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**Date: 1st February 2017**

Dear Sir/Madam,

A meeting of the **Planning Committee** will be held in the **Council Chamber - Penallta House, Tredomen, Ystrad Mynach** on **Wednesday, 8th February, 2017** 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.	
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.	
To approve and sign the following minutes: -	
3 Planning Committee held on 11th January 2017.	1 - 6

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): -

- |   |   |        |
|---|---|--------|
| 4 | Preface Item 16/0883/FULL - Nelson Rugby Football Club and Llwyn-yr-eos Playing Field, Heol Llyswen, Nelson, Treharris. | 7 - 18 |
|---|---|--------|

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

- |   |   |         |
|---|---|---------|
| 5 | 16/0899/FULL - Factory Unit, Pengam Road, Aberbargoed, Bargoed.   | 19 - 30 |
| 6 | 16/1084/FULL - Erect Two-Storey Annexe to Existing Dwelling at Pen-Deri Farm, Pen-Deri Farm Lane, Argoed. | 31 - 36 |

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

- |   |   |         |
|---|---|---------|
| 7 | 15/0782/FULL - Erect Residential Development for 45 dwellings on Land at Woodfield Park Lane, Penmaen, Oakdale. | 37 - 56 |
|---|---|---------|

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

- |    |   |         |
|----|---|---------|
| 8  | Applications determined by Delegated Powers.  | 57 - 74 |
| 9  | Applications which are out of time/not dealt with within 8 weeks of date of registration. | 75 - 78 |
| 10 | Applications awaiting completion of a Section 106 Agreement.                              | 79 - 82 |
| 11 | Appeals outstanding and decided.  | 83 - 86 |

**Circulation:**

Councillors M.A. Adams, J. Bevan, P.J. Bevan, D. Bolter, D.G. Carter (Chair), Mrs P. Cook, W. David (Vice Chair), J.E. Fussell, Ms J. Gale, 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, 11TH JANUARY 2017 AT 5PM

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#### PRESENT:

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

#### Councillors:

M. Adams, D. Bolter, Mrs P. Cook, J.E. Fussell, R.W. Gough, C. Hawker, A. Lewis,  
Mrs G.D. Oliver, D. Rees, J. Simmonds, Mrs E. Stenner, J. Taylor.

Cabinet Member for Regeneration, Planning and Sustainable Development -  
Councillor K. James

#### Together with:

C. Harray (Corporate Director Communities), T Stephens (Development Control Manager),  
R. Crane (Solicitor), P. Den Brinker (Team Leader East), C. Boardman (Area Senior  
Planner), A. Pyne (Area Senior Planner), M. Godfrey (Senior Environmental Health Officer),  
P. Martin (Conservation and Design Officer) H. Morgan (Senior Committee Services  
Officer)

#### 1. APOLOGIES

Apologies for absence had been received from Councillors J. Bevan, Ms J. Gale,  
L. Gardiner, A.G. Higgs, K. Lloyd and Mrs J. Summers.

#### 2. DECLARATIONS OF INTEREST

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

#### 3. MINUTES - 14TH DECEMBER 2016

RESOLVED that the minutes of the Planning Committee held on 14th December  
2016 be approved and signed as a correct record.

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

**4. CODE NO. 16/0668/OUT - LAND TO THE NORTH OF CAR PARK, AIWA TECHNOLOGY PARK, NORTH CELYNEN, NEWBRIDGE**

Miss K. Williams spoke in objection to the application and Mr L. Powell, the applicant's agent, spoke in support of the application.

Following consideration of the application it was moved and seconded that subject to an amendment to the Section 106 Agreement to require that provided funding has been secured, the access to the development from the A467 should be via that shown on RPS Drawing No. JPW0343-008 entitled 'Indicative Site Layout' (received by the Local Planning Authority by e-mail on 16th December 2016), the recommendations contained in the Officer's report be approved. By a show of hands, and in noting there 2 abstentions, this was agreed by the majority present

RESOLVED that: -

- (i) subject to an amendment to the Section 106 Agreement to require that providing funding has been secured, the access to the development from the A467 should be via that shown on RPS Drawing No. JPW0343-008 entitled 'Indicative Site Layout' (received by the Local Planning Authority by e-mail on 16th December 2016), the application be deferred to enable the completion of a Section 106 Agreement that will require the provision of 10% affordable housing, the management of the off-site ecological compensation measures and that the applicant shall use best endeavours to improve and maintain the underpass to North Road. The agreement shall also set out the mechanism and trigger by which the revised junction is provided;
- (ii) upon completion of the Section 106 Agreement, subject to the conditions contained in the Officer's report this application be granted;
- (iii) the applicant be advised of the comments of Wales and West Utilities, Senior Engineer (Land Drainage), Network Rail, The Coal Authority, Head of Public Services and Police Architectural Liaison Officer;
- (iv) 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 attached to this consent: CW2, CW3 and CW4.

**5. CODE NO. 16/1015/LA - AREA OF OPEN SPACE ADJACENT TO PENRHIWBENGI LANE, OAKDALE**

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

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

**6. CODE NO. 16/1006/COU - FORMER SOMERFIELD STORES, UNIT A, 12 THE MARKET PLACE, BLACKWOOD**

Following consideration of the application it was moved and seconded that subject to an amendment to condition 6, the recommendations contained in the Officer's report be approved. By a show of hands this was unanimously agreed.

RESOLVED that: -

- (i) subject to an amendment to condition 6 and the conditions contained in the Officer's report 6, this application be granted;

Amended Condition 6

There shall be no access for vehicles to the existing parking facilities to the west of the premises subject of this consent before 05.30 hours or after 23.30 hours. Access shall be controlled by means of a barrier which shall be maintained in place and prevent access during those hours.

Reason

In the interests of residential amenity.

- (ii) the applicant be advised that the following policy of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is relevant to the conditions of the permission: CW2;
- (iii) the applicant be advised of the comments of the Head of Public Protection.

**7. CODE NO. 16/1057/NOTEL - LAND ADJACENT TO PEN BRYN OER, WIND FARM, RHYMNEY**

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

RESOLVED that: -

- (i) no objections be raised to the proposed power line;
- (ii) the applicant be advised of the comments of Glamorgan Gwent Archaeological Trust and the Head of Public Protection.

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

**8. CODE NO. 16/0871/FULL - LAND NORTH OF 260 PONTYGWINDY ROAD, CAERPHILLY**

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

RESOLVED that: -

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

**Additional Condition**

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 first occupation of any part 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.

- (ii) the applicant be advised that the following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 areas relevant to the conditions of the permission: CW2, CW3 and CW4;
- (iii) the applicant be advised of the comments from Dwr Cymru/Welsh Water, Senior Engineer (Land Drainage) and the Council's Ecologist.

**9. CODE NO. 16/0883/FULL - NELSON RUGBY FOOTBALL CLUB AND LLWYN-YR EOS PLAYING FIELD**

It was noted that the application had been subject to a site visit on Monday 9th January 2017.

It was reported that the application had been deferred for further information.

**10. WELSH GOVERNMENT CONSULTATION DOCUMENT 'CONSULTATION ON A PROPOSAL FOR REGULATIONS REQUIRED BY THE HISTORIC ENVIRONMENT (WALES) ACT 2016 AND FOUR GUIDANCE DOCUMENTS'**

Consideration was given to the report which advised that Welsh Government has launched its second in a series of consultation documents in relation to the Historic Environment entitled 'Consultation on a proposal for regulations required by the Historic Environment (Wales) Act 2016 and four guidance documents' and sought views on the proposed responses to the questions contained within the consultation document.

Members noted that the report summarises the main components and the key considerations proposed in the consultation document and four guidance documents that are those most pertinent to Caerphilly County Borough Council. It seeks views on a proposal for regulations to establish procedures for the review of decisions to designate historic assets and draft statutory guidance on the compilation and use of historic environment records. It also presents three pieces of draft best-practice guidance for consideration which have been developed as components of a wider programme to improve the protection and management of the Welsh historic environment that is linked to the implementation of the Historic Environment (Wales) Act 2016.

Having fully considered the consultation questions and proposed responses as detailed in the report, it was moved and seconded that the status and purpose of this second in a series of consultation documents and four annexed guidance documents in relation to the Historic Environment be noted and that the answers set out in the report be forwarded to Welsh Government by the due deadline, 13th January 2017.

RESOLVED that:-

- (i) the status and purpose of this second in a series of consultation documents and four annexed guidance documents in relation to the Historic Environment be noted:
- (ii) the answers to the consultation questions as detailed in the report be forwarded to Welsh Government by the due deadline of 13th January 2017.

## 11. 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 6.00pm.

Approved as a correct record and subject to any amendments or corrections agreed and recorded in the minutes of the meeting held on 8th February 2017, they were signed by the Chair.

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CHAIR





# Agenda Item 4

## PREFACE ITEM

APPLICATION NO. 16/0883/FULL

APPLICANT(S) NAME: Shared Access, Vodaphone And CTIL

PROPOSAL: Replace existing 6 no. 15m tall floodlights with new 6 no. 15m tall floodlights in re-arranged layout, including one floodlight affixed at 15m to 20m tall climbable monopole to support 3 no. telecommunications antennae for shared use by Vodafone and Telefonica, which together with the installation of 2 no. dishes and 4 no. ground based equipment cabinets will provide 2G, 3G and 4G mobile electronic communication services from the installation

LOCATION: Nelson Rugby Football Club And Llwyn-yr-eos Playing Field Heol Llyswen Nelson Treharris

A Planning Committee site visit was held on 9<sup>th</sup> January 2017. The application was subsequently deferred at Planning Committee held on the 11th January 2017 to allow further discussion between officers and the applicant in relation to the floodlights.

Further to the original report and recommendation, the applicant has submitted revised floodlight details. In terms of the floodlighting the revisions include proposed shielding to floodlights in order to reduce the level of light spill to the area surrounding the pitch and the residential properties. A revised floodlight assessment drawing including an Obtrusive light report that reflects the amended flood light details shows that light levels to surrounding properties now meet the requirements of the Environmental Health Officer. The illumination (LUX levels) to neighbouring residential properties have been substantially reduced and windows in those properties are now not subject to lux levels above 5 lux.

In addition the applicant has agreed to the imposition of a planning condition requiring the floodlights to be turned off at 21:30 hours.

The Environmental Health Officer has confirmed that subject to the revised floodlight shielding and the restrictions of hours of operation of the floodlights that they remove their objection to the application.

Cont....

It is considered that the amendments made have demonstrated that the development will have an acceptable impact on the amenity of neighbouring properties and with a planning condition to ensure that the floodlights are turned off after 21:30 hours that the previous reason for refusal has been overcome.

**RECOMMENDATION** is that planning permission is Granted subject to the following conditions:

1. 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.
  
2. The development shall be carried out in accordance with the following approved plans and documents:
  - Site Location Maps , drawing reference No. 100 (Revision A), received 11.10.16;
  - Proposed Site plan, drawing reference 201 (Revision A), received 11.10.16;
  - External Floodlighting, drawing reference UKS14058\_2, received 09.01.17;
  - Cowl detail, drawing reference 2838/M, received 09.01.17;
  - Overspill Cowl detail, drawing reference 2839/M/1, received 09.01.17;
  - Rear cowl detail, drawing reference 2389/M/2, received 09.01.17;
  - Side and Rear Cowls drawing reference 2839/M/3, received 09.01.17;
  - Side Cowl detail, drawing reference 2839/4/M, received 09.01.17;
  - CC Cabinet, drawing reference CC LAYOUT 15TO24, received 11.10.16;
  - Column Foundations, drawing reference C201/22/1/3UK, revision D, received 11.10.16;
  - Proposed Telecoms site plan, drawing reference 203 (revision A) received 11.10.16;
  - Proposed overall site elevation (B), drawing reference 301 (revision A), received 11.10.16;
  - Proposed overall site elevation (D) drawing reference 303 (revision A), received 26.10.16 ;
  - Proposed Telecoms site elevation (F) drawing reference 305 (revision A), received 26.10.16.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No. 16/1084/FULL Continued

3. The floodlighting hereby approved shall be installed and operated in accordance with the specifications and obtrusive light compliance report illuminance levels as detailed on the Abacus drawing reference UKS14058\_2, received 09.01.17.  
REASON: To prevent unacceptable light pollution in the interests of neighbour amenity.
  
  4. The floodlights hereby approved shall be switched off and shall not be used during the following times: 21.30 hours to 08.00 hours Monday to Sundays.  
REASON: In the interests of residential amenity.
-

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0883/FULL 26.10.2016	Shared Access, Vodaphone And CTIL C/o Pegasus Planning Group Ltd Mr R Morison First Floor South Wing Equinox North Great Park Road Almondsbury Bristol BS32 4QL	Replace existing 6 no. 15m tall floodlights with new 6 no. 15m tall floodlights in re-arranged layout, including one floodlight affixed at 15m to 20m tall climbable monopole to support 3 no. telecommunications antennae for shared use by Vodafone and Telefonica, which together with the installation of 2 no. dishes and 4 no. ground based equipment cabinets will provide 2G, 3G and 4G mobile electronic communication services from the installation Nelson Rugby Football Club And Llwyn-yr-eos Playing Field Heol Llyswen Nelson Treharris

**APPLICATION TYPE:** Full Application

**SITE AND DEVELOPMENT**

Site description: Rugby ground located to the south-west of Shingrig Road, Nelson. The clubhouse is located at the north-east side of the pitch, residential properties on Lon-Y-Celyn are located on the north-west end of the pitch and on the south-east end of the pitch by residential properties on Lan Y Parc and Heol Llyswen. A playing field is adjacent to the south-west side of the pitch.

Cont....

Application No. 16/0883/FULL Continued

Development: The application seeks full planning permission to replace existing floodlights at Nelson Rugby Football Club with six new flood light columns including one column which is dual purpose to accommodate both floodlighting and telecommunications equipment. Also proposed are ancillary ground level equipment cabinets to serve the floodlighting and telecommunications equipment to be located in the vicinity of the north-west corner of the pitch. The lighting columns and monopole will be evenly spaced around the two longer sides of the pitch with three on the north-east side of the pitch and three on the south-west side of the pitch.

Dimensions: Five of the floodlight columns are 15 metres tall and the sixth at the north-west corner is a 20 metres high monopole to facilitate the provision of telecommunications equipment in addition to floodlights.

Materials: Galvanised metal finish to lighting columns and monopole. Green painted finish to equipment cabinets.

Ancillary development, e.g. parking: Telecommunications and electrical equipment cabinets and Retaining walls.

PLANNING HISTORY 2005 TO PRESENT

08/0399/FULL - Carry out alterations and extension to existing club house building to provide new first floor level lounge with balcony facility and new stair compartment access - Granted 29.05.2008.

POLICY

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

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY

Paragraph 13.15 gives advice on Development management and noise and lighting and sets out the criteria to be considered.

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

Technical Advice Note 19 - Telecommunications.

Cont....

Planning Committee – 11.01.17

Application No. 16/0883/FULL Continued

### ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

### COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? The site is within a low risk area.

### CONSULTATION

Transportation Engineering Manager - No objection.

Head Of Public Protection - Objects to the development on the basis of the adverse impact on amenity of the new floodlights on the nearby residential properties.

Senior Engineer (Land Drainage) - No comment from a drainage/ flood risk perspective.

Joint Radio Company Limited - No objections.

Principal Valuer - No objections.

### ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice and neighbour notification letters were sent to 730 nearby properties and premises.

Response: Two representations have been received.

### Summary of observations:

- The existing lights appear to be directed at their property and create significant light pollution.
- Would support the current application if conditions are added to restrict hours of operation and ensure lighting is directed away from their property downward onto pitch.
- Object to the development as the mobile tower is adjacent to their property.
- Raises Health concerns in relation to the telecommunications equipment.
- New floodlights will allow evening training sessions adversely impacting the area due to parking constraints.
- Current parking problems in the area.

Cont....

Application No. 16/0883/FULL Continued

- Existing antisocial behaviour from the Rugby Club.
- Telecommunications equipment can confuse local bee population returning to hives putting the bee project in the allotment at risk.
- Devaluation of property for the monetary gain of the Rugby Club.

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

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Not applicable as no new floorspace created by the development.

ANALYSIS

Policies: The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main issues are the visual impact of the development, impact of floodlighting on nearby sensitive receptors, and health considerations.

The proposed development will replace the existing floodlight columns with new structures. At present the ground has two 15 metre columns in a more centralised position close to the clubhouse on the north east side of the pitch and four 15m high columns on the south-west side of the pitch. The existing two columns on the north-east side have two sets of floodlights at differing heights and the four columns on the south-west side have floodlights affixed to the top of the columns. Five of the replacement floodlight columns will be the same height as the existing columns and represent a very similar form of development. The new dual purpose monopole which is 20 metres overall in height, provides floodlights at 15 metres high with the additional 5 metres comprising of telecommunications antennas and dishes.

Cont....

Application No. 16/0883/FULL Continued

It is considered that when comparing the overall proposed development including the new positions of the floodlight columns and higher and wider monopole, that the overall visual impact will be broadly similar to the existing appearance of the rugby ground. It is considered that the development has an acceptable visual impact on the character of the area according with adopted Local Development Plan Policy SP6 (Placemaking).

In relation to the proposed floodlighting the application includes a floodlight assessment drawing. This drawing includes obtrusive light compliance report data which assess the impact of the proposed new flood lighting on the residential properties in both Lon Y Parc and Lon Y Celyn. In each calculation presented on the drawing the result is shown as a 'Fail' of the test with exceedances in illumination (Lux levels) of between three and seven times the allowed test threshold of 10 Lux. Clarification was sought from the agent who provided an additional report from the Flood Light installation company. That follow up report highlighted the general age of the existing floodlights, the substandard nature of the current illumination for the rugby pitch and noted that some of the existing flood lights were not operational. The report is not considered to contain a comprehensive assessment of the impact of the existing floodlighting levels on the surrounding properties, containing some light levels taken surrounding the pitch and a theoretical doubling of the levels to account for non operational floodlights. The report also indicates that further shielding could be provided to reduce the level of lighting but does not provide any detailed analysis of any resultant improvement to neighbouring properties. It is therefore considered that the submitted details do not provide justification for the exceedance Lux levels in the proposed new lighting scheme. The Environmental Health Officer has reviewed the submitted information and objects to the proposals due to the adverse impact upon the amenity of surrounding properties.

In respect of the telecommunications equipment proposed the applicant has included within the application a justification for site selection and a declaration of conformity for radio frequency guidelines of the International Commission on Non-Ionizing Radiation for Public Exposure. It is considered this accords with the recommendations of Technical Advice Note 19 (Telecommunications) in relation to Telecommunications equipment and public health.

It is considered that the development will have an acceptable visual appearance and the telecommunications equipment would represent an acceptable form of development. However it is considered that the applicant has failed to adequately demonstrate that the impact of the floodlighting in terms of light spill on the adjacent residential properties on Lon Y Celyn which are in close proximity to the north-west end of the pitch and also properties located to the south east on Lan Y Parc would be acceptable in the impact on amenity levels of occupiers of those properties. The application is recommended for refusal for this reason.

Comments from Consultees: Have been addressed in the body of the report.

Cont....



Application No. 16/0883/FULL Continued

Comments from public:

- The existing lights appear to be directed at their property and create significant light pollution.  
The application is recommended for refusal due to the impact on surrounding residential properties from light pollution.
- Would support the current application if conditions are added to restrict hours of operation and ensure lighting is directed away from our property downward onto pitch.  
The application is recommended for refusal due to the impact on surrounding residential properties from light pollution.
- Object to the development as the mobile tower is adjacent to their property.  
The visual impact of the proposed monopole has been assessed and is considered acceptable.
- Raises Health concerns in relation to the telecommunications equipment.  
The applicant has submitted information showing the equipment would conform to international guidelines.
- New floodlights will allow evening training sessions adversely impacting the area due to parking constraints.  
Were the proposal deemed acceptable in other regards consideration could be given to hours of operation.
- Current parking problems in the area.  
The Transport Engineering Manager has raised no objections.
- Existing antisocial behaviour from the Rugby Club.  
This is not deemed relevant to the current application.
- Telecommunications equipment can confuse local bee population returning to hives putting the bee project in the allotment at risk.  
The Council's Ecologist has reviewed the application and raised no issues with the proximity of the allotment.
- Devaluation of property for the monetary gain of the Rugby Club.  
This is not a material planning consideration.

Other material considerations: None.

RECOMMENDATION that Permission be REFUSED

Cont...

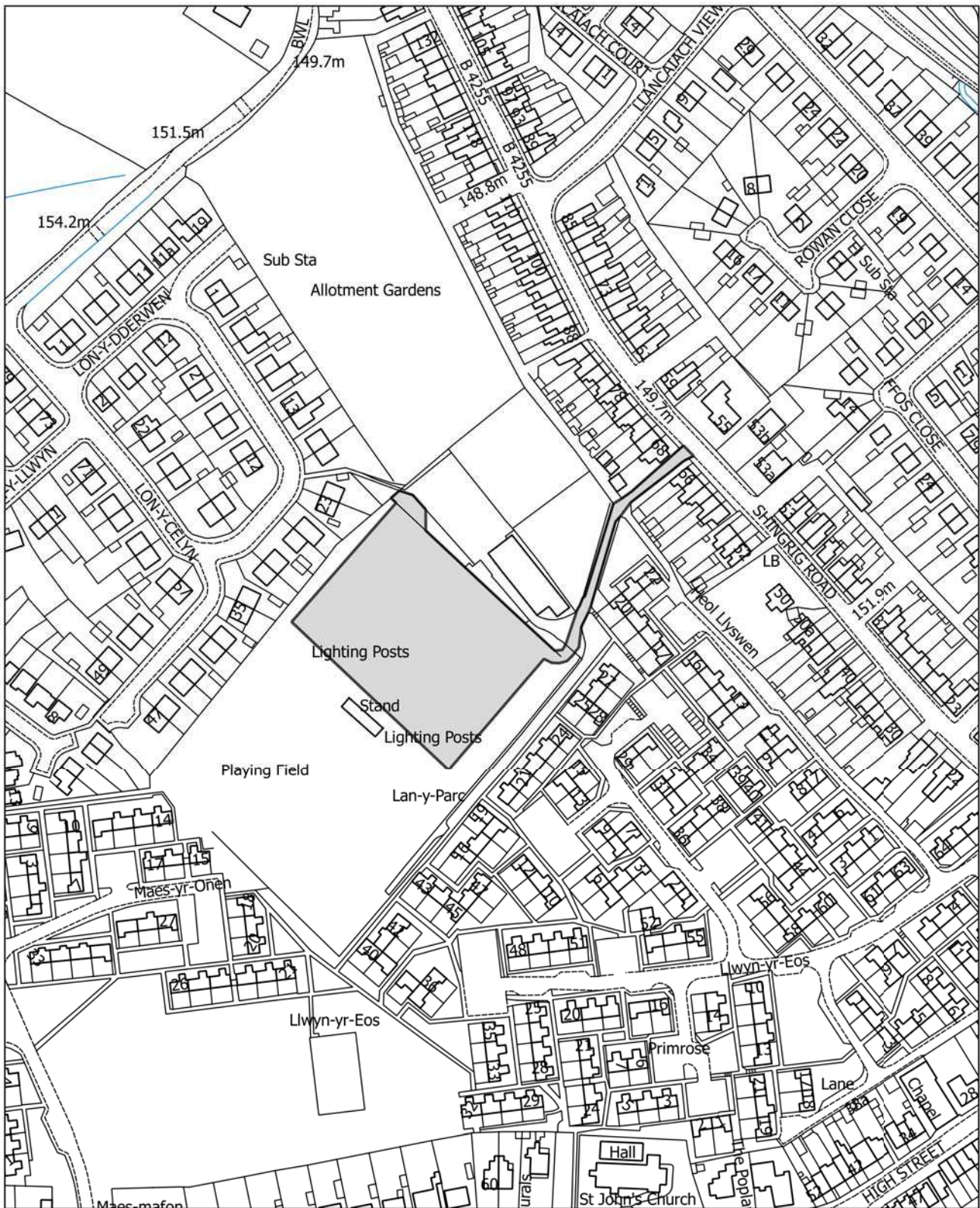
Planning Committee – 11.01.17

Application No. 16/0883/FULL Continued

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

- 01) The applicant has failed to demonstrate that the proposed floodlighting will have an acceptable impact on the amenity of neighbouring properties contrary to Adopted Local Development Plan Policy CW2 (Amenity) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.
- 

**DEFERRED FOR FURTHER INFORMATION**



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# Agenda Item 5

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
16/0899/FULL 05.01.2017	Weststar Developments Mr P Benson 24-26 Chapel Street Marlow SL7 1DD	Re-develop and refurbish existing factory building(s) into a food/pharmaceutical/high care manufacturing facility, existing use class of building is B2, with some ancillary elements of B1 & B8 Factory Unit Pengam Road Aberbargoed Bargoed CF81 9FW

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: The application site is a large employment unit that lies to the northern extremity of the Bowen Industrial Estate.

Site Description: The site is a large extant factory unit with external parking and access. There is one main building that is approximately rectangular to the centre of the site; to the north are residential properties (Marsh Court); to the east is countryside; to the west is open, looking out towards the town of Bargoed; and to the south is the Bowen Industrial Estate.

Development: The refurbishment of the existing building including two minor loading bay extensions and the removal of some external buildings and storage containers. The floor layout of the main building indicates an internal manufacturing process with storage and office areas.

Dimensions: The existing main building footprint is circa 10500 square metres. The proposed footprint removes some of the existing extensions and includes two new loading bays but the overall footprint remains virtually the same. The height of the building is raised from 5.85 metres at the eaves to 12.8 metres, and 10.7 metres to 17.5 metres at the three roof ridges.

Materials: The main building is to be re-clad in grey and grey/white steel sheeting. It will be mainly windowless except for the southern section where there will be office windows facing the front looking out westwards towards Bargoed and some to the south facing the industrial estate.

Cont....

Application No. 16/0899/FULL Continued

Ancillary development, e.g. parking: 115 car parking spaces are indicated in the proposed layout, some are new and replace existing plant that is to be removed, but mostly the spaces occupy the previous car parking areas.

#### PLANNING HISTORY 2005 TO PRESENT

P/05/0407 - Construct additional production space, new reception and associated meeting rooms and labs - Granted 15.09.05.

P/05/1631 - Replace storage facility, external plans and associated works - Granted 30.03.06.

06/0748/FULL - Erect silo container - Granted 25.01.07.

#### POLICY

##### LOCAL DEVELOPMENT PLAN

Site Allocation: Employment Land allocation EM2.6 Bowen Industrial Estate.

Policies: CW2 Amenity.

NATIONAL POLICY Planning Policy Wales states as follows:

" 7.6.1 Local Planning Authorities should adopt a positive and constructive approach to applications for economic development. In determining applications for economic land uses Authorities should take account of the likely economic benefits of the development based on robust evidence. In assessing these benefits, key factors include:

- the numbers and types of jobs expected to be created or retained on the site;
- whether and how far the development will help redress economic disadvantage of support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
- a consideration of the contribution to wider spatial strategies, for example for the growth or regeneration of certain areas.

7.6.2 When considering planning applications which have economic development potential, Local Planning Authorities should seek the views of all relevant Local Authority Departments and particularly from Economic Development Officers as this can assist in the identification of economic benefits.

7.6.3 Employment and residential uses can be compatible and Local Planning Authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not compromised."

Cont....

Application No. 16/0899/FULL Continued

## ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

## COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No - The existing building is not within a high risk area although part of the existing access is.

## CONSULTATION

Transportation Engineering Manager - No objection subject to conditions requiring the completion of the parking areas in permanent materials.

Head Of Public Protection - This application as submitted does not show any external plant, ventilation or flues. The applicant has been asked if there is to be any such additions but could not provide anything other than indicative plans of flues, therefore the Environmental Health Department do not offer any comment at this stage.

Senior Engineer (Land Drainage) - It is noted that the applicant has provided only limited information regarding the discharge of surface water, therefore a condition should be imposed to require the agreement of the details of drainage.

Countryside And Landscape Services - It is pointed out that the increase in height of the building raises the need to introduce significant additional landscaping to break up its mass and protect more distant views.

## ADVERTISEMENT

Extent of advertisement: The application has been advertised on site and 29 neighbouring properties have been consulted.

Response: Seven responses have been received.

### Summary of observations:

- There is objection to the continued B2 use of the site because it borders a residential area and is within an area of "Designated Scientific Interest" (DSI).
- It is explained that the B2 usage was granted before "DSI" classification and prior to the building of the residential estate, therefore a B1 usage would now be more appropriate due to changed circumstances. One writer suggests the site is part of a Conservation Area therefore the factory should be demolished.

Cont....

Application No. 16/0899/FULL Continued

- The increased roofline and overspill car park will cause overlooking of nearby houses, reduce visual amenity and increase noise disturbance.
- The proposed screening is inadequate, particularly on the northwest corner and the complete western lower elevation. "Compulsory screening with dense foliage" is recommended to mitigate light, noise and air pollution and improve visual amenity.
- B8 external warehousing use is unsuitable given the close proximity to a residential area.
- The location of the north-west vehicle entrance, next to 41 Marsh Court, is inappropriate and not suitable for the movements of 115 cars or an unquantified number of HGV lorries and suppliers. The section of road immediately leading to the entrance will struggle to accommodate waiting and turning HGVs without posing a danger and blocking the road, leading to access difficulties for residents as this is the only access road to the housing estate. It is suggested that there should be an alternative access via the Bowen Industrial Estate with a new entrance to the South Elevation where the chemical store is currently situated. Another writer has suggested an additional entrance directly from the roundabout.
- There may be greater air pollution from the traffic and the plant itself compared to the previous owners.
- There may be light pollution from security lights.
- If there is additional noise from traffic should hours of operation be introduced? One writer implies that there should not be "unlimited" visits by HGVs.
- Drivers previously visiting the site would block the access to the residential estate.
- Previously drivers, allegedly not from the UK and overnighting on the access road, would use the drains as public urinals when children were going to school.
- Putting a large car park near the road will make the current "eyesore" look even worse.
- During the previous occupation there were many fires at the factory along with chemical spills that contaminated the local waterways.
- Property values will be affected.
- All the loading bays should be moved to the other side of the site away from residential areas. The writer explains that he and his wife are shift workers. Trying to sleep with noise from the site is impossible during the day.
- The proposed height extension would be above the current tree line and would significantly reduce the field of vision from the back of one of the properties.

Cont....



Application No. 16/0899/FULL Continued

### SECTION 17 CRIME AND DISORDER ACT

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

It is not anticipated that the proposed development will have a material impact upon crime and disorder.

### EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? No.

### ANALYSIS

Policies: This application is essentially for the refurbishment of an existing industrial unit. The description of the development includes mention of ancillary B1 and B8 uses but as they are ancillary to the existing B2 use there is no change of use involved. This application is therefore principally concerned with the physical alterations to the building. Those alterations involve the external appearance that will be significantly rationalised by the total recladding of the main building and raising its height by 6.95 metres at the eaves and 6.8 metres at the ridges. With regard to Policy CW2 it is to be noted that the proposed northern elevation has no openings facing the residential properties to the north. (The existing elevation has a number of door openings) This proposal will therefore remove some of the existing openings currently facing the residents. Not only are there no openings to the northern elevation there are new designed loading bays that face away from the dwellings

The design of the refurbished structure is much the same as many industrial buildings being a steel clad structure in shades of white/grey. The removal of some of the existing clutter and extensions will simplify it. The change in height of 6.8 metres at ridge level is significant and it will be approximately 47 to 55 metres from the nearest residential properties to the north. The impact upon those properties is discussed in more detail below with regard to concerns that have been raised by the residents. The building, and consequently the proposed changes would be very visible from Gilfach and Bargoed on the opposite side of the valley but in view of the intervening distance, no objection is raised. Additional planting on the western side of the building should be secured by condition.

Cont....

Application No. 16/0899/FULL Continued

Comments from Consultees:

The Council's Landscape Architect points out that the increase in height of the building will result in significant increase in its massing. Additional screening to the northern boundary is shown in submitted indicative images, but it is the Landscape Architect's view that this should be taken further to include the western boundary to break up the massing. It is further recommended that any landscaping agreed by condition should be covered by a landscape management plan.

The submitted details do not include any external flues or ventilation systems (the current building appears to have a number of such systems). The applicants have been asked if they would wish to provide any such details at this stage for consideration. They are not able to provide details other than indicative locations of flues. This information would be insufficient to enable the Environmental Health Department to provide any details observations. The consideration of this application therefore proceeds upon the basis of the information submitted. A condition should be imposed to confirm that if there is an intention to install any such systems at a later stage the consent of the Local Planning Authority would be required.

The Senior Engineer (Land Drainage) recommends a condition to require the agreement of details of drainage.

The Transportation Engineering Manager recommends a condition to require the completion of the parking spaces in permanent materials.

Comments from public:

- It is stated that there is objection to the continued B2 (General Industry) use of the site because it borders a residential area. It is suggested that the site is within an area of "Designated Scientific Interest" (DSI) and a conservation area. However this application is not for a change of use therefore the cessation of the existing lawful use is not a planning consideration. It is to be noted that there are a number of nature designations, such as SSSI on land outside the application site but they do not include it. This site is allocated for employment. It is also to be noted that the site is allocated in the adopted development plan for employment (EM2.6) therefore the suggested removal of the use would be contrary to policy which protects the site for secondary employment use, i.e. B2 use.
- It is explained that the B2 usage was granted before "DSI" classification and prior to the building of the residential estate, therefore a B1 (Business) usage would now be more appropriate due to changed circumstances. Again as this is an application only for physical changes (operational development) a change of use is not a planning consideration and as mentioned the site is allocated in the development plan for B2 use.

Cont....

- It is stated that the increased roofline and overspill car park will cause overlooking of nearby houses, reduce visual amenity and increase noise disturbance. Whilst the increased roofline will have visual impact there is no reason to suppose that it would lead to increased noise or overlook any nearby houses as there are no windows in the elevation nearest to the dwellings. There is some additional car parking proposed but there is no reason to presume that it would give rise to unacceptable disturbance or overlooking. Arguably the additional parking gives rise to a visual improvement because it replaces tanks and other plant and an existing extension to the front of the building. The visual impact of the increased height is discussed below.
- It is suggested that the proposed screening is inadequate, particularly on the northwest corner and the complete western lower elevation. "Compulsory screening with dense foliage" is recommended to mitigate light, noise and air pollution and screening on the western boundary improving visual amenity. Whilst it does not necessarily follow that screening will have any material impact upon air pollution or noise mitigation, this observation is valid with regard to the additional screening measures that are discussed above as required by the Council's Landscape Architect.
- It is suggested B8 external warehousing is unsuitable given the close proximity to a residential area. It is not suggested in the submitted details that the warehousing element of this proposal will include external storage. The submitted details do indicate a high level internal storage system that utilises the new height of the building. A condition may be imposed to ensure that this remains the case.
- The location of the north-west vehicle entrance, next to 41 Marsh Court, is described as inappropriate and not suitable for the movements of 115 cars or an unquantified number of HGV lorries and suppliers. The objection goes on to explain that the section of road immediately leading to the entrance will struggle to accommodate waiting and turning HGVs without posing a danger and blocking the road, leading to access difficulties for residents as this is the only access road to the housing estate. It is suggested that there should be an alternative access via the Bowen Industrial Estate with a new entrance to the South Elevation where the chemical store is currently situated. This application does not though propose any changes to the existing lawful entrances and the suggested changes are not directly linked to the proposed alterations to the building. Requiring such changes to the entrances would not therefore be relevant to the development proposed.
- There may be greater air pollution from the traffic and the plant itself compared to the previous owners. This concern assumes there will be a significant increase in traffic. It is to be noted that the revised building has virtually the same footprint as the current building. From a planning perspective it should also be explained that the previous use was B2 and no change of use is currently proposed. Therefore in the absence of a significant change in floor area it would be unreasonable to seek to limit traffic. No limitation restricted the previous occupiers.

Cont....

Application No. 16/0899/FULL Continued

- There may be light pollution from security lights. This is a valid concern as the building is higher and there may be an intention to illuminate it or attach lights to it. A condition should therefore be imposed.
- If there is additional noise from traffic should hours of operation be introduced? This question again raises the issue of there being a planning justification for introducing restrictions to an extant employment site. One writer implies that there should not be "unlimited" visits by HGVs. Such a restriction does not reasonably relate to the proposed development. The development does not propose a change of use or significantly alter the footprint of the building. It is for a refurbishment that by itself should not warrant such a restriction from a planning point of view.
- It is explained that drivers previously visiting the site would block the access to the residential estate. It is implied that the delays were significant for residents trying to get into and out from the estate. This may have arisen from the practice of overnighting explained below. Whatever the past reason the vehicles were waiting on the highway and not within the application site, if they were obstructing the highway that was a matter for the Police. At this point in time there is no particular reason to assume the future occupiers would allow the same practices; if they did this would again be a matter for the Police. It may also be something that the Highway Authority would have to consider if it arises with the new occupiers, i.e. the introduction of parking restrictions.
- Previously drivers, allegedly not from the UK and overnighting on the access road, would use the drains as public urinals when children were going to school. It is assumed these were drivers previously locked out and awaiting the opening of the factory. This should again be a matter for the Police.
- It is suggested that putting a large car park near the road will make the current "eyesore" look even worse. The suggestion that a large car park will make the currently vacant building look worse, does not take into account that the current proposal is to take away some of the less attractive features and completely refurbish the whole front elevation. It is also not entirely the case that there will be a new large car park. Whilst parking spaces will replace some of the less attractive features that are to be removed, there is already a large car park forward of the front albeit now in rather disused state. The proposed details show that particular area more neatly laid out with marked spaces but not significantly changed. The additional spaces run along the frontage of the building which is quite normal and it is not accepted that they would constitute and "eyesore". Such parking arrangements are commonplace.
- During the previous occupation there were many fires at the factory along with chemical spills that contaminated the local waterways. These previous incidents cannot prejudice the determination of this application.
- Property values will be affected. This is not a material planning consideration.

Cont....

- It is suggested in one response that all the loading bays should be moved to the other side of the site away from residential areas. This suggestion is impracticable as the far end of the building; is too narrow, there is insufficient curtilage and it would not allow deliveries into large areas of the building. Some openings closest to the dwellings are removed in the revised design. It should also be explained that the revised layout does propose two loading areas (with five bays in total) at the rear, both of which have doors facing away from the dwellings. The writer goes on to explain that he and his wife are shift workers, thus trying to sleep with noise from the site is impossible during the day. This application also does not propose any external activities that are outside the lawful use of the site.
- Finally, it is commented that the proposed extension would be above the current tree line and significantly reduce the field of vision from the rear. The existing factory is approximately 10.5 metres high to the ridges. The proposed height is approximately 17.5 metres high. The five nearest dwellings with windowed elevations facing the building are approximately 47 to 55 metres away. The land is not flat and the factory is slightly lower than the dwellings, but if they were on the same level the current building would be approximately similar in height impact to a three storey building and the proposed building would be approximately five storey at ridge level. In addition the dwellings at the eastern end of the boundary also enjoy tree screening. The separation of 47 to 55 metres between the rears of the houses and the factory means that although there will be a significant change in the outlook from the rear of these houses, it would not justify a refusal of planning permission. The submitted details indicate additional planting which should assist and should be required by condition, also those dwellings at the western end of the boundary are slightly off-set from the rear elevation and currently overlooking a storage area that would have to be removed to enable the additional planting.

Other material considerations:

RECOMMENDATION that Permission be GRANTED

This permission is subject to the following condition(s)

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

Cont....

Application No. 16/0899/FULL Continued

- 02) The development hereby approved shall be completed in accordance with the parking provisions as detailed in drawing number 216-A-100-LAY-910 Revision P1 received on 14 October 2016 and those parking spaces shall be completed and marked out in permanent materials (i.e. not loose stone). The spaces shall not thereafter be used for any purpose other than parking.  
REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.
- 03) The development shall be carried out in accordance with the following approved plans and documents: 216-A-100-LAY-910 Revision P1 received on 14 October 2016 216-A-100-LAY-906 Revision P1 received on 14 October 2016.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 04) Prior to the commencement of the development hereby approved a landscaping scheme and management plan shall be submitted to and agreed in writing by the Local Planning Authority. That scheme shall include the reinforcing of the tree and shrub screening to the northern boundary and additional tree and shrub planting along the western boundary. In particular the scheme shall include the removal of the hard surfaced storage area to the rear of numbers 39 to 41 Marsh Court for use as additional landscaping space as partially indicated in the proposed 3D Indicative Images drawing number 216-A-100-LAY-998 revision P1. The scheme shall seek to address the massing of the building from near and distant viewpoints. The agreed details shall be carried out in the first planting and/or seeding season following the completion 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. Those landscaped areas shall thereafter be maintained for landscaping only and shall not be used for storage, parking or any other use.  
REASON: In the interests of the visual amenity of the area.
- 05) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order) with or without modification, no doors or other such openings, no windows or dormer windows, other than those expressly authorised by this permission, shall be constructed without the approval of the Local Planning Authority.  
REASON: In the interests of residential amenity.

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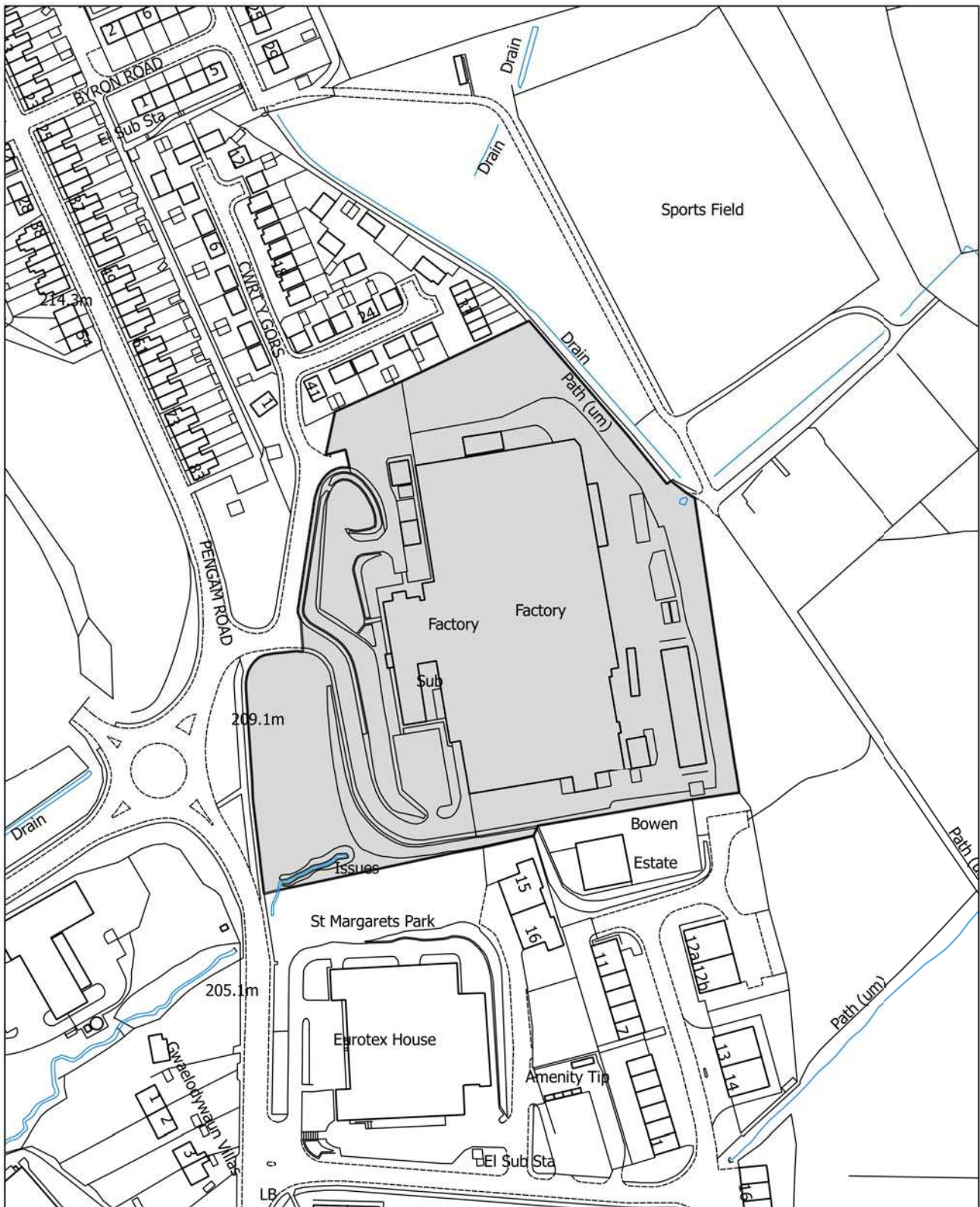
Application No. 16/0899/FULL Continued

- 06) All storage and production shall be internal as indicated in the submitted details (Drawings Nos 216-A100-LAY-902 revision P1 and 216-A100-LAY-906 revision P1) and there shall be no external storage or manufacturing or operating of plant or machinery.  
REASON: To retain effective control of the development hereby approved
- 07) The elevational details and plans hereby approved do not include any external flues, ventilation systems or other plant and machinery and no such additions shall be installed, constructed or operated without the consent of the Local Planning Authority.  
REASON: In the interest of residential amenity.
- 08) Details of surface water drainage shall be submitted to and agreed in writing with the Local Planning Authority before the works hereby approved commence and shall be carried out in accordance with the agreed details before the development is brought into use.  
REASON: To ensure that the development is appropriately drained.

Advisory Note(s)

The following policies of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 are relevant to the conditions attached to this consent: 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
16/1084/FULL 19.12.2016	Mr G Jones Pen-deri Farm Pen-Deri Farm Lane Argoed Blackwood NP12 0JA	Erect two-storey annexe to existing dwelling Pen-deri Farm Pen-Deri Farm Lane Argoed Blackwood NP12 0JA

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: The application site is located on Pen-Deri Farm Lane, Argoed.

House type: Two storey detached farmhouse.

Development: Two storey residential annex extension.

Dimensions: The proposed development measures 9.0 metres in width, 7.0 metres in depth, with a height of 8.0 metres to ridge height.

The porch element measures 3.5 metres in width, 2.5 metres in depth, with a height of 3.7 metre to ridge level.

Materials: Render and interlocking roof tiles.

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

## PLANNING HISTORY 2005 TO PRESENT

None.

## POLICY

### LOCAL DEVELOPMENT PLAN

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

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

Cont....

Application No. 16/1084/FULL Continued

NATIONAL POLICY Planning Policy Wales and TAN12 (Design).

ENVIRONMENTAL IMPACT ASSESSMENT

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

Was an EIA required? Not applicable.

COAL MINING LEGACY

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

CONSULTATION

Transportation Engineering Manager - No objection subject to conditions relating to off-street parking provision.

ADVERTISEMENT

Extent of advertisement: A site notice was displayed near the application site.

Response: None.

Summary of observations: Not applicable.

SECTION 17 CRIME AND DISORDER ACT

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

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? As it is proposed to create less than 100 square metres of additional internal floor space the proposed development is CIL exempt.

Cont....

## ANALYSIS

Policies: The proposed development has been considered in accordance with local and national planning policy. In this instance, the primary material planning consideration is the potential impact of the proposed development on the visual amenity of the surrounding area given the rural location of the application site. Based on this, the relevant planning policies are Policy CW2 (Amenity), and CW20 (Locational Constraints - Conversion, Extension and Replacement of Buildings in the Countryside).

Policy CW2 (Amenity) states that:

"Development proposals must have regard for all relevant material planning considerations in order to satisfy the following requirements:

A There is no unacceptable impact on the amenity of adjacent properties or land;

B The proposal would not result in overdevelopment of the site and / or its surroundings;

C The proposed use is compatible with surrounding land-uses and would not constrain the development of neighbouring sites for their identified land-use;

D Where applicable, the viability of existing neighbouring land uses would not be compromised by virtue of their potential impact upon the amenity of proposed new residential development."

In response to these requirements, given the isolated location of the farmhouse, the development will have little impact on the amenity of adjacent properties or land. The only view of the development will be from the west, i.e. from the adjacent highway. From this position only the gable end of the proposed extension will be visible. As the proposed side elevation of the extension is very similar to that of the existing dwelling, this is considered to be acceptable from a visual impact perspective. In terms of Criterion B, the annex extension is not considered to represent over-development of the site; and the proposed use, i.e. residential annex extension, is compatible with the surrounding land-use (Criterion C). Criterion D isn't relevant in this instance.

Policy CW20 relates to the conversion, extension or replacement of a building outside settlement boundaries. As the application site is located outside the settlement boundary, this policy is relevant. It states that:

"Development will be permitted where:

A - The proposed use, scale, form, siting, design and materials are suitable within its context.

C - Extension is justified by demonstrating that:

- i The scale, form and design of the extension respects the scale and character of the original building, which remains the dominant element;

Cont....

Application No. 16/1084/FULL Continued

- ii The extension does not result in the loss of undeveloped countryside;
- iii The extension does not result in the domestication or urbanisation of an otherwise rural setting."

It is considered that the proposed annex extension is acceptable in terms of its use, scale, form, siting, design and materials, and will integrate with the host farmhouse. Whilst it is acknowledged that the proposal represents a fairly large extension, given the design, it is considered that the resultant building will mimic a traditional Welsh Longhouse, and is therefore considered appropriate to this rural location. Furthermore, it is considered that the development respects the character of the host building, will not result in the loss of undeveloped countryside, and will not result in the urbanisation of an otherwise rural setting.

In terms of highway safety and the requirements of Policy CW3 (Design Considerations - Highways), the Transportation Engineering Manager raises no objection to the proposed development subject to conditions, and therefore the development is also considered acceptable in this regard. Conditions will be attached to the permission to ensure appropriate materials are used for the external finishes of the extension, adequate car parking provision is available for the development, and the use of the annex shall be ancillary and incidental to the main dwellinghouse.

Comments from consultees: No objection.

Comments from public: None.

Other material considerations: None.

RECOMMENDATION that Permission be GRANTED

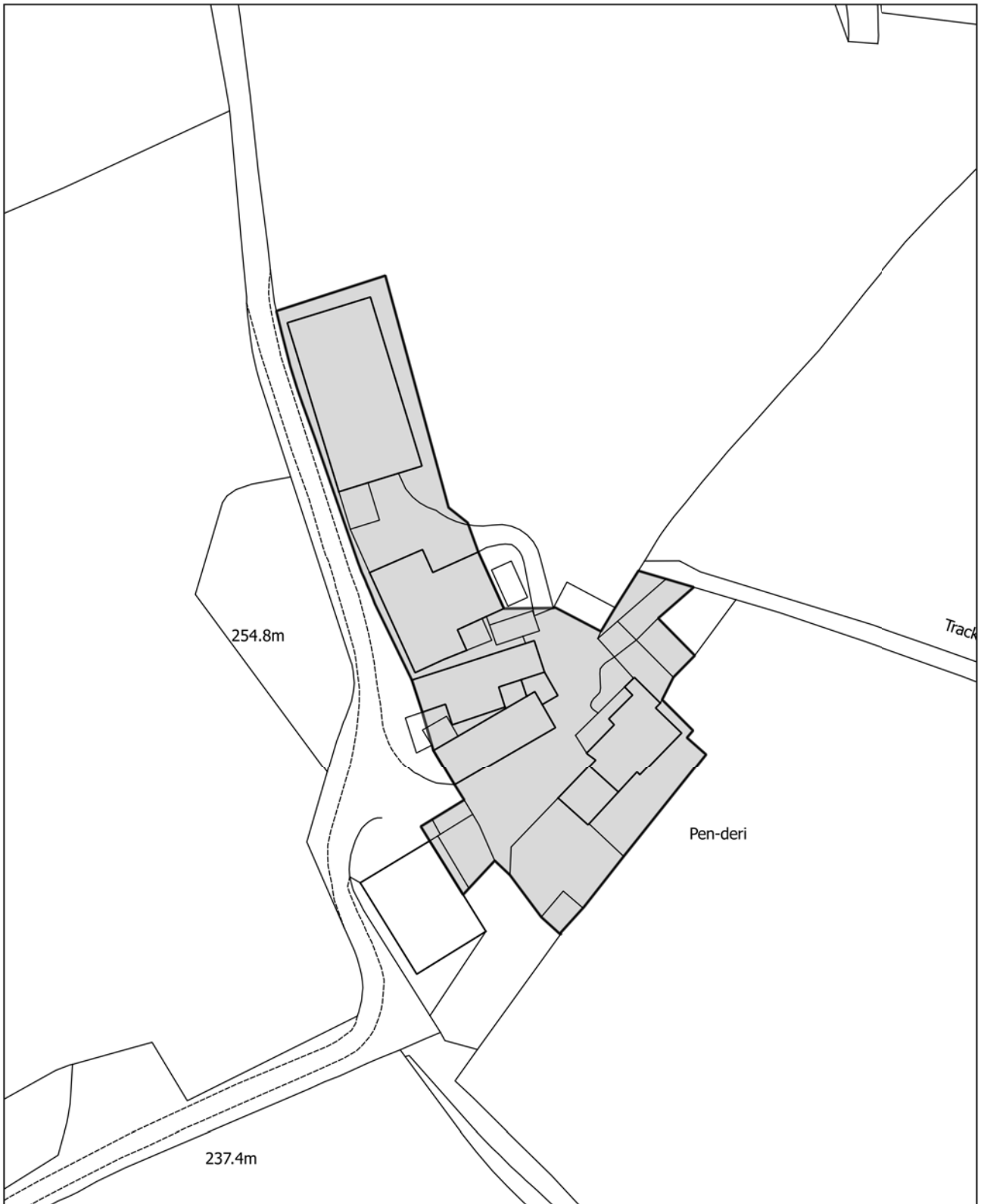
This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.  
REASON: In the interests of the visual amenities of the area.
- 03) Use of the proposed annexe shall be limited to that ancillary and incidental to the main dwelling, and for no other purposes.  
REASON: To retain effective control over the development.

Cont....

Application No. 16/1084/FULL Continued

- 04) Notwithstanding the submitted plans, no works whatsoever shall commence until details have been submitted to and approved in writing by the Local Planning which provide 3 off-street parking spaces within the curtilage of the site. Such provision shall be completed in accordance with the agreed details prior to beneficial occupation of the development and shall be maintained thereafter free of obstruction for the parking of motor vehicles only.  
REASON: To ensure appropriate car parking provision is provided within the curtilage of the site.
- 05) The development shall be carried out in accordance with the following approved plans and documents:  
Block plan received 19.12.2016;  
Prop front elev/prop rear elev. received 19.12.2016;  
Proposed rear elevation received 19.12.2016;  
Prop G. floor plan. received 19.12.2016;  
Prop F. floor plan. received 19.12.2016.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
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# Agenda Item 7

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0782/FULL 05.01.2017	Rectory Homes (Wales) Ltd Mr M Miller C/o C2J Architects & Town Planners Unit 1A Compass Business Park Pacific Road Ocean Park Cardiff CF24 5HL	Erect residential development for 45 No. dwellings, associated highway infrastructure and open space Land At Woodfield Park Lane Penmaen Oakdale Blackwood NP12 0EU

**APPLICATION TYPE:** Full Application

## SITE AND DEVELOPMENT

Location: Land at Woodfieldside Park Lane, Penmaen, Oakdale. The site is located to the north of Woodfield Park Lane, Penmaen, just off Oakdale Terrace, approximately 1km to the east of Blackwood Town Centre and on the southern and eastern periphery of the settlement of Oakdale. Woodfield Park Lane forms the site's southern boundary. Woodfieldside Funeral Home is located to the southern boundary, a public right of way runs along the western boundary of the site beyond which is an equipped children's playground and allotment gardens.

Site description: The site proposed for development comprises an open field, with a small copse on its eastern edge, adjacent to Oakdale Terrace and which is the subject of a group Tree Preservation Order (TPO) No: 119/81. There are no water courses or ponds on the site. The site comprises managed semi-improved grassland, semi-natural broadleaved woodland, species rich hedgerow, trees and scrub.

In terms of topography, the site falls gently from the north east corner to the south west.

Development: Full planning permission is sought in respect of the residential development of the site for 45 dwellings, associated infrastructure and open space. The proposed scheme is amended following discussions with officers of this Local Planning Authority in terms of design, and layout.

A new dedicated access linking to Oakdale Terrace will be located at the southern end of the eastern boundary.

Cont....

Application No.15/0782/FULL Continued

The application includes a Tree Survey, Tree Protection Plan, Soft Landscape Plan, Street Lighting Analysis, Arboricultural Report, Design and Access Statement, Drainage Strategy, Ecological Assessment, Transport Statement.

Dimensions: The site amounts to 1.80 hectares.

House type 1 \_ two bedroom detached has maximum dimensions of 6.1m (width) 8.8m (depth) 8.5m (height)

House type 2 \_ 3 bedroom detached has maximum dimensions of 6.1m (width) 9.4m (depth) 8.7m (height)

House type 6 \_ one bed flats, the block has maximum dimensions of 17.6m (width) 7.5m (depth) 8.5m (height)

House type 04a \_ detached 4 bedroom dwelling has maximum dimensions of 6.7m (width) 9.8m (depth) 9.2m (height)

House type 04b \_ detached three bedroom dwelling has maximum dimensions of 6.7m (width) 9.7m (depth) 9.3m (height)

House type 04c \_ semi-detached three bedroom dwelling has maximum dimensions of 6.6m (width) 9.2m (depth) 8.5m (height)

House type 04d \_ detached three bedroom has maximum dimensions of 6.6m (width) 9.7m (depth) 8.5m (height)

House type 05 \_ detached four bedroom dwelling has maximum dimensions of 10.1m (width) 8.2m (depth) 7.6m (height)

House type 06a \_ detached four bedroom dwelling has maximum dimensions of 9.6m (width) 10m (depth) 8.2m (height)

House type 06b \_ detached four bedroom dwelling has maximum dimensions of 9.6m (width) 10m (depth) 8.2m (height)

Double garage \_ 8.8m (width) 6.8m (depth) 4.9m (height)

Single garage \_ 3.4m (width) 6.3m (depth) 3.6m (height).

Materials: External materials comprise render or red facing brick to walls, tiled grey slate or red brown pitched roofs, coloured upvc windows and doors, coloured upvc rainwater goods, coloured upvc/metal garage doors.

All perimeter boundaries will be defined by existing or new hedgerows interspersed with new and existing trees, augmented as necessary by post and wire stock proof fencing. Rear perimeter and party line fencing will be 1.8m stained wood fencing and front boundaries to access roads will be defined by dwarf facing brick walls or low level painted wrought iron fencing.

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

Cont....



Application No.15/0782/FULL Continued

## PLANNING HISTORY 2005 TO PRESENT

P/05/0823 - Erect two storey extension and carry out internal alterations - Granted 06.10.2005.

## POLICY

### LOCAL DEVELOPMENT PLAN

Site Allocation: The site in question is unallocated and lies outside of the settlement boundary of Penmaen, and is within both a Site of Importance for Nature Conservation (NH3.71 Blackwood Riverside Woodlands, North East of Blackwood) and a Green Wedge (SI1.09 Blackwood, Oakdale & Penmaen).

#### Policies:

##### Strategic Policies

SP2 (Development Strategy in the Northern Connections corridor), SP5 (Settlement Boundaries), SP7 (Planning Obligations), SP10 (Conservation of Natural Heritage), SP6 (Place making), SP21 (Parking Standards), SP14 (Total Housing Requirements).

##### Countywide Policies

CW1 ( Sustainable Transport, Accessibility, and Social Inclusion), CW2 (amenity), CW3 (Design considerations - highways), CW4 (Natural Heritage Protection), CW5 (Protection of Water Environment), CW6 (Trees, Woodlands and Hedgerow Protection), CW10 (Leisure and Open Space Provision), CW11 (Affordable Housing Obligation), CW15 (General locational constraints) and supplementary planning guidance contained in LDP1 - Affordable Housing Obligations, LDP4 - Trees and Development, LDP 5 - Parking standards, LDP6 - Building Better Places to Live.

### NATIONAL POLICY

Planning Policy Wales, 9th Edition, November 2016.

PPPW at paragraph 3.1.3

3.1.2 In line with the presumption in favour of sustainable development (see 4.2) applications for planning permission, or for the renewal of planning permission, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Material considerations could include current circumstances, policies in an emerging development plan, and planning policies of the Welsh Government and the UK Government. All applications should be considered in relation to up to date policies (see 2.14 and 4.2).

3.1.4 Factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability (see 4.2).

Cont....

## Application No.15/0782/FULL Continued

3.1.5 The Local Planning Authority should have good reasons if it approves a development which is a departure from the approved or adopted development plan, or is contrary to the Welsh Government's stated planning policies, the advice of a statutory consultee or the written advice of its officers, and those reasons should be recorded in the Committee's minutes. Where planning permission is refused, the local planning authority must state clearly the reasons for the refusal.

3.7.2 The Community Infrastructure Levy (CIL) Regulations 2010 came into force in April 2010 and are non-devolved. The regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money raised from the levy (CIL) must be used to fund infrastructure to support the development of the local authority's area. "Infrastructure" includes roads and other transport facilities, flood defences, schools and other educational facilities, medical facilities, sporting and recreational facilities and open spaces.

3.5.6 The CIL is intended to provide infrastructure to support the development of an area rather than to make individual planning applications acceptable in planning terms. As a result, there may still be some site specific impact mitigation requirements without which a development should not be granted planning permission. Some of these needs may be provided for through the CIL but others may not, particularly if they are very local in their impact. There is therefore still a legitimate role for development-specific planning obligations to enable a local planning authority to be confident that the specific consequences of development can be mitigated.

4.7.8 Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

4.8.1 Around towns and cities there is often the need to protect open land. Local planning authorities need to consider establishing Green Belts and making local designations, such as green wedges. Both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. Land within a Green Belt should be protected for a longer period than the current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.

Cont....

Inappropriate development

4.8.14 When considering applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply.

Local planning Authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

4.8.15 Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or green wedge. Green Belt and green wedge policies in development plans should ensure that any applications for inappropriate development would not be in accord with the plan. These very exceptional cases would therefore be treated as departures from the plan.

4.8.16 The construction of new buildings in a Green Belt or in a locally designated green wedge is inappropriate development unless it is for the following purposes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the Green Belt or green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings;
- limited infilling (in those settlements and other development sites which have been identified for limited infilling in the development plan) and affordable housing for local needs under development plan policies; or
- small scale diversification within farm complexes where this is run as part of the farm business.

9.2.10 In determining the order in which sites identified in accordance with paragraph 9.2.8 above should be allocated, the presumption will be that previously developed sites or buildings for re-use or conversion should be allocated before greenfield sites. The exception to this principle will be where previously developed sites perform so poorly in relation to the criteria listed in paragraph 9.2.9 as to preclude their use for housing (within the relevant plan period or phase) before a particular greenfield site.

TAN 1: Joint Housing Land Availability Studies (2015), TAN 2 - Planning and Affordable Housing (2006), TAN 5 - Nature Conservation and Planning (2009), TAN 11 - Noise (1997) TAN 12 - Design (2014), TAN 18 - Transport (2007).

There are also other policy related matters which require to be considered in respect to this submission. Such matters could constitute material considerations in respect to the determination of this proposal. They are;

The 5 year Housing Land Supply.  
The Annual Monitoring Report.

Cont....

Application No.15/0782/FULL Continued

The Community Infrastructure Levy (i.e. CIL). Yes the site falls within the mid-range viability charging zone, which is set at £25 per square metre in respect of residential development.

### ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? Yes the proposal exceeded the threshold of 0.5 hectares for such developments.

Was an EIA required? No.

### COAL MINING LEGACY

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

### CONSULTATION

Head Of Public Protection - No objection subject to a standard condition regarding the importation of soils or materials.

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

Wales & West Utilities - Confirms the existence of its apparatus within the vicinity of the site and provides advice to be conveyed to the developer in respect of the same.

Police Architectural Liaison Officer - Provides advice to be conveyed to the developer.

Head Of Public Services - The Authority provides a kerbside refuse and recycling service with the onus on the developer to ensure there is sufficient off road storage for one refuse wheeled bin, one recycling wheeled bin plus a food caddy per property. Confirms that there appears to be suitable off road storage for the various refuse/recycling containers other than for the affordable housing units. Provision needs to be made for these properties. In addition their vehicles will not travel over any un-adopted sections of highway in which case suitable collection points may need to be agreed.

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

Cont....

Application No.15/0782/FULL Continued

Countryside And Landscape Services - Have no objection to the development subject to conditions being attached to any consent requiring both hard and soft landscaping details, specification of the stone fill to be used within the proposed gabion baskets and a method statement in respect of the construction of the proposed footpath access routes from the development to the public right of way. Details are also required in respect of the management of public areas outside of the boundary of individual plots. In terms of ecology there is no objection to the development as discussed in this report subject to conditions being attached to any consent in respect of grassland compensation, landscaping management, and protection and biodiversity enhancement conditions relating to reptiles, bats and birds as appropriate.

CCBC Housing Enabling Officer - Would seek to accommodate: -

6 x 1 bed 2 person apartments (separate walk-up) £48,723  
2 x 3 bed 5 person houses £67,722  
2 x 2 bed 4 person houses £67,391

All homes will need to meet DQR and be transferred to the POBL Group at the values contained within the current SPG on affordable housing.

Outdoor Leisure Development Officer - Notes the development is adjacent to an existing playground to the rear of Oakdale Terrace and that pedestrian connections are provided from the development site to the playground and allotments and as such has no further comments.

Gwent Wildlife Trust - Objects to the development because the site has high value as a SINC and do not believe the compensation measures proposed are adequate or complete.

### ADVERTISEMENT

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

Response: A petition signed by 74 people; and 11 letters in response to the original planning application submitted.

Cont....

Application No.15/0782/FULL Continued

Summary of observations:

- the land is green wedge in the Local Development Plan;
- the land is outside of the settlement boundary;
- the land is a designated SINC (Policy NH3.71) and there will be loss of wildlife;
- highway considerations in particular the access to the site will be onto a road that is regularly monitored for speeding traffic and has a history of serious and fatal accidents;
- increased traffic on main road during funeral services held at Woodfieldside Funeral Home;
- position of the flats on boundary fence will result in loss of privacy;
- lack of infrastructure - Doctors surgery, Schools;
- there are adequate Brownfield sites to fulfil the growing demand for housing needs.

SECTION 17 CRIME AND DISORDER ACT

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

There are no significant effects that would prejudice the determination of this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species?

An initial ecological assessment was undertaken in October 2015, but additional surveys to be undertaken at an appropriate time of year were requested and have subsequently been undertaken and submitted in two documents comprising A Botanical Assessment of Grassland undertaken by Vegetation Survey and Assessment Ltd dated June 2016, and an Ecological Assessment of Land Off Woodfield Park Lane undertaken by Ethos Environmental Planning and dated December 2016. In addition, the applicant has submitted a grassland compensation plan prepared by Ethos Environmental Planning dated December 2016.

The assessment identifies that the site forms part of Blackwood Riverside Woodlands Site of Importance for Nature Conservation and species-rich neutral grassland that lies within the application site will be lost as a result of the planning application. Woodland habitat which also forms part of the SINC feature will be retained as part of the proposal.

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A botanical vegetation survey undertaken in June 2016 confirmed that the majority of the site supported a grassland that has very high nature conservation value classified as MG5c in the National Vegetation Classification. This is a rare grassland community and is characteristic of hay meadows, which is a UK Biodiversity Action Plan Priority Habitat and is listed within Section 7 of the Environment Wales Act (formerly Section 42 of the NERC Act 2006) as a habitat of key significance to support and improve biodiversity in Wales.

Policy CW4 of the LDP states that development proposals that affect locally designated natural heritage features, will only be permitted:

Within or in close proximity to Sites of Importance for Nature Conservation (SINC).where proposals either:

- i) Conserve and where appropriate enhance the ecological or geological importance of the designation, or
- ii) Are such that the need for the development outweighs the ecological importance of the site, and where harm is minimised by mitigation measures and offset as far as practicable by compensation measures designed to ensure that there is no reduction in the overall value of the area or feature.

It is not possible to conserve the majority of the grassland and the little that remains cannot be enhanced sufficiently to mitigate the area that will be lost. The determination of this application therefore needs to consider if the need for the development outweighs the ecological importance of the site. If the need for the development is concluded to outweigh the ecological interests, the applicant has put forward compensation proposals that includes translocation of grassland to an alternative site together with the provision of funding to enable the long term management (over 25 years) of a grassland owned by Caerphilly County Borough Council. This grassland formerly supported a species rich hay meadow community, but has declined due to lack of management. The enabling works and introduction of long term management secured through a Section 106 Agreement, would provide sufficient compensation for the loss of this grassland. The detail of the submitted Grassland Compensation Plan is limited and further details will be required including timing of works and further details of translocation methodology that can be provided by condition.

There are three hedgerows present on site, one of which was identified as being an important hedgerow under the Hedgerow Regulations criteria. This hedgerow will be retained as part of the development, although a small part of the hedgerow will need to be removed to make provision for a footpath. A second hedgerow bordering Oakdale Terrace was identified as being not important under the hedgerow regulations, and this hedgerow will be removed. The applicant is proposing to mitigate for the loss of these hedgerows through the creation of new hedgerows where fencelines currently occur. This would be acceptable, and would form part of the landscaping scheme that can be conditioned.

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## Application No.15/0782/FULL Continued

### European Protected Species

The site was assessed for the suitability of the site for bats, and was followed up with bat activity surveys and static bat recordings. The surveys concluded that the woodland copse on the east of the site was suitable for roosting bats and 1 common pipistrelle was seen emerging from the woodland. All hedgerows were of value for foraging and commuting bats, particularly the hedgerow on the north of the site that recorded the highest bat activity. 7 species of bat were recorded with the highest numbers being common pipistrelle. Although no bat roosts were confirmed it is likely that a bat roost is present within the woodland copse. However as this copse is to be retained and a bat licence is unlikely to be required to enable the development to proceed, the three European tests do not need to be applied to this application. However measures to enable bats to continue to use the site such as control of lighting close for foraging and commuting routes will need to be controlled by condition, and due to the current level of bat use, bat roost provision within the new properties adjacent to the hedgerow and woodland on site should also be provided.

The site was also surveyed for the presence of Dormice through the erection of nest tubes and boxes and searches for dormouse opened hazel nuts and nests. No evidence was found.

### UK Protected Species

Surveys were also undertaken for badgers and suitability assessments undertaken for reptiles, breeding birds, amphibians, invertebrates and hedgehogs. The site was considered suitable for breeding birds, which could be affected by the removal of hedgerows, they have proposed to mitigate for the loss of breeding habitat through the planting of new hedgerows and provision of additional bird boxes in the remaining hedgerows and trees, which is acceptable. The margin of the site adjacent to the northern hedgerow was considered suitable for reptiles, and although the likely use was considered to be low there is the potential for reptiles to be killed during site clearance works. A reptile clearance method statement would minimise the risk of killing or injury to reptiles, should therefore be conditioned.

### COMMUNITY INFRASTRUCTURE LEVY

Is this development Community Infrastructure Levy liable? Yes and the total payable would be £115,650.

### ANALYSIS

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

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Development Strategy - As can be seen from the policy section above there are a range of policy considerations applicable to this site. In view of the location of the site, being outside the settlement limit, it is evident that there are policies which the application is clearly contrary to. However in a plan led system the legislation states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise" (Planning and Compulsory Purchase Act 2004, Section 38 (6)). As such this section will give an overview of the policy considerations and seek to provide a conclusion based on all the relevant considerations.

Strategic Policies are designed to deliver wider aims and objectives of the plan's Development Strategy.

The first of these policies is SP2 which addresses the development strategy in the Northern Connections Corridor (NCC). This policy requires development proposals within the NCC to focus significant development on both brownfield and greenfield sites that have regard for the social and economic functions of the area; reduce car borne trips by promoting more sustainable modes of travel; make the most efficient use of existing infrastructure; protects the natural heritage from inappropriate forms of development and capitalises on the economic opportunities offered by Oakdale/Penyfan Plateau.

The site lies outside the settlement boundary of Penmaen and is contrary to the provisions of Policy SP5. The site is also within a Green Wedge and a SINC. The encroachment into the Green Wedge is not considered to be significant enough to undermine its role and function in this location, providing that the impact of development can be acceptably managed in relation to the SINC.

The Council is required to ensure that there is a genuine 5-year supply of housing land available within the county borough and therefore the lack of 5-year supply is a material consideration in determining this application. The Council in its consideration of the 2016 Annual Monitoring Report accepted the only way that the Council can improve the land availability situation directly is to approve new housing sites over and above the allocations in the Adopted Plan. It is highly likely that such sites will be windfall sites or sites located on the edge of settlements, often outside settlement boundaries and which are, therefore, contrary to the Adopted Plan policies. In this instance, the Council will need to carefully consider proposals for such development balancing the sustainability and benefits and disbenefits of development proposals on a case-by-case and that the need to release greenfield land is acceptable in planning terms, in order to address the lack of a five year land supply in the short term. The development of the application site for housing would deliver much needed housing, including affordable housing, in an area of housing need.

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## Application No.15/0782/FULL Continued

On balance the need to deliver new housing in this area and the need to increase the housing land supply over-rides the fact that this site lies outside the settlement boundary and therefore there is no objection to the development in principle. If members are minded to permit development on the site, then in order to ensure that the site can genuinely contribute toward the 5 year housing land supply, it would be appropriate to specify that development should commence within three years from the date that consent is granted.

The site is within a sustainable location, within walking distance of the services and facilities of Oakdale and close enough to Blackwood town centre to support its role and function. The site is considered to provide a suitable rounding off for Penmaen, between the existing development and the funeral home.

Policy CW3 of the LDP considers highway implications and in this respect the applicant has submitted a Transport Statement. This Council's Group Manager Transportation and Highways has raised no objection to the development subject to conditions being attached to any consent in respect of the access to the development and parking provision.

Policy CW4 of the LDP considers Natural Heritage Protection. The Phase 1 Habitat Survey and Ecological Assessment of the site was undertaken in November 2015. Section 9 of the report sets out a series of recommended mitigation measures to offset any potential impact associated with the development.

The assessment identified the importance of the broadleaved woodland, hedgerows and grassland on site. Whilst the development proposals have been developed to retain both the majority of the woodland and hedgerows it will require removal of the majority of the grassland with moderate biodiversity, one species-poor hedgerow and part of a species-rich hedgerow. A new hedgerow is proposed along the western boundary of the site, where a fence is currently located to mitigate for the loss of hedgerow. As the majority of the grassland will be lost through the proposed development, there is little opportunity to compensate for the loss of the grassland within the development footprint. Therefore the loss of the grassland has to be considered on balance with the need for development in line with policy CW4, where "the need for the development outweighs the ecological importance of the site". This aspect of the development has been considered above and will require the development to enter into a Section 106 agreement, in order to provide sufficient compensation for the loss of this grassland.

CW5 of the LDP considers protection of the water environment. In this respect the site is not located within a flood zone. The application is supported by a preliminary drainage strategy, which is informed by consultations with statutory undertakers, known site constraints, mindful of existing infrastructure and current best practice and industry standards. This council's Land Drainage Officer has raised no objection to the development subject to a condition being attached to any consent requiring details of surface water and land drainage.

Cont....

Application No.15/0782/FULL Continued

Policy CW6 of the LDP considers trees, woodland and hedgerow protection as a result of development. The arboricultural report submitted with the application identifies all trees on site, their condition, quality and benefit within the context of the proposed development. The report identifies the trees (No.4) to be removed and pruned as a result of the development and incorporates an Arboricultural Method Statement providing guidelines for the protection for remaining trees during construction work. conditions may be attached to any consent ensuring the protection of the trees and woodland.

Policy CW11 of the LDP considers affordable housing. The recommendation is to require the applicant to enter into a S106 Agreement in respect of Affordable Housing provision. The applicant has agreed to enter into such an agreement on the terms outlined. However there are tests for S106s which have to be met.

These are as follows:-

- (a) The financial contribution, arrangements and works contained in the obligation are required;
- (b) They are directly related to the development, and;
- (c) They are fairly related in scale and kind to the development.

With regard to the first of these the arrangements required in respect to affordable housing are to comply with Local and National policy.

In respect to the second point this is an area of housing pressure and affordable dwellings are required in the Oakdale area. It is considered essential that this proposal will provide a substantial allocation of such properties for the benefit of residents.

The third point relates to fairness of scale and kind. In this regard the provision of 10 housing units, comprising a mix of 6 x one bedroom flat, 2 x 3 bedroom house and 1 x 2 bedroom house is considered to be reasonable.

In the circumstances it is recommended that the application be deferred pending the signing of a Section 106 Agreement in respect of the provision of the affordable housing as stated. The affordable units will need to be transferred at the values contained within the Council's current SPG dated July 2015. The social rented units will be delivered to the Welsh Government's Design Quality Requirements (DQR) and transferred to the Pobl Group. The developer will need to deliver the homes at the affordable values set out within the Council's current SPG on affordable housing.

Upon the completion of this agreement the application be approved on the basis of the conditions stated below.

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

Cont....

Application No.15/0782/FULL Continued

Comments from public:

- the land is green wedge in the Local Development Plan;  
It is considered, as reasoned above that on balance the need to deliver new housing in this area and the need to increase the housing land supply over-rides the fact that this site lies outside the settlement boundary and therefore there is no objection to the development in principle.
- the land is outside of the settlement boundary;  
Discussed above.
- the land is a designated SINC (Policy NH3.71) and there will be loss of wildlife;  
The applicant has submitted the necessary ecological surveys and this Council's Ecologist has considered the same as discussed above.
- highway considerations in particular the access to the site will be onto a road that is regularly monitored for speeding traffic and has a history of serious and fatal accidents; This Council's Transportation Engineering Manager has raised no objection to the development subject to conditions requiring highway improvements.
- increased traffic on main road during funeral services held at Woodfieldside Funeral Home;  
The funeral Home has its own associated parking and whilst it may be that on occasion there will be increased traffic on the highway during large funerals, it is not considered that the potential for this to occur justifies a reason for the refusing the development.
- position of the flats on boundary fence will result in loss of privacy;  
The developer has addressed this aspect of the development by amending the block of flats to 6 walk up flats, no more than two-storey high and set back from the site boundary. In this respect the development will achieve the 21m between habitable room windows generally sought in a back to back situation. Therefore it is not considered that the revised scheme would result in the amenity of existing neighbouring properties situated opposite the site along Oakdale Terrace being adversely affected.
- lack of infrastructure - Doctors surgery, Schools,  
It is not considered that the proposed development would impact significantly in terms of infrastructure provision.

Cont....

Application No.15/0782/FULL Continued

- there are adequate Brownfield sites to fulfil the growing demand for housing needs;  
That may be the case where those brownfield sites are being developed but as reasoned above the lack of housing is considered to be a material consideration in the determination of this planning application.

Other material considerations: None.

RECOMMENDATION (A) that the application be DEFERRED to allow the applicant to enter into a Section 106 Agreement as set out in this report in respect of the provision of affordable housing and grassland compensation. On completion of the Agreement (B) that Permission be GRANTED.

This permission is subject to the following condition(s)

- 01) Prior to the commencement of the development hereby approved a notice shall be given to the Local Planning Authority.
  - (a) stating the date on which the development is to begin;
  - (b) giving details of the planning permission and of such other matters as is required by Schedule 5A to The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended ("the Order").Any person carrying out the development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a copy of any notice of the decision to grant it. That decision notice shall be in the form specified by, and must be displayed in accordance with, Schedule 5B of the Order.  
REASON: To comply with the requirements of Section 71ZB of the Town and Country Planning Act 1990 as amended by Section 34 of the Planning (Wales) Act 2015.
- 02) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 03) The development shall be carried out in accordance with the following approved plans and documents:  
Site location plan drawing no: AL(90) A;  
Proposed site plan Drawing no: AL(90)10 Rev L;  
Proposed affordable housing types: dwg no: AL(O)10 Rev D  
Proposed House type 4A, 4B AC drawing no: AL(O)11A  
Proposed House type 5 and detached garage drawing no: AL(O)12A  
Proposed House type 6A and 6B drawing no: AL(O)13A.  
REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

Cont....

Application No.15/0782/FULL Continued

- 04) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.  
REASON: In the interests of the visual amenity of the area.
- 05) Notwithstanding the submitted plans, prior to the commencement of any work involving the construction of retaining on site full engineering details and structural calculations for the proposed retaining, 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 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.
- 06) The proposed gabion structure approved as part of this development shall be filled with sandstone, and local building stone but not limestone.  
REASON: This is the naturally occurring bedrock of the area.
- 07) A Landscape Management Plan, including  
(a) long term design objectives,  
(b) management responsibilities, and  
(c) maintenance schedules for all landscape areas, other than domestic gardens, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use.  
The Landscape Management Plan shall be carried out as agreed.  
REASON: To ensure that the landscaping is maintained in the interests of the visual amenity of the area.
- 08) A Method Statement for the construction of the proposed footpath access routes from the development hereby approved to the Public Right of Way outside of the northern boundary of the site shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of those works. The development shall be carried out and completed prior to the beneficial occupation of any dwelling.  
REASON: In the interests of amenity and to ensure the protection of retained hedgerows.

Cont....

Application No.15/0782/FULL Continued

- 09) Prior to commencement of development an amended Grassland Compensation Plan shall be submitted to the Local Planning Authority for approval and shall include amongst other things timing of works, and further details of grassland translocation. The works shall be undertaken in accordance with the agreed details.  
REASON: To ensure priority habitats are safeguarded, in the interests of biodiversity.
- 10) Prior to the commencement of development a light mitigation strategy, including measures to ensure that street lighting and security lighting reduces light spillage into foraging habitats for bats, shall be submitted to the Local Planning Authority for approval. The lighting shall be installed in accordance with the approved strategy.  
REASON: To ensure proper measures are taken to safeguard the habitat of bats, in the interests of biodiversity.
- 11) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the properties adjacent to the perimeters of the application site hereby approved 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.
- 12) No development or site or vegetation clearance shall take place until a detailed methodology for capture and translocation of reptiles on site including details of any proposed remedial measures has been submitted to and agreed in writing with the Local Planning Authority. The approved measures shall be carried out in accordance with the agreed details.  
REASON: To ensure that reptiles are protected.
- 13) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species shall be submitted to the local planning authority for approval. The approved details shall be implemented before the new dwellings hereby approved are first occupied.  
REASON: To provide mitigation for loss of bird nesting sites and additional nest sites as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).

Cont....

Application No.15/0782/FULL Continued

- 14) Site clearance operations that involve the destruction and removal of vegetation, including felling clearing or removal of trees and shrubs or hedgerows on shall not be undertaken during the months of March to August inclusive, except when approved in writing by the Local Planning Authority prior to their removal/felling/clearing to ensure that breeding birds are not adversely affected.  
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.
- 15) No development shall commence until details of a scheme for the disposal of surface water and land drainage flows from the site has been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.  
REASON: To ensure the development is served by an appropriate means of drainage.
- 16) 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.
- REASON: In the interests of residential amenity.
- 17) The layout of the development hereby approved shall include off-highway collection areas for refuse, recycling, food and garden waste to be collected by vehicles operating a highway kerbside collection service. The approved collection areas shall be completed before the residential units to which they relate are occupied and thereafter they shall be maintained free of obstruction for the storage and collection of refuse, recycling, food and garden waste only.  
REASON: To ensure that adequate provision for refuse, recycling, food and garden waste collection is included in the site layout in the interest of visual amenity and highway safety.

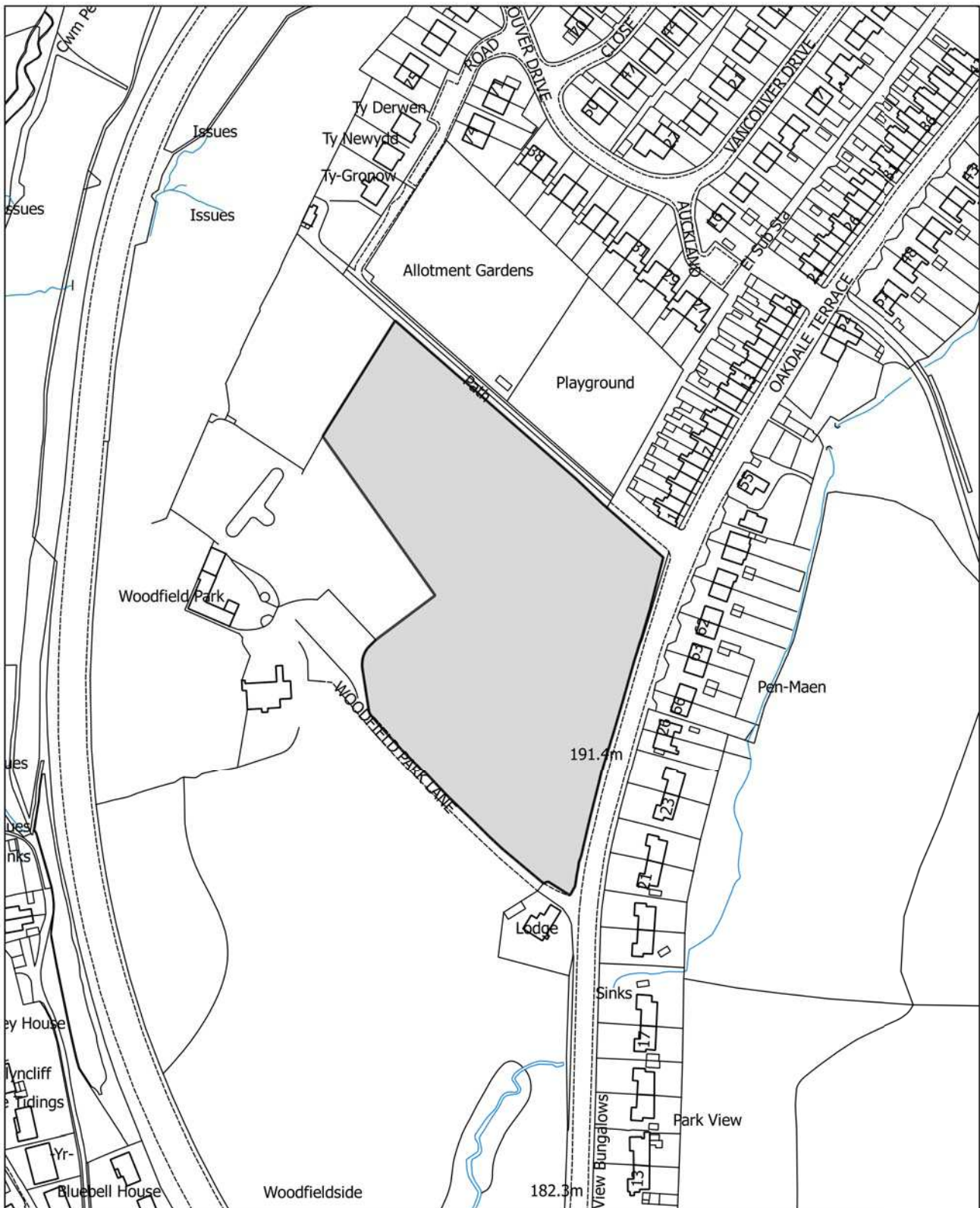
Advisory Note(s)

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: SP2, SP6, SP7, SP14, SP10, SP14, SP15, CW2, CW3, CW4, CW5.

The applicant is advised of the comments of Wales and West Utilities.

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# Agenda Item 8

## APPLICATIONS DETERMINED BY DELEGATED POWERS

<b>APP NO. DATE REC'D</b>	<b>NAME AND ADDRESS OF APPLICANT(S)</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>DECISION</b>
16/0678/FULL 04.08.2016	Mr M Winmill 1 Ivy Row Brithdir New Tredegar NP24 6JU	Erect a two-storey side extension with parking on land opposite and extend residential curtilage of the property 1 Ivy Row Brithdir New Tredegar NP24 6JU	Granted 21.12.2016
16/0911/FULL 19.10.2016	Mrs Thomas 17 Westville Abertysswg Tredegar NP22 5BB	Erect a conservatory extension to principle elevation 17 Westville Abertysswg Tredegar NP22 5BB	Refused 21.12.2016
16/0924/COU 28.10.2016	Mr L Thomas 69 High Street Crosskeys Newport NP11 7FN	Change the use from two flats to a single dwellinghouse 69 High Street Crosskeys Newport NP11 7FN	Granted 21.12.2016
16/0939/FULL 31.10.2016	Mr D Winstone 88 Thomas Street New Tredegar NP24 6AF	Erect first floor extension above existing ground floor extension 88 Thomas Street New Tredegar NP24 6AF	Refused 21.12.2016
16/0945/COND 03.11.2016	M2harchitects Mr M Hayman 16 Columbus Walk Cardiff CF10 4BY	Discharge conditions 4 (landscaping) and 8 (restoration) of planning consent 15/0790/FULL (Demolish two single-storey extensions and change use from hotel to residential to accommodate 9 apartments with internal alterations and construct three number three-storey bedroom dwellings) Oakdale Hotel Central Avenue Oakdale Blackwood	Decided - Discharge of Conditions 21.12.2016
16/0957/NOTT 07.11.2016	CTIL Vodafone Ltd C/o Clarke Telecom Ms D Perry Unit E Madison Place Northampton Road Manchester M40 5AG	Installation of a 11.0m lattice mast supporting 2 no. antennas, 2 no. dishes, ground based equipment cabinets and ancillary development Ffynonau Duon Farm Glen View Terrace To Parc Cwm Darran Pentwyn Bargoed	Prior Approval Not Required 21.12.2016

16/1046/NMA 30.11.2016	Penyrheollas Solarfield Limited Hamilton House 25 High Street Rickmansworth Hertfordshire WD3 1ET	Seek approval of various non-material amendments to planning application 15/0451/FULL (Install ground mounted photovoltaic solar arrays with transformer stations; internal access tracks; biodiversity enhancement; landscaping; stock fencing; security measures; access gate and ancillary infrastructure) Land At Pen Yr Heol Las Farm Pen-Yr-Heol-Las Farm Lane Manmoel Blackwood	Granted 21.12.2016
16/0855/FULL 30.09.2016	Mr C Capel Fairview Garage Pengam Road Pengam Blackwood NP12 3QY	Erect two extensions east and west Unit A5 Pinewood Court (Block A) St Davids Industrial Estate Pengam Blackwood	Granted 22.12.2016
16/0870/FULL 07.10.2016	Mr L Morgan 30 Newport Road Trethomas Caerphilly CF83 8DA	Erect detached garage 30 Newport Road Trethomas Caerphilly CF83 8DA	Refused 22.12.2016
16/0937/FULL 31.10.2016	Mr J Law 11 Maes-Y-Drudwen Caerphilly CF83 2QG	Erect two-storey extension to side of property 11 Maes-Y-Drudwen Caerphilly CF83 2QG	Refused 22.12.2016
16/0967/COND 10.11.2016	Mr R Evans Pen-yr-heol Farm Commin Road Hollybush	Discharge conditions 4 (traffic management plan), 6 (insurance), 10 (wind speed/direction data), 12 (shadow flicker), 13 (dust), 14 (habitat/species protection), 15 (reptile mitigation), 16 (bird protection), 17 (bird protection) and 18 (drainage) of planning consent 15/0597/FULL (Install a single medium scale turbine measuring 50m to hub and 77.9m to blade tip with associated infrastructure and access) Pen-yr-heol Farm Commin Road Hollybush Blackwood	Decided - Discharge of Conditions 22.12.2016

16/0972/COU 14.11.2016	Office Vision (Wales) Ltd Mr R Gambarini C/o RPS Planning & Development Park House Greyfriars Road Cardiff CF10 3AF	Change the use to Class A2 (Financial and Professional Services) Employment Centre Aldi Stores Ltd High Street Blackwood NP12 1BE	Granted 22.12.2016
16/1049/NMA 30.11.2016	REG Windpower Ltd Mr S Morgan Unit 3B Damery Works Damery Lane Berkeley GL13 9JR	Seek approval of non material amendment to application 15/1084/COND (Discharge Condition 7b (noise compliance), Condition 8 (maximum height and position), Condition 10 (external appearance), Condition 14 (siting, external finishes), Condition 21 (shadow flicker), Condition 24 (electro-magnetic interference) of previous consent 13/0483/FULL approved on appeal APP/K6920/A/14/2221852) to provide additional equipment Land At Pen Bryn Oer Merthyr Road Rhymney Tredegar	Granted 22.12.2016
16/0935/FULL 01.11.2016	Dwr Cymru Welsh Water C/o Arup Ms N Queffurus 4 Pierhead Street Cardiff CF10 4QP	Erect one electrical control kiosk plus associated access arrangements, boundary treatment and outfall, related to a below ground Combined Sewer Overflow Land To The South Of Deri Community Centre Car Park Riverside Walk Deri Bargoed	Granted 23.12.2016
16/0953/RET 07.11.2016	Mrs D Skillern 38 St Anne's Gardens Maesycwmmmer Hengoed CF82 7QR	Retain outbuilding shed for storage 38 St Anne's Gardens Maesycwmmmer Hengoed CF82 7QR	Granted 23.12.2016

16/0956/COU 08.11.2016	Bevan Holdings Limited C/o Boyer Mr S Barry Third Floor Park House Greyfriars Road Cardiff CF10 3AF	Change of use of a section of the existing unit from Use Class Sui Generis (Car Showroom) to Use Class B2 (M.O.T Garage) 6 Sir Alfred Owen Way Pontygwindy Industrial Estate Caerphilly CF83 3HU	Granted 23.12.2016
16/0960/NOTT 08.11.2016	Surf Telecoms/WPD C/o Needham Haddrell Mr J Haddrell 8 Hide Market West Street Bristol BS2 0BH	Install slimline lattice communications mast with 1 no. transmission dish and 1 no. yagi antenna together with support bracketry, feeder cables, security palisade fencing and ancillary development thereto Cwmbargoed Disposal Point Fochriw Road Cwmbargoed Merthyr Tydfil	Prior Approval Not Required 23.12.2016
16/0863/FULL 04.10.2016	Mrs M Crowley 29 Crown Lane Pontllanfraith Blackwood NP12 2GD	Erect single-storey side extension 29 Crown Lane Pontllanfraith Blackwood NP12 2GD	Granted 03.01.2017
16/0947/CLPU 03.11.2016	Mrs C Hydes 14 Birch Crescent Cefn Hengoed Hengoed CF82 7LJ	Obtain a Lawful Development Certificate for the proposed porch and conservatory 14 Birch Crescent Cefn Hengoed Hengoed CF82 7LJ	Permitted Development 03.01.2017
16/0952/FULL 04.11.2016	Mr A Cullan C/o George & Co Mr S George 3 Pantycelyn Heolgerrig Merthyr Tydfil CF48 1TN	Construct six dwellings Land Adjacent To 135 Jubilee Road Jubilee Road Elliot's Town New Tredegar	Refused 03.01.2017
16/0982/COND 07.11.2016	Pobl Group Mr S Traves Exchange House The Old Post Office High Street Newport NP20 1AA	Discharge conditions 01 (Approved Plans), 02 (Commencement) & 03 (Lighting) of planning consent 15/0364/FULL (Adapt existing supported housing into supported self-contained units) 23 Church Road Risca Newport NP11 6FG	Decided - Discharge of Conditions 03.01.2017

16/0962/COND 09.11.2016	Infinite Renewables Ltd C/o Stratus Environmental Miss F Wray 4245 Park Approach Thorpe Park Leeds LS15 8GB	Discharge condition 16 (underground strata) of planning consent 13/0824/FULL (Erect a single 1.5MW wind turbine, access track and associated transformer enclosure) Land At Pen-y-fan Industrial Estate Pen-y-fan Blackwood NP11 3XG	Decided - Discharge of Conditions 03.01.2017
16/0964/COND 10.11.2016	Mr D Lipfriend C/o RPS Planning & Development Park House Greyfriars Road Cardiff CF10 3AF	Discharge conditions 4 (odour and fume control) and 6 (waste storage) of planning consent 16/0635/FULL (Use of ground floor for Class A3 pizza delivery and takeaway operation with associated external alterations including alterations to ventilation/extraction plant on rear elevation) 201 High Street Blackwood	Decided - Discharge of Conditions 03.01.2017
16/0966/COND 10.11.2016	Touch Of Class Mr & Mrs D Bartlett Cefn Llwyna House Penallta Road Ystrad Mynach Hengoed CF82 7GL	Discharge conditions 3 (window glass), 4 (lathe and plaster work), 5 (internal doors) and 7 (external doors) of planning consent 16/0370/LBC (Retain alterations, refurbishments, a first floor extension and install new gates to the existing access drive) Shangri La Bryn Road Pontllanfraith Blackwood	Granted 03.01.2017
16/0975/COU 11.11.2016	Mr M Jaura 48 Penylan Road Penylan Cardiff CF24 3PP	Carry out alterations to existing retail premises to sub-divide one shop unit into two units with an A3 use in addition to existing A1 use 85 Cardiff Road Caerphilly CF83 1FQ	Granted 03.01.2017

16/0985/COND 11.11.2016	Coedlas Developments Mr P Weedon Glendale Offices Van Road Caerphilly CF83 3RR	Discharge conditions 8 (invasive species), 10 (land drainage), 13 (arboriculture) & 15 (highway layout) of planning consent 15/0761/FULL (Construct access road in accordance with outline planning permission 14/0841/OUT) Land At Glendale Van Road Caerphilly	Decided - Discharge of Conditions 03.01.2017
16/0978/FULL 14.11.2016	Mr S Smart 21 Bredon Close Trenewydd Park Risca Newport NP11 6RB	Erect two-storey extension 21 Bredon Close Trenewydd Park Risca Newport	Granted 03.01.2017
16/0981/FULL 15.11.2016	Mr M Blake 68 Fairways Bargoed CF81 8TQ	Erect front porch to include W.C 68 Fairways Bargoed CF81 8TQ	Refused 03.01.2017
16/0812/FULL 15.09.2016	Mr M J Angove 5 Greenmeadow Machen Caerphilly CF83 8PB	Rebuild existing bungalow to add first floor to rear part of ground floor 5 Greenmeadow Machen Caerphilly CF83 8PB	Granted 04.01.2017
16/0859/FULL 05.10.2016	Mr N Burnett 2 Ger Y Felin Pontllanfraith Blackwood NP12 2GP	Erect two-storey extension and porch 2 Ger Y Felin Pontllanfraith Blackwood NP12 2GP	Granted 04.01.2017
16/0942/COND 02.11.2016	Jehu Mr M Davies C/o HHS Planning Melrose Court Cypress Drive St Mellons Cardiff CF3 0EG	Discharge conditions 10 (reptile mitigation statement), 12 (hedgerow enhancement), 13 (bats - light mitigation strategy), 14 (bat roost provision), 15 (breeding bird provision), 20 (landscaping) and 24 (garden equipment) of planning consent 14/0855/FULL (Erect residential development and associated works) Land At Watford Road Watford Caerphilly	Decided - Discharge of Conditions 04.01.2017



16/0954/COND 07.11.2016	CCBC Ms K Cole Chief Education Officer Ty Penallta Tredomen Park Ystrad Mynach Hengoed CF82 7PG	Discharge conditions 14 (dust mitigation) & 15 (noise mitigation), 18 (tree protection) and 20 (drainage) of planning consent 15/1121/LA (Erect new single-storey Primary School, Nursery and Flying Start Unit including parking and external works) Rhymney Comprehensive School Abertysswg Road Rhymney Tredegar	Decided - Discharge of Conditions 04.01.2017
16/0959/NCC 08.11.2016	Mr D Hillier St Cenydd Close Blackwood	Remove condition 7 (engineering details) of planning consent 14/0576/FULL (Erect four bedroom two-storey detached dwelling) Land North Of 22 Victoria Road Fleur-de-lis Blackwood	Granted 04.01.2017
16/0963/COU 09.11.2016	GLJ Recycling Ltd Mr G Jones Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn Newport NP11 7NL	Change the use of land for storage area for empty storage containers and staff car park Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn	Refused 04.01.2017
16/0992/COND 09.11.2016	GLJ Recycling Ltd Mr G Jones Chapel Bridge Yard Chapel Farm Industrial Estate Cwmcarn Newport NP11 7NL	Discharge Condition 12 (parking) of planning consent 15/0557/FULL (Erect 3 No. buildings for use as a general waste transfer station, a non-ferrous storage processing unit and a storage building for the W.E.E.E. processing unit) Land Adjoining GLJ Recycling Ltd Chapel Bridge Yard Chapel Farm Industrial Estate	Decided - Discharge of Conditions 04.01.2017
16/0973/COND 14.11.2016	Mr & Mrs V Lusardi 9 Gordon Close Blackwood NP12 1EP	Discharge conditions 6 (Bat Protection) and 7 (Bird Protection) of planning consent 16/0743/FULL (Erect single-storey extension to side and rear of bungalow) 9 Gordon Close Blackwood NP12 1EP	Decided - Discharge of Conditions 04.01.2017

16/1065/NMA 09.12.2016	Miss K Pitt Trever Villa Southend Terrace Pontlottyn Bargoed CF81 9RL	Seek approval of a non-material amendment to planning consent 16/0119/FULL (Erect a two-storey rear extension) to change external render from cream to white and roof tiles from brown to grey 92 Greenfield Street New Tredegar NP24 6LH	Granted 04.01.2017
16/0965/LBC 10.11.2016	Mr D Bartlett Cefn Llwyna House Penallta Road Ystrad Mynach Hengoed CF82 7GL	Remove broken and dangerous coal bunker Shangri La Bryn Road Pontllanfraith Blackwood	Refused 05.01.2017
16/0971/LA 11.11.2016	CCBC - Community & Leisure Services Mr M Headington Tir-y-berth Depot New Road Tir-y-berth Hengoed CF82 8NR	Extend existing cemetery to include the provision of approximately 500 burial plots with site infrastructure comprising 2 lane carriageway 5.5m wide with additional car parking adjacent to the new access road Land Adjoining Bedwas Cemetery Bedwas Caerphilly	Granted 05.01.2017
16/0943/FULL 02.11.2016	Plutus Energy Limited Mr P Lazarevic 23 Hanover Square London W1S 1JB	Install diesel powered generators and associated infrastructure for the provision of a Flexible Generation Facility to provide energy balancing services via the capacity market for the National Grid One Pentref-y-groes Farm Pentref-Y-Groes Farm Lane East Croespenmaen Newport	Granted 06.01.2017
16/0961/RET 09.11.2016	Llanfabon Inn Mr G Berezinski Cilfynydd Road To Pant-Du Road Llanfabon Treharris CF46 6PG	Retain food store building and domestic shed Llanfabon Inn Cilfynydd Road To Pant-Du Road Llanfabon Treharris	Granted 06.01.2017

16/0979/FULL 14.11.2016	Mr H Singh Unit B 31-33 High Street Bargoed CF81 8RB	Construct flat roof infill extension to the rear of unit B 31-33 High Street, Bargoed Unit B 31-33 High Street Bargoed CF81 8RB	Granted 06.01.2017
16/0986/COND 15.11.2016	POBL Oakdale Hotel Central Avenue Oakdale Blackwood NP12 0LW	Discharge conditions 4 (landscaping and enclosure details - part discharge), 13 (noise and dust) and 16 (light mitigation strategy) of planning consent 15/0790/FULL (Demolish 2 single storey extensions and change use from hotel to residential to accommodate 9 apartments with internal alterations and construct 3 number 3 storey 3 bedroom dwellings) Oakdale Hotel Central Avenue Oakdale Blackwood	Decided - Discharge of Conditions 06.01.2017
16/1061/COND 09.12.2016	Sirius Renewable Energy C/o Stratus Environmental Mr A Stappard 4245 Park Approach Thorpe Park Leeds LS15 8GB	Discharge condition 2 (commencement of works) of planning consent 14/0455/FULL (Construct a ground-mounted solar PV generation project and associated works) Land At Darren Farm Argoed Blackwood	Decided - Discharge of Conditions 06.01.2017
16/0607/FULL 13.07.2016	Mr A Jenkins 36 Mountside Risca Newport NP11 6JG	Construct 4 self-contained apartments with on site car parking, cycle, refuse and amenity facilities Tredegar Junction Hotel Commercial Street Pontllanfraith Blackwood	Granted 09.01.2017
16/0994/COND 03.10.2016	Mr R Cleaver Gwaun-y-bara House Pentwynngwyn Road Rudry Caerphilly CF83 3DG	Discharge conditions 3 (junction details), 4 (materials) and 5 (window and door details) of planning consent 16/0366/FULL (Erect a single-storey rear porch extension) Gwaun-y-bara House Pentwynngwyn Road Rudry Caerphilly	Decided - Discharge of Conditions 09.01.2017

16/0998/TPO 17.11.2016	Mrs M Powell The Dower House Gwern-y-domen Farm Lane Caerphilly CF83 3RN	Fell T1 Spruce and T2 Sycamore to ground level (Tree Preservation Order 20/77/RVDC) The Dower House Gwern-y- domen Farm Lane Caerphilly CF83 3RN	Granted 09.01.2017
16/0997/ADV 18.11.2016	Papa John's Mr S Russell 201 High Street Blackwood NP12 1AA	Install an internally illuminated fascia and projection sign, lit via LED and an LED poster frame mounted inside the store just behind the shopfront window facing outwards towards the street 201 High Street Blackwood NP12 1AA	Granted 09.01.2017
16/1003/COND 21.11.2016	Cyrus-RW Group Ltd Mr A Carpanini Taylors Yard Off Regent Street Briton Ferry Neath SA11 2JA	Discharge Condition 16 (contamination - soil import testing) of planning consent 11/0678/FULL (Substitute three detached houses to replace five approved houses) 24 Woodside Walk Wattsville Newport NP11 7NZ	Decided - Discharge of Conditions 09.01.2017
16/1064/COND 12.12.2016	POBL Oakdale Hotel Central Avenue Oakdale NP12 0LW	Discharge of condition 9 (external surfaces - dwellings only) of planning consent 15/0790/FULL (Demolish two single storey extensions, change the use from hotel to residential to accommodate nine apartments with internal alterations and construct 3 no. three bedroom dwellings) Oakdale Hotel Central Avenue Oakdale Blackwood	Decided - Discharge of Conditions 09.01.2017
16/0918/FULL 25.10.2016	Mr S Adams 4 Glanhwy Road Wyllie Blackwood NP12 2HN	Erect a two-storey pitched roof rear extension with miscellaneous external retaining and ancillary works 4 Glanhwy Road Wyllie Blackwood NP12 2HN	Granted 10.01.2017

16/1018/CLPU 25.11.2016	Mrs S Figueirido 5 Clos Waun Ceffyl Nelson Treharris CF46 6LB	Obtain a Lawful Development Certificate for proposed demolition of existing conservatory and construction of ground floor rear extension 5 Clos Waun Ceffyl Nelson Treharris CF46 6LB	Granted 10.01.2017
16/0817/FULL 17.09.2016	Mr & Mrs Cochlin 28 Ffordd Las Abertridwr Caerphilly CF83 4EW	Erect 3 bed bungalow with dormer windows 28 Ffordd Las (Former 27 Ffordd Las) Abertridwr Caerphilly	Granted 12.01.2017
16/0858/OUT 04.10.2016	Miss S Hewston 15 Glan-Rhymni Pengam Green Cardiff CF24 2TW	Demolish existing derelict public house and construct 3 three-bedroom houses with parking spaces Tradesmans Arms 45 Chatham Machen Caerphilly	Refused 12.01.2017
16/0958/CLPU 08.11.2016	Mr H Daniels 4 St Peters Drive Blackwood NP12 2ER	Obtain a Lawful Development Certificate for the proposed conversion of garage to living accommodation 4 St Peters Drive Blackwood NP12 2ER	Granted 12.01.2017
16/0991/FULL 17.11.2016	Mr R Jasper 47 Cwrt Nant-Y-Felin Caerphilly CF83 1TP	Erect single storey rear and part side extension plus dormer roof conversion 47 Cwrt Nant-Y-Felin Caerphilly CF83 1TP	Granted 12.01.2017
16/1042/COND 02.12.2016	Admiral Building Solutions Mr P Griffiths Office 1B Bedwas Court Bedwas House Industrial Estate Caerphilly CF83 8HX	Discharge of conditions 4 (drainage), 5 (construction - structural calcs), 8 (protected species method statement), 9 (elevations showing integral bat boxes) and 10 (bat surveys) of planning consent 11/0318/FULL (Re-develop former Workingmens Club, part demolish existing rear buildings, erect side extension and convert to four 2 bed flats) Ystrad Mynach Sports & Social Club 38 Penallta Road Ystrad Mynach Hengoed	Decided - Discharge of Conditions 12.01.2017

16/1000/RET 18.11.2016	Mr M Evans Oxford House Clos-Y-Cedr Pwllypant Caerphilly CF83 3RL	Retain a detached garage with garden room Oxford House Clos-Y-Cedr Pwllypant Caerphilly	Granted 13.01.2017
16/0941/FULL 02.11.2016	Mr W Lin 6 St Fagans Street Caerphilly CF83 1FZ	Relocate existing extractor fan, install attenuator and extension of ductwork and install a re- positioned fan motor on roof 6 St Fagans Street Caerphilly CF83 1FZ	Granted 16.01.2017
16/0999/ADV 21.11.2016	HSBC Corporate Real Estate Mr B French 1 Canada Square Sheffield E14 5AB	Replace the existing external 'HSBC' signage with 'HSBC UK' equivalents HSBC 91-93 High Street Blackwood NP12 1PN	Granted 16.01.2017
16/1008/FULL 22.11.2016	Mr Edmonds 3 Harlech Court Hendredenny Caerphilly CF83 2TR	Erect single storey rear kitchen extension and front porch 3 Harlech Court Hendredenny Caerphilly CF83 2TR	Granted 16.01.2017
16/1010/NOTT 23.11.2016	Arqiva Crawley Court Winchester SO21 2QA	Replacement monopole and additional equipment cabinet T-Mobile Communication Mast (92870) Heol Adam Gelligaer Hengoed	Prior Approval Not Required 16.01.2017
16/1028/FULL 29.11.2016	Mr & Mrs R Smith 30 Waun Draw Caerphilly CF83 3SL	Erect single storey rear extension 30 Waun Draw Caerphilly CF83 3SL	Granted 16.01.2017
16/1005/FULL 22.11.2016	Mr M Evans 7 Skomer Island Way Caerphilly CF83 2AR	Erect first floor side extension 7 Skomer Island Way Caerphilly CF83 2AR	Granted 17.01.2017

16/0554/COND 01.07.2016	Mr A Potter Ty Hapus 3 Cae Sheldon Pentwyn-mawr Newport NP11 4HY	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) Plot 2 17 Homeleigh Newbridge Newport	Decided - Discharge of Conditions 18.01.2017
16/0785/COND 06.09.2016	Mr N Griffiths 23 Pen Y Lan Terrace Newbridge NP11 3DH	Discharge of conditions 2 (materials), 3 (contamination), 5 (level), 6 (boundary treatment), 8 (parking), 9 (parking and turning area) and 12 (ground investigation) of planning consent 16/0523/FULL (Construct a two-storey, four bedroom detached house with integral garage) Plot 1 17 Homeleigh Newbridge Newport	Decided - Discharge of Conditions 18.01.2017
16/0990/NMA 15.11.2016	Mr F J Tilley 5 Hillside Mount Pleasant Road Risca Gwent NP11 6BQ	Seek approval of a non material amendment to planning application 14/0152/FULL to provide and fit 2 windows to basement level to north elevation Adjacent To Braeside 14 Brynheulog Road Newbridge Newport	Granted 18.01.2017
16/1014/FULL 23.11.2016	Mr S Wilson 12 Bryn-Deri Terrace Treowen Newport NP11 3DJ	Erect a two storey side extension, single storey rear extension, new front canopy, raising ridge height to create additional rooms at first floor level and creation of two additional car parking spaces Sunningdale Woodland Drive Newbridge Newport	Granted 18.01.2017

16/0976/COND 11.11.2016	Mr D Bartlett Touch Of Class Cefn Llwynau House Penallta Road Penallta Hengoed CF82 7GL	Discharge conditions 01 (Commencement), 02 (Render finish), 03 (Window detailing) and 04 (Cross Sections) of planning consent 15/0530/FULL Shangri La Bryn Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 19.01.2017
16/0980/FULL 11.11.2016	Mr D Bartlett Cefn Llwynau House Penallta Road Ystrad Mynach CF82 7GL	Build an in-ground swimming pool Shangri La Bryn Road Pontllanfraith Blackwood	Granted 19.01.2017
16/0983/COND 11.11.2016	Mr D Bartlett Cefn Llwynau House Penallta Road Ystrad Mynach Hengoed CF82 7GL	Discharge condition 6 (glazing to external doors) of planning consent 16/0370/LBC (Retain alterations, refurbishments, a first floor extension and install new gates to the existing access drive) Shangri La Bryn Road Pontllanfraith Blackwood	Decided - Discharge of Conditions 19.01.2017
16/0974/COU 14.11.2016	Mr G Edwards Fwrrwm Ishta House 68 Commercial Road Machen Caerphilly CF83 8PG	Change the use of land to include as part of residential curtilage Fwrrwm Ishta House 68 Commercial Road Machen Caerphilly	Granted 19.01.2017
16/1002/CLPU 21.11.2016	Mr J Batten 38 Linden Grove Caerphilly CF83 3BH	Obtain a Lawful Development Certificate for the proposed extension to rear 38 Linden Grove Caerphilly CF83 3BH	Granted 19.01.2017
16/1011/FULL 23.11.2016	Mr & Mrs Bowden 27 Pwll Yr Allt Tir-y-berth Hengoed CF82 8FR	Carry out alterations to existing conservatory and internal alterations 27 Pwll Yr Allt Tir-y-berth Hengoed CF82 8FR	Granted 20.01.2017
16/1037/COND 25.11.2016	Morganstone Limited Morganstone House 3 Llys Aur Llanelli Gate Camarthenshire SA14 8LQ	Discharge of conditions 3 (Site & Slab Levels) and 6 (Drainage) of planning application 06/0309/FULL (Erect development of three houses and one specialised care bungalow) Land Rear Of Wingfield Crescent Llanbradach Caerphilly	Decided - Discharge of Conditions 20.01.2017



16/1067/NOTA 13.12.2016	Mr D Davies Ty Gwyn Banalog Terrace Hollybush Blackwood NP12 0SG	Erect portal frame, steel clad cattle shed Cruglwyn Manmoel Road Manmoel NP12 0GD	Not Permitted Development 20.01.2017
16/0988/FULL 16.11.2016	Mr Rahmani Firbeck Royal Oak Machen Caerphilly CF83 8SN	Renovate existing property together with the construction of a two-storey stepped extension to address the existing site Firbeck Royal Oak Machen Caerphilly	Granted 23.01.2017
16/1024/TPO 28.11.2016	Mr I Brimble Quinton The Fairways Blackwood NP12 1HX	Remove a mature beech tree in G2 (Tree Preservation Order 124/78/GCC) Land Opposite 12 Pentwyn Avenue Blackwood NP12 1HS	Granted 23.01.2017
16/1026/FULL 28.11.2016	Mr J Hyde 11 Pentwyn Road Blackwood NP12 1HS	Erect detached domestic garage and store Tirfilkins Farm Tir-Philkins Woodfieldside Pontllanfraith	Refused 23.01.2017
16/1013/FULL 23.11.2016	Mr & Mrs D Robinson 74 Christchurch Road Penmaen Oakdale Blackwood NP12 0UX	Enlarge front and rear dormers and add two storey extension to gable to replace single storey covered entrance 74 Christchurch Road Penmaen Oakdale Blackwood	Refused 24.01.2017
17/0016/NMA 09.01.2017	Mr J Williams 24 Main Street Newbridge Newport NP11 4FG	Seek approval of a non- material amendment to planning consent 15/0568/FULL (Construct four detached houses) to vary the design of one of the proposed houses Land At Former White Hart Inn Newbridge Road Pontllanfraith Blackwood	Refused 24.01.2017
16/0739/FULL 22.08.2016	Mr D Saysell 155 Bedwellty Road Aberbargoed Bargoed CF81 9DN	Provide parking area to front of property 155 Bedwellty Road Aberbargoed Bargoed CF81 9DN	Granted 25.01.2017

16/0996/NCC 18.11.2016	Mr M Cuff Ty Capel Twyn-gwyn Road Mynyddislwyn Newport NP11 7AU	Remove condition 1 of planning consent P/04/0058 to allow the annex to be used as a separate residential dwelling Twyn Gwyn Cottage Ty Capel Twyn-gwyn Road Mynyddislwyn	Refused 25.01.2017
16/1029/FULL 30.11.2016	Mr & Mrs L Harris 11A Lon-Y-Dderwen Nelson Treharris CF46 6HS	Erect single storey rear extension 11A Lon-Y-Dderwen Nelson Treharris CF46 6HS	Granted 25.01.2017
16/1039/COND 30.11.2016	Springfield Properties Ltd C/O CLC The Design Office 19 Heol Y Deri Rhiwbina Cardiff CF14 6HA	Discharge of condition 5 (contamination - scheme to treat) of planning consent 16/0359/FULL (Erect units for small industry) Land At Former Knitwear Factory Adjacent To Block H Withey Court Western Industrial Estate Caerphilly	Decided - Discharge of Conditions 25.01.2017
15/0060/COU 22.01.2015	Messrs M & I Jaura 48 Penylan Road Penylan Cardiff CF24 3PF	Convert first and second floors to 6 No. one bedroom flats 1 Pentrebane Street Caerphilly CF83 1FR	Refused 26.01.2017
16/1016/FULL 24.11.2016	Mr & Mrs McFadden 2 Willow Rise Penpedairheol Hengoed CF82 8DR	Erect first floor extension to side elevation above existing garage to create an additional bedroom with en-suite and replace flat roof with lean-to roof to front elevation 2 Willow Rise Penpedairheol Hengoed CF82 8DR	Granted 26.01.2017
16/1040/NOTT 01.12.2016	CITL & Vodafone Ltd C/O Clarke Telecom Mrs D Perry Unit E Madison Place Northampton Road Manchester M40 5AG	Install a 15m monopole supporting 3 no. antennas, 1 no. 300mm transmission dish, ground based equipment cabinets and ancillary development Land Adjacent To Old Station Yard Commercial Street Senghenydd Caerphilly	Prior Approval Not Required 26.01.2017

16/1038/COND 02.12.2016	Mr M Bryant 45 Parkwood Drive Bassaleg Newport NP10 8JT	Discharge of conditions 5 (bird breeding provision) and 6 (bat roost provision) of planning consent 16/0627/RET (Retain a two storey rear extension for new kitchen, bedroom and bathroom) 48 Park Place Pontymister Risca Newport	Decided - Discharge of Conditions 26.01.2017
16/1045/FULL 06.12.2016	Coleg Y Cymoedd Mr Paul Davies Twyn Road Hengoed Ystrad Mynach CF82 7XR	Extend C Block to expand and improve on existing construction training facilities currently provided for brickwork, plastering and plumbing; new provisions to include workshop, classrooms, ancillary areas and associated external works Coleg Y Cymoedd - C Block Twyn Road Ystrad Mynach Hengoed	Granted 26.01.2017



# Agenda Item 9

## 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.
15/0348/COU 20.05.16	Change the use of part of ground floor and first floor to add three flats to existing A1 use at 101 - 103 Commercial Street Pontymister, Risca	Extension of time agreed and subject to further discussion.
15/0440/CON 30.06.16	Demolish former health centre building at 1st Oakdale Scout Group, Oakdale Scout Hall, Kincoed Road, Oakdale	Subject to further discussion and consideration.
15/0466/FULL 30.06.16	Erect single-storey lounge/dining extension plus two-storey extension, rebuilding garage with ground floor study and first floor bedroom at 10 Cwrt Pantycelyn, Pontllanfraith, Blackwood	Additional information requested.

15/0502/COU 13.07.15	Change of use of the first and second floors from offices to 6 residential flats at Caerphilly Indoor Market 5 Pentrebane Street, Caerphilly	Re-consulting on amended plans.
15/1175/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.
16/0579/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.
16/0607/FULL	Construct 4 self-contained apartments with on site car parking, cycle, refuse and amenity facilities at Tredegar Junction Hotel, Commercial Street, Pontllanfraith.	Subject to further discussion and consideration
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.

16/0748/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.
16/0829/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.
16/0886/NCC 11.10.16	Vary condition 1 of planning consent 06/0848/NCC (Reclaim former quarry - operate recycling and transfer station with associated storage) to extend the life of the permission for a further ten years so that the development hereby permitted shall cease not later than 31st December 2027 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0887/NCC 11.10.16	Vary Condition 1 of planning consent 06/0849/NCC (Reclaim former quarry with inert waste and extend access/haul road to landfill site) to extend the life of the permission for a further five years so that the development hereby permitted shall cease not later than 31st December 2021 at Bowen Contractors Ltd Berthgron - Panthraillan Quarry Tydu Road Nelson	Subject to further discussion and consideration.
16/0901/FULL 14.10.16	Erect first floor shower room extension at 25 Medart Street Crosskeys Newport	Subject to further discussion concerning design.
16/0987/OUT 11.11.16	Construct eight self build detached dwellings at Land South Of Glendale Van Road Caerphilly	Subject to discussion about affordable housing.





# Agenda Item 10

## APPLICATIONS AWAITING COMPLETION OF A SECTION 106 AGREEMENT

<b>APPLICATION NUMBER &amp; DATE RECEIVED</b>	<b>DESCRIPTION &amp; LOCATION OF DEVELOPMENT</b>	<b>COMMENTS</b>
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. Sols say their client needs to meet with Planning to discuss.
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	Sent draft.
16/0507/OUT	Erect a residential self-build dwelling at Plot 1 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Sent draft.
16/0508/OUT	Erect a residential self-build dwelling at Plot 4 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Sent draft.
16/0509/OUT	Erect a residential self-build dwelling at Plot 3 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Sent draft.
16/0510/OUT	Erect a residential self-build dwelling at Plot 5 Land Adjacent To Islwyn Indoor Bowls Centre Gelli Lane Pontllanfraith Blackwood	Sent draft.

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.
16/0617/OUT 15.07.16	Erect 16 dwellings at Land South Of The Glade Wyllie Blackwood	Sent initial letter requesting solicitors details.
16/0843/NCC 27.09.16	Vary condition 9 of planning consent 16/0032/FULL (Erect a two-storey mixed development of three apartments and four commercial units with on site car parking, refuse and cycle storage facilities) to extend the opening hours of the commercial unit and for the condition to read 'The use hereby permitted shall not be open to customers outside the following times 07.00 hrs to 23.00 hrs Monday to Sunday.' On Land Adjacent To Fwrrwm Ishta House 68 Commercial Road Machen Caerphilly CF83 8PG	Sent draft.



# Agenda Item 11

## OUTSTANDING APPEALS

<b>APPEAL REF/ PLANNING APP. NO.</b>	<b>APPELLANT</b>	<b>PROPOSAL &amp; LOCATION</b>	<b>DATE APPEAL REGISTERED</b>
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
16/0011/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
16/0013/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
16/0015/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

16/0016/REF 15/0567/OUT	Persimmon Homes East Wales Mr J Price Llantrisant Business Park Llantrisant Rhondda Cynon Taf	Erect residential development of up to 175 units including open space provision, access and parking arrangements at Land At Oakdale Golf Course Oakdale Golf Course Lane Oakdale Blackwood	07.12.16
17/0001/REF 16/0867/FULL	Ms L Cochrane Gelliwen Farm Bedwellty Road Markham Blackwood	Erect two 3-bedroomed cottages on Land At Heol-Y-Bedw-Hirion Bedwellty NP12 0BD	09.01.17

**APPEALS DECIDED**

<b>APPEALS DECIDED APPEAL REF/ PLANNING APP NO.</b>	<b>PROPOSAL &amp; LOCATION APPEAL</b>	<b>DECISION/ DATE</b>	<b>COMM/ DEL</b>
16/0009/COND 15/0781/ROMPS	First periodic review of planning conditions (Environment Act 1995) at The Senghenydd Minerals Site Graig-yr-hufen Road Senghenydd Caerphilly	Allowed 23/01/2017	COMM
16/0012/REF 16/0595/COU	Change the use of dwellinghouse (C3(a)) to house in multiple occupation (C4) at 4 Woodside Terrace Hafod-Yr-Ynys Road Crumlin Newport	Dismissed 13/01/2017	DEL
16/0014/REF 16/0521/FULL	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	Dismissed 21/12/2017	DEL

