HG1.70 Cwm for Primary School housing allocation and has substantial tree coverage and currently acts a buffer between the properties on Heol Graig Wen and the grounds newly constructed Primary School grounds. Both the application site and this triangular land parcel are in the ownership of the Council and it has been confirmed by the Principal Valuer that the triangular land parcel would not form part of the proposed land sale to United Welsh Housing Association and would be retained by the Council. It is noted that the triangular land parcel appears to have significant constraints in relation to potential development with the presence of the watercourse and significant tree coverage.

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Application 16/0665/FULL Continued

The Principal Valuer has indicated that alternative access from Heol Graigwen could be achieved by culverting the existing watercourse or alternatively a spur road could be taken from the application site. It is acknowledged that the suggested access solutions may increase costs on any future scheme for development of the triangular parcel of land however it is not considered that the current application would make development of the triangular land parcel impossible. The Strategic and Development Plans Manager has indicated that the current application would constrain the development of the adjoining parcel of land for its allocated use, potentially reducing the housing numbers that the site can deliver. However the areas indicated for possible access (i.e. over the existing watercourse which would have to be culverted or from the western end of the access road in the current application) do not remove significant areas of developable land from the triangular site. It is therefore considered that there are not reasonable grounds to refuse the current application on this basis.

The proposed site layout generally faces inwards to face the internal access road with the exception of block 6 which faces eastward. It is acknowledged that the site layout does not have dwellings fronting the existing roads surrounding the site; however, achieving such a design would be difficult in the case of Heol Graig Wen due to the existing topography and the constraint of the mature trees on site. In addition it is noted that along Heol Graig Wen at the point where the application site's northern boundary abuts it has an area of open space on the opposite side of the road so there is not considered to be a strong existing building line at this point. To the east of the application site the existing residential properties face either north or south and do not front the road where the site entrance is proposed so again there is not a strong form to the existing street scene. The western boundary is primarily made up with the school grounds and an area of carparking. Even the southern site boundary with Heol Aneurin is considered to not have a very strong existing building line as dwellings footprints are staggered, with 10 -20 Heol Anuerin (evens only) being set back over 20 metres from the public footway behind a grassed area. In this site context it is considered acceptable to provide the development with the layout submitted.

The development is considered to have an acceptable impact on the amenity levels currently enjoyed by occupants of existing residential properties surrounding the site and for the future residents of the site. The orientation of properties is such that unacceptable overlooking is avoided with acceptable privacy achieved throughout the site according with Planning Policy CW2 (Amenity). The proposal is considered to be acceptable in terms of scale, use, density, and layout and adequate off-street parking and amenity space is provided in respect of each house and areas of open space on site as well, according with Policy SP6 (Place making).

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Application 16/0665/FULL Continued

The Transportation Engineering Manager has offered no objections to the development having considered the layout of the development and level of parking proposed. It is noted that pre-application discussions led to the amendment of the site layout to break up large areas of car parking to provide an improved street scene which is not dominated by large areas of linear parking. The development accords with Policy CW3 (Highways).

Policies SP15 (Affordable Housing Target) and CW11 (Affordable Housing Planning Obligation) and Supplementary Planning Guidance document LDP1 (Affordable Housing Obligations) are relevant to the consideration of this application as the development exceeds 5 units and is larger than 0.15ha in gross site area. The site is located within the Caerphilly Basin area and the Housing Officer has confirmed that the proportion of housing on the site should include a minimum of 40% affordable housing. It is noted that the applicant is United Welsh Housing Association and that the Planning Statement supplied indicates that 100% affordable housing is proposed. However in the event that the land is not developed by United Welsh and sold on, a form of control to secure a minimum of 40% affordable housing is considered appropriate. Whilst this is often achieved via a legal agreement, in this instance, as the Council is currently in ownership of the land, it is considered that the imposition of a planning condition based upon the standard condition in Welsh Government Circular WGC 016/2014 will provide control over affordable housing provision on the site.

The site layout includes areas of open space notably surrounding the large tree (T1) at the entrance and to the south of the access road to block 6. The applicant has indicated that the area to the south of the proposed entrance is allocated for open space and is to be defined by a boundary hedgerow and native trees. It is also noted that the site is well related to existing open space in the area being a short walk (circa 200m) to Anuerin Park which includes a play area.

The proposed site boundary enclosures have been amended through negotiation to replace significant areas of palisade fencing which currently encloses the site. A lower boundary treatment of 1.2m hoop top railings will provide the southern site boundary adjacent to the public footway on Heol Aneurin around to the vehicular site entrance and on the northern side of the same entrance similar 1.2m railings will run from the site entrance along the site boundary to the existing substation. A section of timber fencing (2.1m) will provide the boundary to Heol Graig Wen where it provides the rear boundary to gardens for reasons of privacy. Further timber fencing is provided along most of the site's western boundary adjacent to the wooded area and school grounds.

It is considered that the proposed development is acceptable subject to planning conditions to address those matters of concern which were raised by consultees and found to be material to the development.

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Comments from consultees:

Countryside And Landscape Officer - It is noted that the Countryside and Landscape Officer has offered no objection to the principle of application but has expressed concern in relation to the site layout. In particular the two large trees to the north east of the site which are located on the site, one of them in area of open space (T1) and the other (T2) located within the proposed rear amenity space for plot 3. The concerns relate to concerns over the impact of the trees on the quality of the amenity areas for the dwellings (including overshadowing, soil quality and possible damage to the tree roots). Whilst these concerns are understood it is recognised that those two trees are not subject to Tree Preservation Orders and the residential properties have generous sized gardens. Tree T1 has an existing substation within the tree canopy area and the site layout has avoided significant intrusion into the root protection areas of the trees. It is considered that excluding development or provision of amenity spaces to a larger extent than the current layout would not be reasonable and could make the development of this allocated housing site unviable. It is therefore considered that the current layout provides an acceptable balance between the existing trees and development of the site.

Strategic and Development Plans Manager - Further to matters addressed in the main body of this report concern has been raised in relation to boundary treatment and design at the entrance of the site. In relation to boundary treatments discussions with the applicant have resulted in improvements to the boundary treatments to remove palisade fencing from the site boundary (although a portion will remain around the existing substation for safety reasons). In relation to the entrance design it is noted that improvements were made in relation to parking provision when pre-application advice was undertaken. The side elevations of block 1 and 5 will be visible when entering the site but these will also be viewed in conjunction with the front elevations of the properties and more distant views down towards block 6 whose front elevation faces east. Block 5 is proposed to be comprised of half brick and half render on the facade. Following discussions with the developer limited fenestration was added to blocks 1, 2 and 5 to improve the side elevations to interest to the street scene when entering the development.

Penyrheol Trecenydd & Energlyn Community: It is noted that concerns have been expressed in relation to existing peak time traffic in the area, however the Highway Authority have reviewed the planning application and submitted information on sustainability and have offered no objections in respect of the proposed traffic generation from the additional 19 housing units that the development would provide.

The Council's Ecologist has offered no objections to the development but has requested conditions and informative notes be attached to the permission.

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Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
- Site Location Plan, drawing reference (90)001A
- Proposed Site Layout, drawing reference (90)003C
- Proposed Floorplans Blocks 1 and 2, drawing reference (90)004A
- Proposed Floorplans Blocks 3, 4 and 5, drawing reference (90)005A
- Proposed Floorplans Block 6, drawing reference (90)006
- Proposed Elevations and Sections, drawing reference (90)007A
- Proposed Elevations and Sections, drawing reference (90)008A
- Proposed Elevations and Sections, drawing reference (90)009A
- Proposed Elevations and Sections, drawing reference (90)010A
- Proposed Elevations and Sections, drawing reference (90)011B
- Proposed Elevations and Sections, drawing reference (90)012B
- Proposed Elevations and Sections, drawing reference (90)013A
- Longitudinal Road and Drainage Sections, drawing reference S.7431-03C
- Drainage Layout, drawing reference S.7431-06C
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The development shall be undertaken in full accordance with the Recommendations contained within Section 8 of the submitted Terra Firma Geotechnical and Geoenvironmental Report dated July 2015, job number 13185.
REASON: To ensure that adequate measures are undertaken to address ground instability issues.
- 04) Prior to commencement of development the development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:
i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 40% of housing units/bed spaces;

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Application 16/0665/FULL Continued

- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing (if no RSL involved)];
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

REASON: To ensure suitable affordable housing provision for the site.

- 05) 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.

- 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) No development or site/vegetation clearance shall take place until a detailed Reptile Method Statement/Reptile Mitigation Strategy 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.

- 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 the former Cwm Ifor primary school, Caerphilly, 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).

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- 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 the former Cwm lfor primary school, Caerphilly, 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).
- 10) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 11) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating full engineering details of the road layout with sections, street-lighting and surface water drainage and a detailed programme for the provision of the proposed highways. The development shall be carried out in accordance with the agreed details.
REASON: In the interests of highway safety.
- 12) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m metres x 23m metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) with or without modification, no fences, gates, walls, hedges or other means of enclosure shall be erected or planted within the curtilage of any dwelling forward of the front walls of those dwellings hereby permitted or between the dwellings and any adjacent highway, driveway, footpath or car parking space other than those indicated in the approved plans without the approval of the Local Planning Authority.
REASON: To retain the open character of the development in the interests of visual amenity.

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Application 16/0665/FULL Continued

- 14) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining walls on site full engineering details and structural calculations for the proposed retaining walls, 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 walls additional certification from an independent chartered civil or structural engineer confirming that the works have been constructed in an appropriate manner and that they are physically fit for their intended purpose shall be supplied to the Local Planning Authority prior to occupation of the approved development.
REASON: In the interests of highway safety.
- 15) 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 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.
- 16) 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.
- 17) 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.

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Application 16/0665/FULL Continued

- 18) 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.
- 19) No development shall commence until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
i) the parking of vehicles of site operatives and visitors;
ii) loading and unloading of plant and materials;
iii) storage of plant and materials used in constructing the development;
iv) the erection and maintenance of security hoarding;
v) measures to control the emission of dust and dirt during construction;
vi) measures to control the discharge of materials, soils, surface water onto neighbouring land and public footpaths
REASON: In the interests of residential amenity.
- 20) Prior to the construction of the external surfaces of the development hereby approved details of the materials to be used in the construction of the residential units, and ancillary structures including bin and bike stores 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.
- 21) Notwithstanding the details submitted 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 beneficial occupation of the 19th residential unit on the site.
REASON: In the interests of the visual amenities of the area.
- 22) No vegetation clearance, works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the Local Planning Authority. This scheme shall where the Local Planning Authority consider appropriate include:
a) a plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan,
b) the details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule,

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- c) a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 1989, Recommendations for tree work,
- d) written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works,
- e) the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837),
- f) the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase,
- g) the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 9 of BS5837),
- h) the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (section 11.7 of BS5837),
- i) the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (RPA) (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground,
- j) the details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
- k) the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees,
- l) the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction,
- m) the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site,
- n) the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity,
- o) the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837),
- p) the details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
- q) the timing of the various phases of the works or development in the context of the tree protection measures.

The development shall thereafter be carried out in accordance with the agreed details.

REASON: In the interests of visual amenity.

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Advisory Note(s)

Please find attached the comments of Senior Engineer (Land Drainage), the Council's Ecologist, Countryside and Landscape Services, Wales and West Utilities, The Coal Authority, Transportation Engineering Manager and Head Of Public Services that are brought to the applicant's attention.

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to The Coal Authority Policy in relation to new development and mine entries available at:

<https://www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries>.

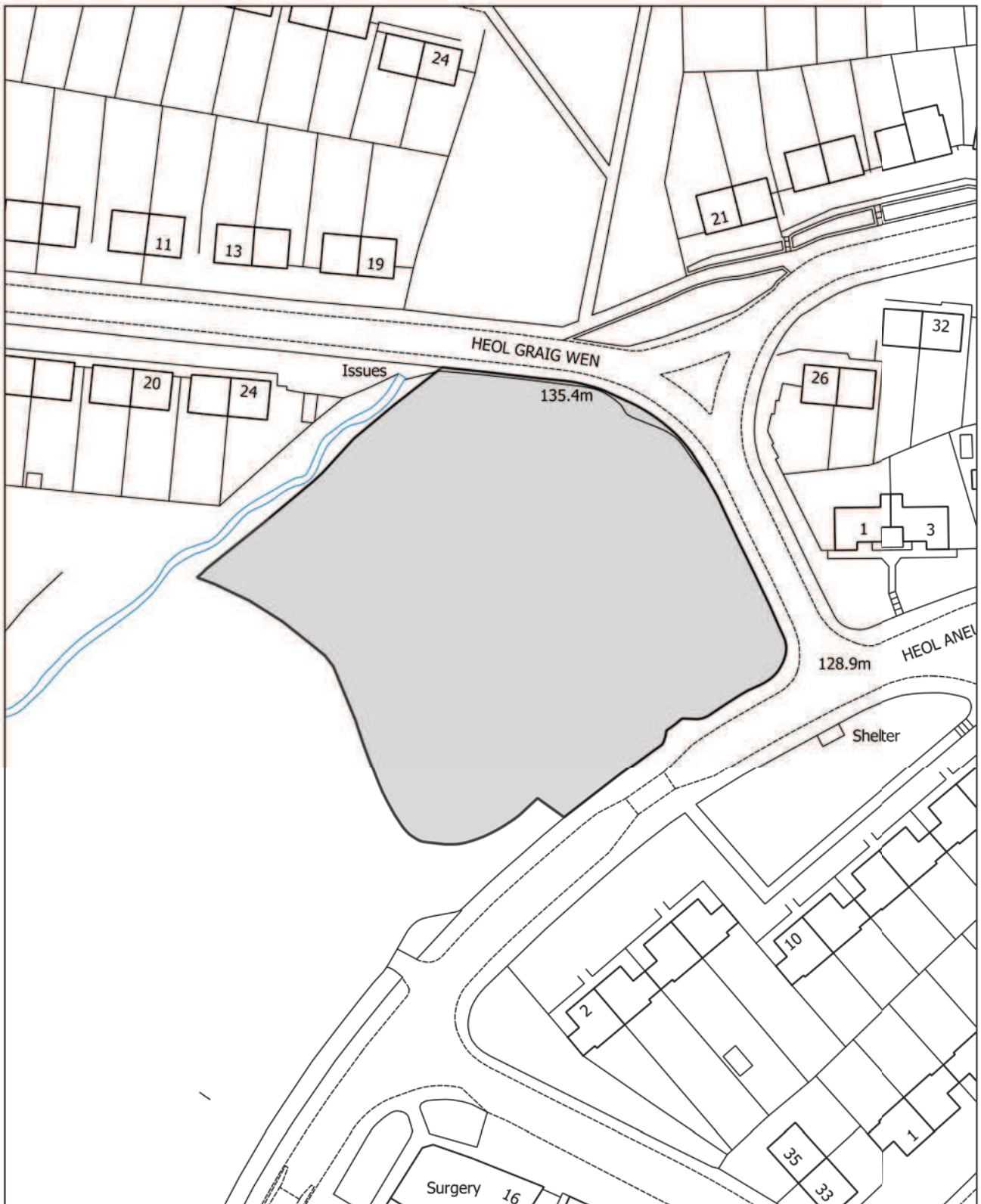
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

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

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848. Further information is available on The Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

This Informative Note is valid from 1st January 2015 until 31st December 2016.

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, CW11, SP6.



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Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0919/COU 27.10.2016	Mr G Elliott 6 Druids Close Caerphilly CF83 2XR	Change the use from A1 to D1 for use as a veterinary practice Unit 4 Riverbank Court Newport Road Trethomas Caerphilly CF83 8BY

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is situated on the southern side of Newport Road.

Site description: The application property is a modern retail unit within a purpose built development comprising of four units. This is the end unit of the four and it is a small rectangular unit at the eastern end of the building with two units of the same size adjacent and a larger unit at the western end which is currently operated as a supermarket. The application unit is currently vacant but has a lawful A1 retail use.

Development: The application seeks consent to change the use of the unit from a shop into a vets surgery. It is proposed to operate the business from 08.30 to 19.30 Monday to Friday, 09.00 to 17.00 on Saturdays with no opening on Sundays and Bank Holidays and there would be 2 full time members of staff.

Dimensions: The building has a floor area of 102 square metres.

Materials: Not applicable.

Ancillary development, e.g. parking: There are 21 shared parking spaces to the front of the units.

PLANNING HISTORY 2005 TO PRESENT

P/05/0107 - Provide temporary permission to change the use from former filling station to be used for Jaguar Car Sales - Granted 11.03.05.

08/0388/RET - Retain palisade enclosure for a temporary period of six months - Granted 28.05.08.

Cont....

Application 16/0919/COU Continued

08/0815/FULL - Erect Class A1 retail foodstore and three A1 retail units with associated car parking, access and servicing - Granted 20.08.09.

11/0600/ADV - Erect one gantry sign and three car parking signs - Granted 17.01.12.

12/0465/COU - Change the use class from A1 to class A3 takeaway - Refused 06.12.12.

POLICY

Local Development Plan: Within settlement limits.

Policies

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

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

National Policy: Paragraph 4.11.9 of Planning Policy Wales 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 a condition to control roof mounted plant.

ADVERTISEMENT

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

Response: One letter was received.

Cont....

Application 16/0919/COU Continued

Summary of observations: Concerns is raised with regard to parking in the area.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it 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? No.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. This is a vacant retail unit within a purpose built development of four units. Off street parking is provided to the frontage of all of the units and this is shared for all of the units. Concerns has been raised in respect of the proposal in terms of parking at the site but this should be considered having regard for the lawful use of the premises as a retail unit. It is not considered that the vets surgery would place more demands on car parking than a retail unit and as such it is considered that the proposal is acceptable in terms of highway safety.

There would be no impact on the amenity or privacy of neighbouring land uses and no alterations are proposed to the exterior of the building so there are no issues in respect of visual amenity.

Comments from consultees: No objections raised. The request from the Council's Ecologist for a Breeding Bird box is not considered to be reasonable or necessary in respect of this proposal.

Comments from public: None.

Other material considerations: None.

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

Cont....

Application 16/0919/COU Continued

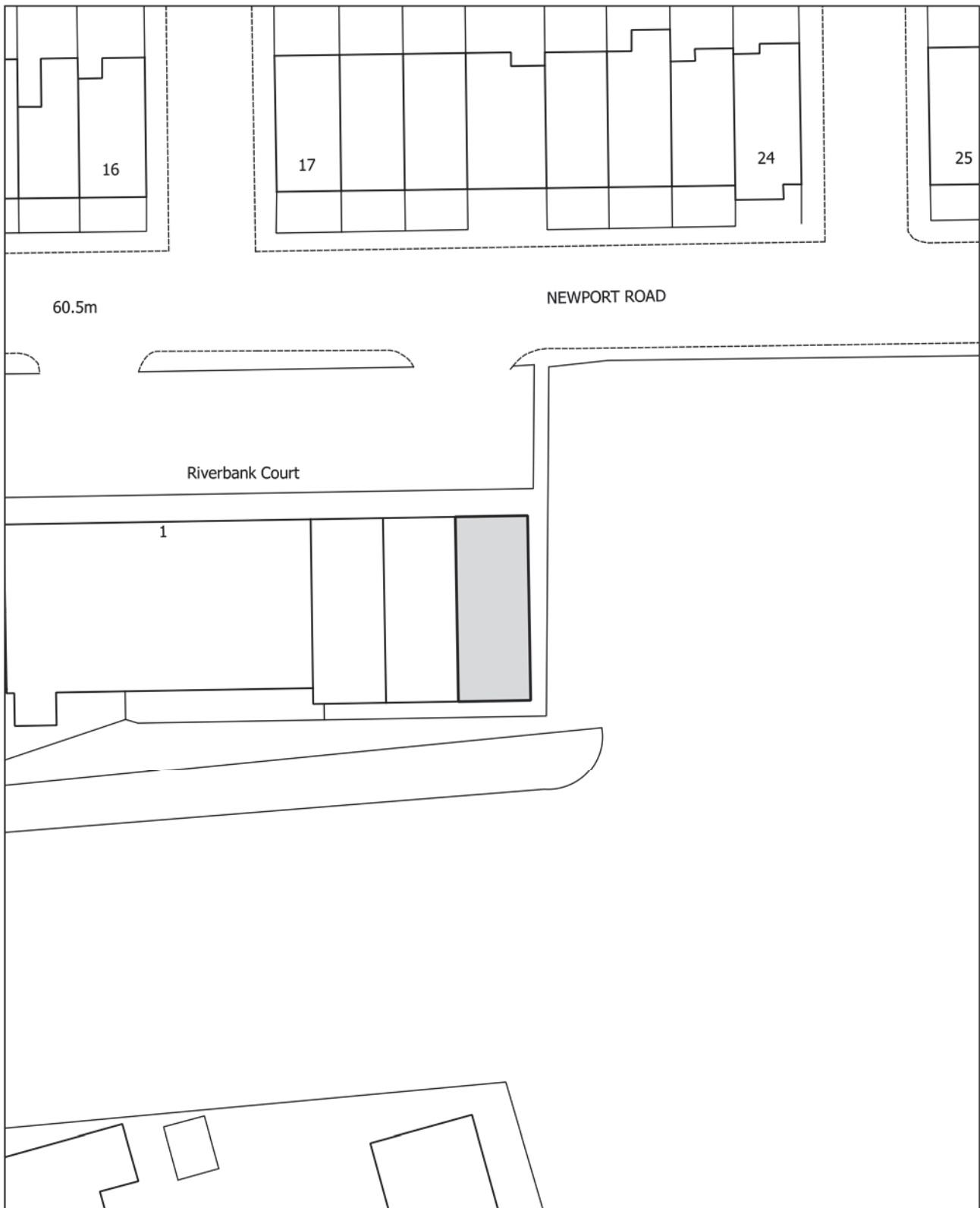
RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents: 4141(L)101-3.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) The use hereby permitted shall not be open to customers outside the following times : (a) 07.00 hours to 23.00 hours Monday to Saturday, and (b) 07.00 hours to 22.00 hours Sunday.
REASON: In the interests of residential amenity.
- 04) Prior to development commencing on site, details of all external and roof mounted plant/machinery associated with the application shall be submitted to and agreed in writing with the Local Planning Authority. These details shall include the location of the plant and predicted noise levels (measured as a LAeq 1 hour) as measured on the boundary of the application site. Thereafter these agreed details shall be fully installed prior to the use of each of the units commencing.
REASON: In the interests of residential amenity.
- 05) Unless otherwise agreed in writing with the Local Planning Authority, prior to the commencement of the use hereby approved arrangements for the storage, collection and disposal of commercial waste shall be implemented in accordance with a scheme to be agreed in writing with the Local Planning Authority.
REASON: In the interest of 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.



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Agenda Item 8

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0950/COU 04.11.2016	Mr J Khehra 192 Bedwas Road Caerphilly CF83 3AU	Change the use to A1 use part ground floor, upper floors converted to residential Manchester House 1 Clifton Street Caerphilly CF83 1HA

APPLICATION TYPE: Change of Use

SITE AND DEVELOPMENT

Location: The application property is situated on the junction of Clifton Street with Van Road.

Site description: The application property is a large and imposing corner property that is currently vacant but has most recently been used as a furniture shop. The building is largely two storeys with some accommodation in the roof space of part of the building. It is finished in render with a part tiled roof, with part of the roof being flat.

The part of the building on the very corner has the accommodation in the roof space and has an apex roof with a chamfered corner feature in keeping with many Victorian or Edwardian corner buildings. To the left of this and facing onto Van Road is a further two storey element that has a flat roof whilst to the right and facing onto Clifton Street is a single storey element.

As stated above the building is currently vacant but it is a long established retail premises with retail to the majority of the ground and first floors. There is a small area of storage to the ground floor with living accommodation to approximately one third of the first floor and in the roof space.

The property is located on the edge of Caerphilly Town Centre with a public house to the north and on the opposite side of Van Road, the new Caerphilly Library to the west and on the opposite side of Clifton Street, and residential property to the east and south along Van Road and Clifton Street.

Cont....

Application 16/0950/COU Continued

Development: The application seeks full planning consent for the change of use of the building to a mixed use of retail and residential. The use will encompass the retention of a retail use to the majority of the ground floor together with the provision of staff facilities, a store room, bin stores for the retail unit and the flats, a cycle store and stair access. There will then be 4 x 2 bedroom flats to the first floor (with one of the bedrooms for flat 3 being located on the second floor). An amenity area for the flats will also be incorporated on the first floor through the demolition of part of the existing internal structure to the rear. The flats will be accessed via the stairwell from the ground floor with a doorway off Clifton Street. Each flat will then have a separate access within the building off a shared corridor.

Some alterations to the exterior of the building are also proposed including the demolition of part of an existing extension to the rear of the first floor. Whilst part of the extension will be demolished, the current walls surrounding the extension will remain to create an open lightwell/courtyard where potted trees are proposed. This will provide screening for the existing residents at 1 Van Road to prevent overlooking. In addition to the open lightwell, there are three new windows and three new doors proposed into the Clifton Street elevation. In order to prevent overlooking, there is only 1 new window proposed onto the south elevation (facing the side of number 2 Clifton Street) which is set back and overlooks the proposed open lightwell and landscaping, and three new windows set back into the east elevation (facing the side of number 1 Van Road) which will also overlook the proposed open lightwell and trees. These flats will not have visibility onto the residents at 1 Van Road due to the exterior wall facing these elevations being maintained and creating the lightwell/courtyard.

Materials: All windows and doors are to be repaired in matching materials with the exterior render being repaired. A walkway to the flats will be covered by a glass roof, creating a glazed walkway.

Ancillary development, e.g. parking: None.

PLANNING HISTORY 2005 TO PRESENT

12/0575/FULL - Erect a mansard roof incorporating a 1 bed flat - Withdrawn 14.09.15.

15/0023/COU - Retain A1 use part ground floor and convert upper floors to residential - Refused 05.11.15.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: Within settlement limits.

Cont....

Application 16/0950/COU Continued

Policies: SP3 (Development Strategy - Development in the Southern Connections Corridor), SP5 (Settlement Boundaries), SP6 (Place Making), SP7 (Planning Obligations), SP14 (Total Housing Requirements), CW2 (Amenity), CW3 (Design Considerations: Highways) and CW15 (General Locational Constraints).

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

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

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

NATIONAL PLANNING GUIDANCE

National Policy: Paragraph 4.11.9 of Planning Policy Wales (2016) 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.

Senior Engineer (Land Drainage) - No objection.

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

ADVERTISEMENT

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

Cont....

Application 16/0950/COU Continued

Response: As the consultation process is still underway at the time of writing this report for Planning Committee, any comments received after the end of the consultation deadline will be reported directly to Members at Planning Committee.

Summary of observations: At the time of writing the report one letter of objection had been received from the occupier of No. 2 Clifton Street. The objector states that the two windows in the south elevation facing his property together with the rear fire escape overlook his kitchen and garden, and suggests that this is one of the reasons that the earlier appeal was dismissed by the Planning Inspector.

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 the bat survey submitted with the application it is possible that Pipistrelle bats may roost in the building. In that regard the developer will need to apply for a Development Licence prior to any works commencing on site.

Is this development Community Infrastructure Levy liable? Yes. Based on an increased residential floor area of 199.48 square metres an amount £7979.20 is payable.

ANALYSIS

Policies: This amended application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The application property is situated within settlement limits and on the edge of the defined town centre with residential properties nearby. In that regard it is considered that the principle of a mixed retail and residential use in this area is acceptable in planning terms. Indeed from an economic development perspective, the mixed use (and bringing this currently vacant property back into beneficial use) would have a positive impact on the area and would help to maintain the vitality and viability of the town centre. Additionally, there is a recent Planning Appeal Refusal on this site, which was dismissed on 25.07.2016.

Cont....

Application 16/0950/COU Continued

The overriding concern here is whether this amended scheme addresses the issues for refusal at appeal in 2015. Essentially, the concerns raised by the Planning Inspector were that 'The proposal would therefore represent poor design which would conflict with the aims of Planning Policy Wales (PPW) to promote good design and ensure that the effects of redevelopment should not be allowed to damage an area's amenity; this includes any such impact on neighbouring dwellings, such as serious loss of privacy' (paragraph 28 of appeal statement APP/K6920/A/15/3138308). This amended scheme and amended side elevation plans to the South and East indicate that the issues relating to privacy have been resolved, through the creation of a courtyard for residents of the proposed flats, and the exterior walls remaining intact thereby screening 1 Van Road and 2 Clifton Street. Additionally, the scheme has been reduced from 6 to 4 flats.

As the Planning Inspector noted in her report, the location is sustainable, therefore there is no conflict found with policy CW3 of the LDP that requires new development to have regard for the safe, effective and efficient use of the transportation network. All other issues considered in respect of 15/0023/FULL (such as design, air quality and impact on amenity by virtue of noise etc) were fully considered by the Inspector who considered that they did not carry sufficient weight to justify refusal of the application and in that regard they hold little weight here.

Comments from consultees: No objections raised.

Comments from public: With regard to the objection raised by the neighbour it is clear from the Decision Letter for the appeal that the Inspector is only referring to the impact of the then proposed windows on the eastern elevation facing 1 Van Road and not to the impact of the windows in the south elevation. As stated in the report for application 15/0023/FULL it is not considered that the windows in the south elevation or the fire escape would have an unacceptable impact on the privacy or amenity of No. 2 Clifton Street and the Inspector saw no reason to disagree with that view.

Other material considerations: None.

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

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 16/0950/COU Continued

- 02) The development shall be carried out in accordance with the following approved plans and documents: T2298/PA/01, T2298/PA/02, T2298/PA/03, T2298/PA/04, T2298/PA/05, T2298/PA/06, T2298/PA/07, T2298/PA/08, T2298/PA/09, T2298/PA/10, T2298/PA/11, T2298/PA/12, T2298/PA/13, T2298/PA/14, T2298/PA/15, T2298/PA/16A, T2298/PA/17A, T2298/PA/18, T2298/PA/19 and Bat Report by Mr Richard Watkins.
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Where any species listed under Schedules 2 or 4 of The Conservation (Natural Habitats, etc.) Regulations 1994 is present on the site (or other identified part) in respect of which this permission is hereby granted, no works of site clearance, demolition or construction shall take place in pursuance of this permission unless a licence to disturb any such species has been granted in accordance with the aforementioned Regulations and a copy thereof has been produced to the Local Planning Authority.
REASON: To ensure adequate protection to protected species.
- 04) The development hereby approved shall be carried out fully in accordance with the recommendations made in Section 10 The outline Method Statement of the Bat Survey Report dated December 2014, prepared by Richard Watkins unless otherwise agreed in writing by the Local Planning Authority. The details shall be implemented before the development hereby approved is first occupied.
REASON: To ensure adequate protection for protected species.
- 05) Bat activity surveys to monitor the new bat roosts within the development hereby approved shall be carried out by a competent ecologist between May to August for a minimum of 2 years post-completion of the development and the results submitted to the Local Planning Authority annually together with any recommendations of the ecologist for amendments to the approved scheme arising from the survey results. The approved amendments shall be implemented in full.
REASON: To provide information on the success of the bat roost mitigation, in the interests of biodiversity.
- 06) 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 to the building shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, and policy contained in Welsh Assembly Government's Planning Policy Wales and TAN 5 Nature Conservation and Planning.

Cont....

Application 16/0950/COU Continued

- 07) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, House martin, Starling, Swallow and Swift) in the property at 1 Clifton Street, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the development hereby approved is first occupied.

REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Section 40 Natural Environment and Rural Communities Act 2006, Planning Policy Wales and paragraph 1.4.3 of TAN 5 Nature Conservation and Planning.

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.



Agenda Item 9

APPLICATIONS DETERMINED BY DELEGATED POWERS

APP NO. DATE REC'D	NAME AND ADDRESS OF APPLICANT(S)	PROPOSAL & LOCATION	DECISION
16/0725/RET 18.08.2016	Mr B Chiltern C/o Oakdale Design Wales Ltd Mr M Cullen Regency Buildings North Road Newbridge NP11 4AB	Retain parking area for twelve transport tractor units Brierly House Pen-y-fan-fach Farm Lane Aberbeeg Abertillery	Refused 28.10.2016
16/0009/COND 07.01.2016	Clean Earth Energy Ltd Miss G Chan Unit 2A Bess Park Road Wadebridge Cornwall PL27 6HB	Discharge Conditions 2 (land drainage), 5 (wind turbine data), 7 (shadow flicker), 8 (Traffic Management Plan), 9 (highway survey), 10 (access route), 11 (switchgear housing), 12 (reptile mitigation strategy), 13 (archaeological written scheme of investigation) and 16 (anti-collision lighting) of planning consent 15/0499/FULL (Erect a single wind turbine of max 77m to tip, along with associated infrastructure including an access track and electrical housing) Castell Llwyd Farm Heol Las Nelson Treharris	Decided - Discharge of Conditions 31.10.2016
16/0758/FULL 24.08.2016	Mr N Ward Church Garage Park Road Newbridge Newport NP11 4RD	Demolish existing garage and erect new extension as car drying bay Church Garage Park Road Newbridge Newport	Granted 31.10.2016

16/0766/CLPU 25.08.2016	Direct Healthcare Services Mr G Ewart Withey Court Western Industrial Estate Caerphilly CF83 1BF	Obtain a Lawful Development Certificate for the proposed cladding on the exterior of this single storey factory and the increase in the height of the building from approximately 3 metres to approximately 4 metres Block H - Withey Court Western Industrial Estate Caerphilly CF83 1BF	Refused 31.10.2016
16/0792/FULL 08.09.2016	Mr & Mrs S Penfold 16 Marsh Court Aberbargoed CF81 9BF	Convert integral garage into play room and provide additional parking space 16 Marsh Court Aberbargoed Bargoed CF81 9BF	Granted 31.10.2016
16/0795/TPO 09.09.2016	Mrs J Kennelly 8 Kingswood Close Hengoed CF82 7LU	Remove copper beech tree in rear garden (Number 0255 of Tree Preservation Order 49/82/RVDC) 8 Kingswood Close Hengoed CF82 7LU	Refused 31.10.2016
16/0875/NMA 04.10.2016	Mr D Hillier C/o Agent	Seek approval of a non- material amendment of planning consent 14/0576/FULL (Erect a four bedroom two-storey detached dwelling) to re-configure rear elevation windows, change the materials to the external wall finishes and relocate garden wall to front of site entrance Land North Of 22 Victoria Road Fleur-de-lis Blackwood	Split Decision 01.11.2016
16/0796/COND 09.09.2016	Mr W Lindsay Llanbradach Fawr Farm Llanbradach Fawr Lane Llanbradach Caerphilly CF83 3QR	Discharge of conditions 2 (engineering details), 4 (commercial waste), 5 (external finishes), 6 (drainage), & 7 (enhancement of water bodies) of planning consent 15/0054/FULL (Erect cattery) Llanbradach Fawr Farm Llanbradach Farm Lane Llanbradach Caerphilly	Decided - Discharge of Conditions 02.11.2016

<p>16/0512/RM 17.06.2016</p>	<p>Mr & Mrs J Parker 3 Britannia Villas Britannia Terrace Britannia Blackwood NP12 3TF</p>	<p>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) 3 Britannia Villas Britannia Terrace Britannia Blackwood</p>	<p>Granted 03.11.2016</p>
<p>16/0731/COND 22.08.2016</p>	<p>Mr T Martin Llwynon House Llwyn-On Crescent Oakdale Blackwood NP12 0ND</p>	<p>Discharge conditions 2 (External Materials), 3 (Finished Floor Levels), 4 (Boundary Treatments), 7 (Parking), 12 (Land Drainage), 14 (Reptile Mitigation Strategy), 15 (Mature Trees), 17 (Bat Flight Lines), 18 (Bat Roost Mitigation) 19 (Provision of Bird Nesting Sites) of planning consent 15/0518/FULL (Construct one dwelling house and one bungalow with associated works) Llwynon House Llwyn-On Crescent Oakdale Blackwood</p>	<p>Decided - Discharge of Conditions 03.11.2016</p>
<p>16/0788/COND 07.09.2016</p>	<p>Premier Inn Hotels Ltd Whitbread Court Houghton Hall Business Park Porz Avenue Dunstable LU5 5XE</p>	<p>Discharge conditions 9 (bat protection) and 10 (bird protection) of planning consent 16/0515/FULL (Construct 28 bedroom hotel annexe with changes to parking arrangements, install air conditioning compound and associated works) Premier Travel Inn Unit 2 Crossways Park Parc Pontypandy</p>	<p>Decided - Discharge of Conditions 03.11.2016</p>

16/0821/COU 20.09.2016	Axiom Manufacturing Services Ltd Unit 1 Aiwa Technology Park Newbridge Newport NP11 5AN	Change to storage and distribution as defined by Class B8 of the Town and Country Planning (Use Classes) Order 1987 Axiom Manufacturing Services Unit 1 Aiwa Technology Park Newbridge	Granted 03.11.2016
16/0563/FULL 05.07.2016	Mr M Barbrook 5 Heol-Y-Cwm Watford Caerphilly CF83 1NN	Convert existing one-storey side extension into a two-storey extension 5 Heol-Y-Cwm Watford Caerphilly CF83 1NN	Granted 04.11.2016
16/0793/COU 08.09.2016	Mr K Jones C/o C2J Architects & Town Planners Mr R Chichester Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Convert first floor to two self contained apartments and make alterations at ground floor to form access, refuse and cycle storage facilities 16 - 20 Clive Street Caerphilly CF83 1GE	Granted 04.11.2016
16/0801/OUT 12.09.2016	Mr M Lennon Llanover Estate 23A Gold Tops Newport NP20 4UL	Erect five self-build domestic plots with shared private drive for onsite turning of service, delivery and emergency vehicles Newbridge Clinic Ashfield Road Newbridge Newport	Granted 04.11.2016
16/0806/COND 14.09.2016	Mr J Powell 7 Gellideg Lane Maesycwmmmer Hengoed CF82 7SD	Discharge condition 6 (drainage) of planning consent 10/0652/FULL (Construct a detached dwelling with integral garage) 7 Gellideg Lane Maesycwmmmer Hengoed CF82 7SD	Decided - Discharge of Conditions 04.11.2016

14/0239/NCC 16.04.2014	Trustees Of Llanover Estates (C/O R.E. Phillips & Partners) C/o Asbri Planning Ltd Miss L Hughson-Smith 1st Floor Westview House Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Vary condition 3 of 09/0688/OUT (Erect residential development) to extend the time period for the approval of reserved matters Land At Albertina Road Treowen Newport	Granted 07.11.2016
16/0791/COND 08.09.2016	KS SPV 51 Ltd 1 High Cross Truro TR1 2AJ	Discharge conditions 3 (contamination), 4 (access - materials) & 11 (access - construction) of planning consent 15/0418/FULL (Provide an access track for the construction of a solar park with attendant infrastructure being determined by Merthyr Tydfil County Borough Council) Land At Cwm Bargoed West Of Fochriw Merthyr Tydfil	Decided - Discharge of Conditions 07.11.2016
16/0562/RET 05.07.2016	Mr & Mrs Richards Rechabite Hall Gwyddon Road Abercarn NP11 5GX	Retain the conversion of the hall to provide two self-contained residential flats Rechabite Hall Gwyddon Road Abercarn Newport	Refused 08.11.2016

<p>16/0755/NMA 22.08.2016</p>	<p>Rev C Moss Argoed Baptist Chapel High Street Argoed Blackwood NP12 0HG</p>	<p>Seek approval of a non-material amendments to planning consents 16/0150/FULL and 16/0151/LBC (Carry out various renovation works) to erect internal partition within rear classroom, amend installation of balustrading/handrailing to balcony area, amend main site entrance, amend external area outside proposed new entrance to rear classroom, amend surface layer to main path/ramp from concrete to tarmac finish and address planning condition 4 (window details) and condition 5 (method for repair of plaster) Argoed Baptist Chapel High Street Argoed Blackwood</p>	<p>Refused 08.11.2016</p>
<p>16/0799/COND 12.09.2016</p>	<p>Rockwood Animals Mr M Winfield 17 Lewis Terrace Llanbradach Caerphilly CF83 3JZ</p>	<p>Discharge conditions 02 (parking), 03 (nesting birds) & 04 (storage) of planning consent 16/0499/RET (Retain the construction of two barn buildings to house the farm animals) Fferm Pont Carreg - Land Rhyd Y Gwern Lane Machen Caerphilly</p>	<p>Decided - Discharge of Conditions 08.11.2016</p>
<p>16/0802/COND 13.09.2016</p>	<p>Mr J Morris 18 Carn-Y-Tyla Terrace Abertysswg Rhymney NP22 5AF</p>	<p>Discharge of conditions 4 (bird protection), 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</p>	<p>Decided - Discharge of Conditions 08.11.2016</p>

16/0787/FULL 07.09.2016	Mrs S Walters 86 Manor Way Ty Sign Risca Newport NP11 6AB	Demolish existing conservatory to rear of property and erect a two-storey extension 86 Manor Way Ty Sign Risca Newport	Refused 09.11.2016
16/0891/NMA 11.10.2016	Pearmat Solar 4 Ltd C/o Pegasus Planning Group Ltd Mr G Roberts First Floor, South Wing Equinox North Great Park Road Almondsbury Bristol BS32 4QL	Seek approval of a non-material amendment to planning consent 15/0433/FULL (Create 4.1MW solar farm, consisting of around 15,796 solar modules, on-site access tracks, substation, three combined inverter/transformer stations, underground cables, perimeter fencing and CCTV cameras) to re-position approved substation Pen-y-fan Farm Pen-y-fan Farm Lane Manmoel	Granted 09.11.2016
16/0544/COND 27.06.2016	Saltown LTD 5 Lawrence Court Bedwas Caerphilly CF83 8DW	Discharge condition 3 (land drainage), 4 (contamination) and 5 (imported materials) of 15/0556/FULL Unit 5 Lawrence Court Greenway Bedwas House Industrial Estate Bedwas	Decided - Discharge of Conditions 10.11.2016
16/0782/OUT 05.09.2016	Mr A Wilcox The Hawthorns New Row Machen Caerphilly CF83 8NS	Erect a three bedroom detached two-storey house and seek approval of the proposed access The Hawthorns New Row Machen Caerphilly	Refused 10.11.2016
16/0784/FULL 08.09.2016	Mr L Morgan 3 Ty'n Y Parc Abertridwr Caerphilly CF83 4ED	Erect two storey extension 3 Ty'n Y Parc Abertridwr Caerphilly CF83 4ED	Granted 10.11.2016
16/0804/RET 14.09.2016	Mr L Evans 77-79 High Street Crosskeys Newport NP11 7FN	Retain the conversion of the first floor office to a flat Unit B Old School House Pandy View Crosskeys	Granted 10.11.2016
16/0805/ADV 14.09.2016	Amin And Sons Enterprises Ltd Mr K Amin 71 High Street Blackwood NP12 1BA	Install a fascia panel and a projecting blade 71 High Street Blackwood NP12 1BA	Granted 10.11.2016

16/0803/COND 16.09.2016	Mr W Turley Whitehaven Bungalow High Street Blackwood NP12 1AN	Discharge conditions 8 (contamination - validation) and 9 (contamination - soil import testing) of planning consent 08/0327/OUT Whitehaven Bungalow High Street Blackwood NP12 1AN	Granted 10.11.2016
16/0898/NMA 13.10.2016	Dixons Carphone C/o Indigo Planning Mrs J White Toronto Square Leeds LS1 2HJ	Seek approval of a non- material amendment to planning consent P/02/1280 (Construct 7000 sq. m GEA retail units in three sub-divisible buildings with associated parking & servicing facilities including new pedestrian crossing) to provide fire escape door and stairs on first floor rear elevation Unit 9 Gallagher Retail Park Parc Pontypandy Caerphilly	Granted 10.11.2016
16/0794/COND 09.09.2016	Mr G Elliott 6 Davids Close Caerphilly CF83 2XR	Discharge conditions 2 (drainage), 3 (materials), 4 (contamination), 7 (dust supression), 8 (noise supression), 12 (bat protection) and 13 (bird protection) of planning consent 15/1120/COU (Change use from B2 General Industrial (garage workshop) to 2 No. C3 flat units housed in a new building) Warehouse 30 Broomfield Street Caerphilly CF83 1FY	Decided - Discharge of Conditions 11.11.2016
16/0810/FULL 15.09.2016	Mr D Taylor 22 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Erect a two storey extension to side and single storey extension to rear 22 Ffos Y Cerridden Nelson Treharris CF46 6HQ	Refused 11.11.2016
16/0807/FULL 14.09.2016	Mr D Wiltshire 25 High Street Abercarn Newport NP11 5GQ	Construct a domestic garage 25 High Street Abercarn Newport NP11 5GQ	Granted 14.11.2016
16/0818/FULL 19.09.2016	Mr Davies 24 Craig Ysguthan Llanbradach Caerphilly CF83 3PY	Erect rear single-storey extension plus extension to existing front porch 24 Craig Ysguthan Llanbradach Caerphilly CF83 3PY	Granted 14.11.2016

16/0674/FULL 02.08.2016	Mount Pleasant Baptist Church Mr D George Tabor Road Maesycwmmmer Hengoed CF82 7NU	Erect side extension and loft conversion inclusive of internal alterations Mount Pleasant Church Main Road Maesycwmmmer Hengoed	Granted 15.11.2016
16/0740/FULL 22.08.2016	NC Property Investments Ltd Mr N Cleverly Gelli-haf Bungalow Rock Villas Argoed Blackwood NP12 0AD	Erect a two-storey extension to the rear of the property for two 1- bedroom flats 150-151 Commercial Street Pengam Blackwood NP12 3ST	Refused 15.11.2016
16/0811/NMA 15.09.2016	Llanmoor Homes Mr S Grey C/o Savills 12 Windsor Place Cardiff CF10 3BY	Seek approval of a non-material amendment to planning consent 08/0752/OUT (Erect residential and commercial development) to remove conditions 5 and 6 and vary conditions 8 and 18 Land At Hawtin Park Gelli-haf Pontllanfraith	Granted 15.11.2016
16/0824/FULL 21.09.2016	Mr K Morris 5 Moriah Mews Risca Newport NP11 6RL	Erect single-storey dining room extension to rear of property 5 Moriah Mews Risca Newport NP11 6RL	Granted 16.11.2016
16/0825/FULL 21.09.2016	Mr I Davies 112 Porset Drive Caerphilly CF83 1PN	Erect single-storey extension to the side of the property for a garage and utility room with w.c. 112 Porset Drive Caerphilly CF83 1PN	Granted 16.11.2016
16/0798/NCC 11.09.2016	Mr D George Pen Coed Cae Farm Parkway Crumlin Blackwood NP113EF	Vary condition 1 of planning consent 09/0221/FULL (Demolish former school, erect nine three-bedroom terrace houses with ancillary car parking) to state 'The approved development shall commence on or before 6th October 2021' Former School Banalog Terrace Hollybush NP12 0SF	Granted 17.11.2016

16/0819/COND 15.09.2016	Mrs S Williams Hillside The Graig Cwmcarn Newport NP11 7FA	Discharge of condition 6 (bird protection) on application 15/0330/FULL (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 The Graig Cwmcarn Newport	Decided - Discharge of Conditions 17.11.2016
16/0838/RET 26.09.2016	Mr & Mrs V Lusardi 9 Gordon Close Blackwood NP12 1EP	Retain wooden outbuilding in rear garden 9 Gordon Close Blackwood NP12 1EP	Granted 17.11.2016
16/0841/RET 26.09.2016	Jones Commercial Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn Newport NP11 7NL	Retain site enclosure/screening fence panels and make variation to private car parking provision from previous consent ref. 12/0740/FULL GLJ Recycling Units 5-9 Fern Close Pen-y-fan Industrial Estate	Granted 17.11.2016
16/0847/TPO 26.09.2016	Mitie Landscapes Ltd Mr M Peters Unit 2 Colwick Quays Colwick Quays Business Park Colwick Nottingham NG4 2JY	Carry out various tree works Nordam Europe Ltd 3 Hawtin Park Gelli-haf Pontllanfraith	Withdrawn 17.11.2016
15/0708/FULL 06.11.2015	Touch Of Class Mr D Bartlett Cefn Llwyna House Penallta Road Ystrad Mynach Hengoed CF82 7GL	Erect outhouse and garden retaining walls Shangri La Bryn Road Pontllanfraith Blackwood	Granted 18.11.2016
16/0764/RET 25.08.2016	Mrs A Hurley 66 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Retain conservatory 66 Pencoed Avenue Cefn Fforest Blackwood NP12 3LF	Refused 18.11.2016

16/0808/FULL 15.09.2016	Mr A Courtney 35 Hengoed Road Penpedairheol Hengoed CF82 8BR	Demolish existing garage and construct one new dwelling 35 Hengoed Road Penpedairheol Hengoed CF82 8BR	Granted 18.11.2016
16/0830/COND 24.09.2016	Trustees Of Watford Chapel Mr P Jones Llyswen 90 St Martins Road Caerphilly CF83 1EN	Discharge conditions 3 (drawings) and 4 (trees) of planning consent 16/0121/FULL (Widen existing access lane and construct a new retaining wall) Watford Cottage Watford Road Watford Caerphilly	Decided - Discharge of Conditions 18.11.2016
16/0831/COND 24.09.2016	Mr P Jones Llyswen 90 St Martins Road Caerphilly CF83 1EN	Discharge conditions 1 (drawings) and 2 (trees) of planning consent 16/0368/LBC (Widen existing access lane and construct a new retaining wall) Watford Cottage Watford Road Watford Caerphilly	Decided - Discharge of Conditions 18.11.2016
16/0914/NMA 19.10.2016	United Welsh Housing Association Mr Hunter-Smith C/o Asbri Planning Ltd Miss L Hallett Unit 9 Oak Tree Court Cardiff Gate Business Park Cardiff CF23 8RS	Seek approval of a non-material amendment to planning consent 16/0628/FULL (Erect nine bungalows and associated works) to provide additional parking to blocks 1-4, amend the position of blocks 1-2, amend the landscaping to the front of blocks 1-4, amend the turning head and amend the rear retaining walls of blocks 3-5 Land At Riverside Walk Deri Bargoed	Granted 18.11.2016
16/0846/TPO 26.09.2016	Mrs H Smith Broomwood Newport Road Machen Caerphilly CF83 8RA	Fell to ground level T1 - pine tree (Tree Preservation Order 6/76/RVDC) Broomwood Newport Road Machen Caerphilly	Granted 21.11.2016
16/0809/NCC 15.09.2016	Mr J Windle 44 Skomer Island Way Caerphilly CF83 2AR	Vary condition 6 of Application 07/1266/FULL to convert garage into playroom 44 Skomer Island Way Caerphilly CF83 2AR	Granted 22.11.2016

16/0836/FULL 26.09.2016	Mr & Mrs Diplock 9 Greenmeadow Machen Caerphilly CF83 8PB	Erect single storey extension 9 Greenmeadow Machen Caerphilly CF83 8PB	Granted 22.11.2016
16/0837/NOTA 26.09.2016	Mr N Tamplin Cefn Llwyd Farm Bryncoed Terrace To Cefn-Llwyd Farm Abertridwr Caerphilly CF83 4HW	Erect a new apex frame steel frame agricultural building, designed to agricultural specification BS5502, 30.5m long x 12.2m wide x 4.6m to eaves and 6.230m to ridge, to be used as a hay barn, implement shed, along with seasonal lambing shed, coming off the side of an existing building Cefn Llwyd Farm Bryncoed Terrace To Cefn-Llwyd Farm Abertridwr Caerphilly	Prior Approval Not Required 22.11.2016
16/0842/FULL 26.09.2016	Mr P Moore 8 Birch Grove Ty Sign Risca Newport NP11 6HP	Construct drive to front garden 8 Birch Grove Ty Sign Risca Newport	Granted 22.11.2016
15/0156/NCC 12.03.2015	Oakdale Commercial Ltd Regency Buildings North Road Newbridge NP11 4AB	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 Quarry Court North Road Newbridge Newport	Granted 23.11.2016
16/0832/FULL 26.09.2016	Mr M Hallinan Malt House Caerphilly Road Ystrad Mynach Hengoed CF82 7EP	Erect single storey side extension Malt House Caerphilly Road Ystrad Mynach Hengoed	Granted 23.11.2016
16/0845/FULL 27.09.2016	Mr R Wardle Ty Pen-y-waun Mountain Road Bedwas Caerphilly CF83 8ER	Erect new single-storey kitchen/diner extension Ty Pen-y-waun Mountain Road Bedwas Caerphilly	Granted 23.11.2016

16/0921/NMA 26.10.2016	Pine Ridge Homes Limited 2 Lloyds Court Manor Royal Crawley West Sussex RH10 9QU	Seek approval of a non-material amendment to planning consent 07/0962/FULL (Construct 7 two-bedroom terraced and 5 five-bedroom detached dwellings) to construct 6 three-bedroom houses as phase 1 of the development Land At St Mary's Street Bedwas Caerphilly	Refused 23.11.2016
16/0246/LBC 12.03.2016	Mr C Garret 27 Lower Row Bute Town Rhymney Tredegar NP22 5QH	Create an internal stair case to the lower dwelling and provide new windows to the front elevation, a new lower ground floor rear door to replace the existing window, replace an existing store door with a window and erect a garden wall 27 Lower Row Bute Town Rhymney Tredegar	Granted 24.11.2016
16/0726/RET 19.08.2016	Mr K Pole 7 Dan-Y-Deri Bedwas Caerphilly CF83 8HR	Retain existing garage conversion 7 Dan-Y-Deri Bedwas Caerphilly CF83 8HR	Granted 25.11.2016
16/0835/CLEU 23.09.2016	Mr W Pak On Good Fortune 1 Forge Road Machen Caerphilly CF83 8PH	Obtain a Lawful Development Certificate for the existing A3 use as a Chinese takeaway Good Fortune 1 Forge Road Machen Caerphilly	Granted 25.11.2016
16/0850/OUT 30.09.2016	Mr R Morgan 25 The Crescent Maesycwmmmer Hengoed CF82 7QF	Erect detached dwelling with associated access and groundworks etc. Land At 25 The Crescent Maesycwmmmer Hengoed CF82 7QF	Refused 25.11.2016
15/0430/FULL 25.06.2015	Mr W Richards One Pentref-y-Groes Farm Pentref-y-Groes Farm Lane East Croespenmaen Newport NP11 3BT	Erect 2 detached residential dwellings One Pentref-y-groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen Newport	Refused 28.11.2016

16/0844/RET 27.09.2016	Mrs S Yamamoto 11 Hilary Rise Pontywaun Crosskeys NP11 7GL	Retain and complete replacement stables Land Opposite No's 1 To 7 Pontgam Terrace Pontgam Lane Ynysddu NP11 7LD	Granted 28.11.2016
16/0874/COND 04.10.2016	Mr V Argentieri 1 Ayr-y-Bryn Llanover Abergavenny Monmouthshire NP7 9EH	Discharge condition 2 (Contamination - scheme to treat) of planning consent 13/0456/FULL (Erect two flats) Land Adjoining 201 Bedwas Road Caerphilly CF83 3AR	Decided - Discharge of Conditions 28.11.2016
16/0862/COND 05.10.2016	Mr C Stinton 1 Cwm Cuddy Drive Rhiwderin Newport NP10 8JN	Discharge condition 6 (drainage) of planning consent 14/0441/FULL (Erect detached dwelling) Nantogleisiad Cottage 14 White Hart Machen Caerphilly	Decided - Discharge of Conditions 28.11.2016
16/0917/NMA 24.10.2016	Mr C Jones Tyr Hendre Pant-Du Road To Tydu Road Llanfabon Treharris CF46 6PG	Seek approval of a non- material amendment to planning consent 16/0710/RET (Retain the extension of the curtilage into agricultural land) to replace stone wall with beech hedgerow Tyr Hendre Pant-Du Road To Tydu Road Llanfabon Treharris	Granted 28.11.2016
16/0948/NMA 28.10.2016	Mrs S Williams Hillside The Graig Cwmcarn Newport NP11 7FA	Seek approval of a non- material amendment to planning consent 15/0330/FULL to provide changes to internal arrangements and external sizes/appearance of extension to main house Hillside The Graig Cwmcarn Newport	Granted 28.11.2016
16/0848/FULL 30.09.2016	Mr J Lock The Maypole Caerphilly Road Rhiwderin Newport NP10 8RP	Erect two detached dormer bungalows Land Adjacent To Pont Bedwas Old Bedwas Road Porset Caerphilly	Refused 29.11.2016
16/0849/FULL 30.09.2016	Mr Evans 11 Victoria Street Llanbradach Caerphilly CF83 3NY	Erect detached double garage to rear of the property 11 Victoria Street Llanbradach Caerphilly CF83 3NY	Granted 01.12.2016

16/0853/FULL 03.10.2016	Mr P Wozencroft Maes Yr Hendre Forge Road Machen Caerphilly CF83 8PH	Erect a single storey side extension to domestic dwelling Maes Yr Hendre Forge Road Machen Caerphilly	Granted 01.12.2016
16/0881/FULL 06.10.2016	Mr J Tilley 14 Brynheulog Road Newbridge Newport NP11 4RG	Proposed retaining wall to garden Land Adjacent 14 Brynheulog Road Newbridge Newport	Refused 01.12.2016
16/0884/FULL 06.10.2016	Mrs L Perry C/o 60 Abernant Road Markham Blackwood NP12 0PR	Erect detached dwelling Land Adjacent To 60 Abernant Road Markham Blackwood	Granted 01.12.2016
16/0944/NOTA 03.11.2016	Mr J Atkinson Coed Y Cymoedd Rheola Neath SA11 4DR	Construct new forest tracking to facilitate mechanised harvesting of Larch crops infected with Phytophthora ramorum, new hammerhead turning areas are also required to enable haulage by 44t HGV Cwmcarn Forest Cwmcarn Forest Drive Cwmcarn Newport	Prior Approval Not Required 01.12.2016
16/0872/COND 07.10.2016	WRW Construction LTD Mr C Prosser Anchor Point North Dock Llanelli Carmarthenshire SA15 2LF	Discharge condition 8 (remediation strategy report) of planning consent 09/0469/OUT (Erect residential development with associated vehicle access, car parking and services, other ancillary uses and activities) Land At Former Coal Yard Llancaiach View Nelson Treharris	Decided - Discharge of Conditions 02.12.2016

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Agenda Item 10

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 Pentrebanne Street, Caerphilly	Re-consulting on amended plans.
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.
16/0544/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.
16/0554/COND 01.07.16	Discharge conditions 2 (external surfaces), 3 (drainage), 4 (boundary treatment), 5 (contamination), 6 (structural calculations), 7 (finished levels), 8 (parking) and 9 (private driveway and turning area) of Planning Application 16/0321/FULL (Construct a two-storey, four bedroom detached house with detached garage) at Plot 2 17 Homeleigh Newbridge Newport	Awaiting views of consultees.
16/0579/COND 07.07.16	Discharge Conditions 10 (invasive species), 11 (invasive species), 15 (bat protection), 17 (contamination) and 20 (hard and soft landscaping) Condition 2 (land drainage) and Condition 7 (engineering details) of planning consent 15/0408/FULL (Demolish former derelict buildings and erect 29 residential units and associated works) at Crumlin Mining School Site Mining School Hill Crumlin Newport	Awaiting views of consultees.

16/0671/NCC 29.07.16	Vary condition 21 of planning consent 12/0570/FULL (Extend existing quarry operations including new drainage system and settlement ponds, landscape bunds and associated works) to re-locate the landscape bund because of land stability issues at Gelliargwellt Uchaf Farm Gelligaer Road Gelligaer Hengoed	Subject to further discussion and consideration.
16/0693/COND 08.08.16	Discharge condition 1 (commencement), condition 2 (approved plans), condition 3 (photographic schedule), condition 4 (window designs), condition 5 (ceiling) and condition 6 (surface water and land drainage) of previous consent 16/0151/LBC (Carry out various renovation works) at Argoed Baptist Chapel High Street Argoed Blackwood	Awaiting views of consultees
16/0724/FULL 18.08.16	Erect extension to detached apartment at The Coach House The Row To Gwern-Y-Goytre Draethen Newport	Subject to further discussion and consideration.
16/0741/FULL 18.08.16	Erect detached garage at Plasyfelin 18 Morgan Street Caerphilly	Subject to further discussion and consideration.
16/0748/FULL 23.08.16	Convert existing stone barn into a single dwelling at Gwerna Hall Barn Pandy Lane Ystrad Mynach Hengoed	Subject to further discussion and consideration.
16/0797/CON 09.09.16	Discharge conditions 6 (reptile mitigation) and 8 (contamination) of planning consent 15/1121/LA (Erect new single-storey Primary School, Nursery and Flying Start Unit including parking and external works) at Rhymney Comprehensive School Abertysswg Road Rhymney	Awaiting views of consultees.

16/0823/CON 21.09.16	Discharge conditions 6 (shadow/flicker), 7 (traffic management plan), 9 (archaeological written scheme of investigation), 11 (external surfaces), 13 (land drainage), 15 (anti-collision lighting), 17 (access track materials) and 19 (bat monitoring) of planning consent 13/0824/FULL (Erect a single 1.5MW wind turbine, access track and associated transformer enclosure) at Land At Pen-y-fan Industrial Estate Pen-y-fan Newport	Awaiting views of consultees
16/0829/FULL 24.09.16	Erect extension and remodel the rear of the property to provide additional bedroom and larger kitchen area at 24 Van Terrace Caerphilly	Subject to further discussion and consideration.
16/0834/RET 26.09.16	Retain the existing landfill gas management compound at Biffa Electricity Generation Site Trecatti Landfill Site Fochriw Road Pant-y-waun Merthyr Tydfil	Subject to further discussion and consideration.

Agenda Item 11

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.	Received draft agreements. Waiting for internal comments. Arranging meeting as some clauses not suitable for HA.
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.
15/0442/OUT 30.06.16	Erect residential development comprising approximately 18-20 houses and 8 flats on Land At Abertridwr Road, Penyrheol, Caerphilly	Sent draft to Solicitors.
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 engrossments.

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	Sent draft.
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	Sent draft.
16/0076/OUT 28/01/16	Erect residential development on Land To The North Of Meadowland Close Caerphilly	Waiting for Solicitors details Draft prepared.
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.
16/0373/OUT 12.05.16	Provide a mixed use development comprising residential development of up to 200 dwellings, including the development of approximately 50 affordable homes, and the development of 3.8ha (approximately 6,300sqm) of B1 employment units, plus associated access, diversion of haul route, car parking, diversion of public rights of way, drainage, public open space, landscaping and associated engineering operations on Land South Of A472 (Mafon Road) Ty Du, Nelson, Treharris	Issues with title that we are trying to resolve.
16/0506/OUT	Erect a residential self-build dwelling at Plot 2 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Asked for sols details.
16/0507/OUT	Erect a residential self-build dwelling at Plot 1 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Asked for sols details.
16/0508/OUT	Erect a residential self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Asked for sols details.

16/0509/OUT	Erect a residential self-build dwelling at Plot 3 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Asked for sols details.
16/0510/OUT	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Asked for sols details.
16/0614/FULL 15.07.16	Erect 5 No. 4 bedroom detached dwellings on Land At St Lukes Church Chapel Gardens Abercarn	Waiting for Solicitors details.

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Agenda Item 12

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
16/0009/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
16/0010/REF 16/0399/FULL	Mr C Clements 4 Gellideg Heights Maesycwmmmer Hengoed	Construct a first-floor and associated works to existing bungalow, reconfigure rooms to provide 3 first floor bedrooms and living/dining study to ground floor at 4 Gellideg Heights Maesycwmmmer Hengoed CF82 7RL	10.10.16
16/0011/REF 16/0640/FULL	Mr & Mrs Lees 44 Pandy Road Bedwas Caerphilly CF83 8EJ	Erect a two-storey four bedroom house Land Adjacent To Swyn-y-Nant 76A Heol-Y-Ddol Caerphilly	17.10.16
16/0012/REF 16/0595/COU	Mr L Smart 12 Parry Terrace Crumlin Newport NP11 3DR	Change the use of dwellinghouse (C3(a)) to house in multiple occupation (C4) 4 Woodside Terrace Hafod-Yr-Ynys Road Crumlin, Newport NP11 5EW	17.10.16

16/0013/REF 16/0576/OUT	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 NP24 6PA	17.10.16
16/0014/REF 16/0521/FULL	Mr G Pearce 40 Cefn Fforest Avenue Cefn Fforest Blackwood NP12 3NN	Erect flat roof single-storey extended lobby to allow disabled motorised buggy to park and turn before exiting at 40 Cefn Fforest Avenue Cefn Fforest Blackwood NP12 3NN	07.11.16
16/0015/REF 15/0412/OUT	Redrow Homes Limited Redrow House Copse Walk Cardiff Gate Business Park Cardiff CF23 8RH	Erect residential development of up to 260 dwellings with open space at Land North Of Hendredenny Drive Hendredenny Caerphilly	09.11.16

APPEALS DECIDED

APPEALS DECIDED APPEAL REF/ PLANNING APP NO.	PROPOSAL & LOCATION APPEAL	DECISION/ DATE	COMM/ DEL
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None.

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